

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
And When Recorded Mail To:)
Name: REALTY EQUITIES, INC)
Address: 2436 GREENWICH ST #5)
City: SAN FRANCISCO CA)
94123)
State: California)

CONFORMED COPY of document recorded
03/19/2014, 2014J852272
ON with document no.
This copy has been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) REALTY EQUITIES, INC. 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: 025 & 026

COMMONLY KNOWN AS: 2353 Lombard Street

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the
San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City
and County of San Francisco on March 6, 2014(Case No. 2009.1177V) to demolish an existing one-story
commercial building and construct a new four-story mixed use building containing 21 dwelling units,
approximately 2,700 square feet of ground floor commercial space, and 28 residential parking spaces. The
project proposes to merge the two lots resulting in a lot size in excess of 10,000 square feet. (Case No.
2009.1177C)

The restrictions and conditions of which notice is hereby given are:

- 1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning
Administrator to determine if the expansion is compatible with existing neighborhood character and
scale. If the Zoning Administrator determines that there would be a significant or extraordinary
impact, the Zoning Administrator shall require either notice to adjacent and/or affected property
owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict,
the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San
Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a
form approved by the Zoning Administrator.

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5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

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; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

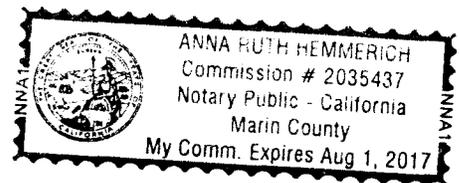
Dated: March 19, 2014 at San Francisco, California
Corte Madra

REALTY EQUITIES, INC
(Owner's Signature)

BY: HOWARD SQUIRES PRESIDENT

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

State of California,
County of Marin
On 3/19/14 before me, Anna Ruth Hemmerich, Notary Public,
personally appeared Howard Squires
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. Anna Ruth Hemmerich



LEGAL DESCRIPTION

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

PARCEL ONE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOMBARD STREET, AS WIDENED, DISTANT THEREON 166 FEET AND 8 INCHES EASTERLY FROM THE EASTERLY LINE OF SCOTT STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF LOMBARD STREET 58 FEET AND 4 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 106 FEET AND 3 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 58 FEET AND 4 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 106 FEET AND 3 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416.

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOMBARD STREET, AS WIDENED, DISTANT THEREON 114 FEET AND 7 INCHES WESTERLY FROM THE WESTERLY LINE OF PIERCE STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF LOMBARD STREET 72 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 106 FEET AND 3 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 47 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 22 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 58 FEET AND 9 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416.

APN: Lot 025, Block 0512 (Parcel One) and Lot 026, Block 0512 (Parcel Two)