



RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY

Escrow No.: 0227022181
APN: Lot 042; Block 3642
Situs: 856 Capp Street

WHEN RECORDED MAIL TO

Revival OCS Development Inc.
601 Van Ness Ave., #E3606
San Francisco, CA 94102

City and County of San Francisco
Carmen Chu, Assessor-Recorder

Doc #	2020031494	Fees	\$29.00
10/16/2020	10:34:43 AM	Taxes	\$0.00
ES	Electronic	Other	\$0.00
Pages	6 Title 394	SB2 Fees	\$75.00
Customer	9001	Paid	\$104.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Notice of Special Restrictions Under the Planning Code

ORTC
Order# 0227022181
Lot 042, Block 3642
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE
Situs: 856 Capp Street

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Revival OCS Development Inc.

Address: 601 Van Ness Ave., E3606

City: San Francisco

State: CA ZIP: 94102

(Space Above This Line For Recorder's Use)

I (We) Revival OCS Development 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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 3642; LOT: 042;

COMMONLY KNOWN AS: 856 CAPP STREET;

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

Said Restrictions consist of conditions attached to **Variance Application No. 2017-000094VAR** authorized by the Zoning Administrator of the City and County of San Francisco on **January 25, 2019**, to **construct a four-story horizontal addition with a penthouse and roof decks that will extend into the required rear yard of the existing one-story, institutional building. The project also entails a change of use from institutional (vacant) to residential with nine dwelling units, and relocation and restoration of an existing one-story earthquake shack.**

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

1. The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. 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.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. 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.
6. 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.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

Revival OCS Development Inc., a California corporation

 (Signature) John Stricklin PRESIDENT (Printed Name)

Dated: October 14, 2020 at San Francisco, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Francisco)

On October 14, 2020 before me, Shirley E. Busch, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared John Stricklin
Name(s) of Signer(s)

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 Shirley E. Busch
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ORDER NO. : 0227022181

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Westerly line of Capp Street, distant thereon 170 feet Northerly from the Northerly line of Twenty-Fourth Street; running thence Northerly along said line of Capp Street 52 feet; thence at a right angle Westerly 122 feet and 6 inches; thence at a right angle Southerly 52 feet; thence at a right angle Easterly 122 feet and 6 inches to the point of beginning.

Being a portion of Mission Block No. 154.

Assessor's Lot 042; Block 3642