

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: TANFORAN INDUSTRIAL
PARUL LOMBARDO LLC)

Address: 160 South Linden
#160 AVR)

City: SOUTH SAN FRANCISCO)

State: California 94080)

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SAN FRANCISCO COUNTY RECORDER

Space Above this Line For Recorder's

Use

I (We) TANFORAN INDUSTRIAL PARUL LOMBARDO LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 0512; LOT: 031,

COMMONLY KNOWN AS: 2015-014040TDM--2301 LOMBARD ST;

hereby give notice that there are special restrictions on the use of said property under the San Francisco Planning Code.

Pursuant to Planning Code Section 169 and the TDM Program Standards (as amended on February 17, 2017), the Development Project authorized by **Building Permit No. 2016.12.28.5988 (Case No. 2015-014040PRJ--2301 LOMBARD ST)** shall be subject to the following:

- (1) Prior to the issuance of a first certificate of occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that all approved physical improvement measures in the Development Project's TDM Plan have been implemented and/or installed. The property owner shall also provide documentation that all approved programmatic measures in the Development Project's TDM Plan will be implemented. The process and standards for determining compliance shall be specified in the Planning Commission's TDM Program Standards.
- (2) Throughout the life of the Development Project, the property owner, and all successors, shall:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- a. Maintain a TDM coordinator, as defined in the TDM Program Standards, who shall coordinate with the City on the Development Project's compliance with its approved TDM Plan.
- b. Allow City staff access to relevant portions of the property to conduct site visits, surveys, inspection of physical improvements, and/or other empirical data collection, and facilitate in-person, phone, and/or e-mail or web-based interviews with residents, tenants, employees, and/or visitors. City staff shall provide advance notice of any request for access and shall use all reasonable efforts to protect personal privacy during visits and in the use of any data collected during this process.
- c. Submit periodic compliance reports to the Planning Department, as required by the TDM Program Standards.

(3) The following constitutes the TDM Plan for this Development Project:

TDM Measures, Land Use Category C	Points
ACTIVE-2: Bicycle Parking – Option A	1
ACTIVE-5A: Bicycle Repair Station	1
Delivery-1: Delivery Supportive Amenities	1
INFO-1: Multimodal Wayfinding Signage	1
PKG-1: Unbundled Parking – Location D	4
Required Target Points	7
Points Achieved	8

(4) Details for each TDM measure included in the plan above are attached as Exhibit A of this notice.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: Sept 10th, 2019 at South San Francisco, California.


Joe Cassidy - TAMOXAN INDUSTRIAL PARK LLC
 (Owner's Signature)

 (Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On September 10th, 2019 before me, Tracy Anne McCarthy, Notary Public
(insert name and title of the officer)

personally appeared Joe Cassidy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tracy Anne McCarthy (Seal)
- NOTARY PUBLIC

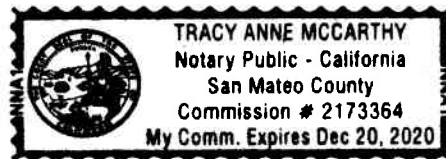


EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOMBARD STREET, DISTANT THEREFROM TWENTY-FIVE (25) FEET, WESTERLY FROM THE WESTERLY LINE OF PIERCE STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF LOMBARD STREET EIGHTY-NINE (89) FEET AND SEVEN (7) INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY NINETY (90) FEET; THENCE AT A RIGHT ANGLE EASTERLY EIGHTY-NINE (89) FEET AND SEVEN (7) INCHES; AND THENCE AT A RIGHT ANGLE NORTHERLY NINETY (90) FEET TO THE POINT OF BEGINNING.

SAME BEING A PART OF WESTERN ADDITION BLOCK NUMBER 416.

PARCEL 2:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LOMBARD STREET, AND THE WESTERLY LINE OF PIERCE STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF LOMBARD STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 80 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET TO THE WESTERLY LINE OF PIERCE STREET; AND THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF PIERCE STREET 90 FEET TO THE POINT OF BEGINNING.

BEING PORTION OF WESTERN ADDITION BLOCK NO. 416.

PARCEL 3:

BEGINNING AT A POINT IN THE WESTERLY LINE OF PIERCE STREET, DISTANT THEREON S. 9 DEG. 05' E. 90.00 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF LOMBARD STREET, AS SAID STREET LINES NOW EXIST; THENCE S. 9 DEGREES 06 MINUTES E ALONG THE SAID WESTERLY LINE OF PIERCE STREET (23 FEET 9 INCHES) 23' 9", THENCE S. 80 DEGREES 54 MINUTES 2. (137 FEET 6 INCHES) 137' 6", THENCE N. 9 DEGREES 06 MINUTES W (23 FEET 9 INCHES) 23' 9"; THENCE N. 80 DEGREES 54 MINUTES E. (137 FEET 6 INCHES) 137' 6" TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416.

PARCEL 4:

BEGINNING AT A POINT ON THE WESTERLY LINE OF PIERCE STREET, DISTANT THEREON 82 FEET AND 6 INCHES SOUTHERLY FROM THE SOUTHERLY LINE OF LOMBARD STREET, (AS

WIDENED); RUNNING THENCE SOUTHERLY ALONG SAID LINE OF PIERCE STREET 23 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES THENCE AT A RIGHT ANGLE NORTHERLY 23 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO AS DESCRIBED IN THE DOCUMENT RECORDED APRIL 5, 1941 AS BOOK 3737, PAGE 259 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A – TDM MEASURE DETAILS



Bicycle Parking

TDM MEASURE:

The property owner may choose ONE of the following options to provide Class 1 and/or Class 2 Bicycle Parking spaces as defined by the Planning Code:

OPTION A	POINTS:
<p>Residential: <u>Class 1</u> and <u>Class 2</u> bicycle parking spaces as required by the Planning Code.</p> <p>Office: <u>Class 1</u> and <u>Class 2</u> bicycle parking spaces as required by the Planning Code.</p> <p>Retail: <u>Class 1</u> and <u>Class 2</u> bicycle parking spaces as required by the Planning Code.</p>	1
OPTION B'	POINTS:
<p>Residential: One <u>Class 1</u> Bicycle Parking space for each Dwelling Unit, and two <u>Class 2</u> Bicycle Parking spaces for every 20 Dwelling Units.</p> <p>Office: One <u>Class 1</u> Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two <u>Class 2</u> Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.</p> <p>Retail: One <u>Class 1</u> Bicycle Parking space for every 3,750 square feet of Occupied Floor Area, and one <u>Class 2</u> Bicycle Parking space for every 750 square feet of Occupied Floor Area; or five percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.</p>	2

<p>APPLICABILITY: This measure is required for some projects under Planning Code Section 155.2, and is applicable to Development Projects in any land use category.</p>	<p>POINTS: 1-4 ○○○○</p>
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Bicycle Parking

ACTIVE-2

OPTION C

POINTS:

3

Residential: One and a half Class 1 Bicycle Parking spaces for each Dwelling Unit, and three Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,667 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 10 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

OPTION D

POINTS:

4

Residential: For each Dwelling Unit, one and half Class 1 Bicycle Parking spaces or one Class 1 Bicycle Parking space for each bedroom, whichever is greater, and four Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,250 square feet of Occupied Floor Area, and four Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 1,875 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 20 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

**DEVELOPMENT
REVIEW:**

The property owner shall submit plans that identify the amount, type (Class 1 or Class 2), and location of bicycle parking. City staff shall review the plans to ensure that the bicycle parking spaces provided meet the standards and minimums identified in the Planning Code, Zoning Administrator Bulletin No. 9, and/or those specified in this measure. City staff shall assign points based on the level of implementation. Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements may vary from Planning Code standards as to location and spacing, provided that the intent of the standards regarding convenience and security is preserved.

**PRE-OCCUPANCY
MONITORING AND
REPORTING:**

The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the bicycle parking meets the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

**ONGOING
MONITORING AND
REPORTING:**

The property owner shall provide photographs of the bicycle parking. City staff shall verify that the standards specified in the project approvals are met. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

**RELEVANT
MUNICIPAL
CODE(S):**

San Francisco Planning Code Sections 155.1, 155.2, 155.3 and 430.

NOTES:

- 1 At least five percent of all Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements shall be designed to accommodate cargo bicycles. The number of Class 2 Bicycle Parking spaces in excess of Planning Code requirements may be reduced by up to 50 percent provided all Class 2 spaces provided are free to patrons of the project; located in one or more on-site facilities; easily accessible; monitored; protected from inclement weather; and designed and operated to reasonably allow patrons the ability to retrieve their bicycle.



Bicycle Repair Station

TDM MEASURE:

The Development Project shall include a bicycle repair station consisting of a designated, secure area within the building, such as within a bicycle storage room or in the building garage, where bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition to encourage bicycling. Tools and supplies should include, at a minimum, those necessary for fixing a flat tire, adjusting a chain, and performing other basic bicycle maintenance. Available tools should include, at a minimum, a bicycle pump, wrenches, a chain tool, lubricants, tire levers, hex keys/Allen wrenches, torx keys, screwdrivers, and spoke wrenches.

DEVELOPMENT REVIEW:

The property owner shall submit plans that identify the location of the on-site bicycle repair station. The property owner shall provide a description of the amenities to be provided, a means of providing access to all residents and tenants, and a plan for maintaining these amenities. City staff shall review the plans and description to ensure the bike repair station meets the standards and minimums specified in this measure.

PRE-OCCUPANCY MONITORING AND REPORTING:

The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the on-site bicycle repair station meets the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

APPLICABILITY:

This measure is applicable to Development Projects in any land use category, particularly if the project site is along or near bicycle lane facilities.

POINTS:

1 ●

Bicycle Repair Station

ACTIVE-5A

**ONGOING
MONITORING AND
REPORTING**

The property owner shall submit photographs demonstrating that tools continue to be in place, maintained, and available to tenants and residents. City staff shall verify the continued operation of the on-site bicycle repair station. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

**RELEVANT
MUNICIPAL
CODE(S):**

None.



Delivery Supportive Amenities

TDM MEASURE:

The Development Project shall facilitate delivery services by providing an area for receipt of deliveries that offers one of the following: (1) clothes lockers for delivery services, (2) temporary storage for package deliveries, laundry deliveries, and other deliveries, or (3) providing temporary refrigeration for grocery deliveries, and/or including other delivery supportive measures as proposed by the property owner that may reduce Vehicle Miles Traveled by reducing the number of trips that may otherwise have been by single occupancy vehicle.

DEVELOPMENT REVIEW: The property owner shall describe the delivery supportive amenities to be provided and submit plans that identify the location of the amenities.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the physical measures, such as a staffed desk, clothes Lockers for larger deliveries, refrigerator for groceries, etc., have been constructed and meet the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The property owner shall submit photographs to verify the continued availability and operation of delivery supportive amenities. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

APPLICABILITY:

This measure is applicable to any Development Project in any land use category. However, it is best suited to larger residential (land use category C) and office (land use Category B) developments and/or other employment centers, such as large retail (land use category A) and institutional uses (land use Category B), particularly in locations with low auto mode share.

POINTS:

1 ●

Delivery Supportive Amenities

DELIVERY-1

**RELEVANT
MUNICIPAL
CODE(S):**

None.



Multimodal Wayfinding Signage

TDM MEASURE:

The Development Project shall provide multimodal wayfinding signage that can withstand weather elements (e.g., wind, rain) in key locations. That is, the signs shall be located externally and/or internally so that the residents, tenants, employees and visitors are directed to transportation services and infrastructure, including:

- » transit
- » bike share
- » car-share parking
- » bicycle parking and amenities (including repair stations and fleets)
- » showers and lockers
- » taxi stands
- » shuttle/carpool/Vanpool pick-up/drop-off locations

Wayfinding signage shall meet City standards for any on-street wayfinding signage, in particular for bicycle and car-share parking, and shall meet best practices for any interior wayfinding.

APPLICABILITY:

This measure is applicable to Development Projects in any land use category.

POINTS:

1 ●

Multimodal Wayfinding Signage

INFO-1

DEVELOPMENT REVIEW: The property owner shall submit plans that identify general locations for the proposed signage. City staff shall review the proposed plans to ensure that sign placement meets the intent of this measure.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the installed signage meets the standards specified in the Planning Code and the project approvals.

ONGOING MONITORING AND REPORTING: City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 155.1(c)(4), 166 (g)(2)(F), 603(k), and 803.5(b)(6), and Zoning Administrator Bulletin No. 9.



Unbundle Parking

TDM MEASURE:

All Accessory Parking spaces shall be leased or sold separately from the rental or purchase fees for use for the Life of the Development Project, so that residents or tenants have the option of renting or buying a parking space at an additional cost, and would, thus, experience a cost savings if they opt not to rent or purchase parking.

LOCATION A	POINTS:
One point if the residential neighborhood parking rate is greater than 0.95 or non-residential neighborhood parking rate is greater than 1.4 OR;	1
LOCATION B	POINTS:
Two points if the residential neighborhood parking rate is greater than 0.80 and less than or equal to 0.95 or non-residential neighborhood parking rate greater than 1.0 and less than or equal to 1.4 OR;	2
LOCATION C	POINTS:
Three points if the residential neighborhood parking rate is greater than 0.65 and less than or equal to 0.80 or non-residential neighborhood parking rate is greater than 0.6 and less than or equal to 1.0 OR;	3

<p>APPLICABILITY: This measure is applicable to Development Projects in any land use category but only if the Development Project includes Accessory Parking</p>	<p>POINTS: 1-5 ○○○○○○</p>
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Unbundle Parking

PKG-1

LOCATION D	POINTS:
<p>Four points if residential neighborhood parking rate is greater than 0.50 and less than or equal to 0.65 or non-residential neighborhood parking rate is greater than 0.2 and less than or equal to 0.6 OR;</p>	4

LOCATION E	POINTS:
<p>Five points if the residential neighborhood parking rate is less than or equal to 0.50 or non-residential neighborhood parking rate is less than or equal to 0.2.</p>	5

DEVELOPMENT REVIEW:	<p>The measure must be included in the Development Project's TDM Plan. City staff will review the Development Project proposal and assign points based on the project site location.</p>
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PRE-OCCUPANCY MONITORING AND REPORTING:	<p>N/A.</p>
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ONGOING MONITORING AND REPORTING:	<p>The property owner shall provide documentation demonstrating separate payment (or commercial availability) for each parking space. City staff shall verify that the cost of parking is not included in property rents or sale prices.</p> <p>Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.</p>
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RELEVANT MUNICIPAL CODE(S):	<p>San Francisco Planning Code Section 167.</p>
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