

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )  
And When Recorded Mail To: )  
Name: SST Investments, LLC )  
Address: 1256 Howard Street )  
City: San Francisco )  
State: California Zip: 94103 )

**CONFORMED COPY** of document recorded  
08/21/2014, 2014J929737  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

Space Above this Line For Recorder's Use

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

I, (We) SST Investments, 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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK:** 6944, **LOT(S):** 061;

**COMMONLY KNOWN AS:** 280 Brighton Avenue;

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).

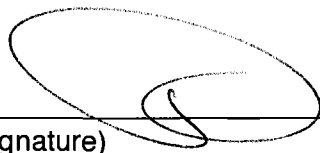
Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on **August 21, 2014 (Case No. 2013.0083V)** permitting to construct an approximately 29,016 sq. ft., four-story mixed-use building that will include up to 28 dwelling units, ten off-street parking spaces and approximately 3,600 sq. ft. of commercial space at the ground floor on an existing vacant lot within the Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning District and 45-X Height and Bulk District.

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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.
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.

  
\_\_\_\_\_  
(Signature)

SIYANU TAMBAZOR  
\_\_\_\_\_  
(Print Name)

Dated: 8/21/2014 .20 at SAN FRANCISCO . California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print 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) below.**

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# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

On Aug 21, 2014 before me, WILLIAM H TRAVIS JR, Notary Public  
(Here insert name and title of the officer)

personally appeared SIYAVASH TAHBAZOF

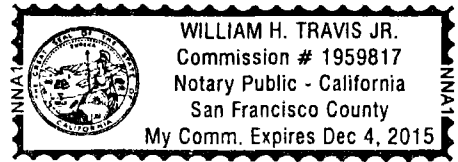
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

*William H. Travis Jr.*  
 Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**

NOTICE OF SPECIAL RESTRICTIONS  
(Title or description of attached document)

UNDER THE PLANNING CODE  
(Title or description of attached document continued)

Number of Pages 3pg Document Date 8/21/14

None  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

20149J88603500002  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2014-J886035-00  
Acct 6002-First American Title Co.- Redwood City  
Wednesday, MAY 21, 2014 09:13:18  
Ttl Pd \$21.00 Nbr-0004944672  
oma/RE/1-2

**RECORDING REQUESTED BY**

First American Title

**AND WHEN RECORDED MAIL DOCUMENT TO:**

SST Investments, LLC  
1256 Howard Street  
San Francisco, CA 94103

Space Above This Line for Recorder's Use Only

A.P.N.: Lot 061, Block 6944, formerly a  
portion of Lot 44, Block 6944

File No.: 3811-4409109 (DL)

Property Address: **280 Brighton Avenue, San Francisco, CA 94112**  
Lot Number: **061**  
Block Number: **6944**

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$NONE**; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE **\$10.00**

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **San Francisco**, and
- Exempt from transfer tax; Reason: **Completing Certificate of Compliance recorded November 14, 2013, as Document #2013-J783822 in Reel L024 at Image 0520**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**SST Investments, LLC, a Delaware Limited Liability Company**

hereby GRANT(s) to **SST Investments, LLC, a Delaware Limited Liability Company**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**BEGINNING AT A POINT ON THE EASTERLY LINE OF BRIGHTON AVENUE, 70 FEET WIDE, DISTANT THEREON 450.00 FEET NORTHERLY FROM THE NORTHERLY LINE OF HOLLOWAY AVENUE, 60 FEET WIDE; RUNNING THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF BRIGHTON AVENUE 130.89 FEET TO THE SOUTHWESTERLY LINE OF OCEAN AVENUE, 80 FEET WIDE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 105°02'04" SOUTHEASTERLY 77.66 FEET ALONG THE SOUTHWESTERLY LINE OF OCEAN AVENUE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 74°57'56" SOUTHERLY 110.75 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75.00 FEET TO THE POINT OF BEGINNING.**

**BEING LOTS NO. 24, 25 AND 26, IN BLOCK NO. 3, ACCORDING TO THE MAP ENTITLED, LAKE VIEW, A PORTION OF RANCHO SAN MIGUEL, FILED AUGUST 11, 1890, IN. BOOK "E" AND "F" OF MAPS, AT PAGES 138 AND 139, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.**

**THIS LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 14, 2013 AS DOCUMENT NO. 2013-J783822, BOOK/REEL L024, PAGE/IMAGE 0520 OF OFFICIAL RECORDS.**

Mail Tax Statements To: **SAME AS ABOVE**