

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: TANFORAN INDUSTRIAL
PARK LOMBARD LLC

Address: 160 SOUTH LINDEN AVE
#100

City: SOUTH SAN FRANCISCO

State: CA **ZIP:** 94080

CONFORMED COPY of document recorded

03/29/2018, 2018K595508

with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

I (We) TANFORAN INDUSTRIAL PARK LOMBARD 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: 0512, LOT: 031;

COMMONLY KNOWN AS: 2301 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 **Variance Application No. 2015-014040VAR** granted by the Zoning Administrator of the City and County of San Francisco on **June 15, 2017**, to **construct a new four-story mixed-use building with 22 dwelling units and a roof deck.**

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 Modification or 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.

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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 Modification decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Modification Decision and the recorded Notice of Special Restrictions for Case No. 2015-014040VAR 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.

Joe Cassio _____ Joe Cassio _____
(Signature) (Printed Name)
*Manager - TRANFORAN INDUSTRIAL
PARK LOMBARD LLC.*

Dated: March 28th, 20 18 at South 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).

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 March 28th, 2018 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

