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## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Daniel B. Zanini  
Marriott Ownership Resorts,  
Inc.  
Address: 6649 Westwood Blvd.  
City: Orlando  
State: Florida ZIP: 32821-6090

  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2018-K695388-00**  
Check Number 4892  
Friday, NOV 16, 2018 12:26:07  
Ttl Pd \$92.00 Rcpt # 0005910019  
aes/ES/1-2

(Space Above This Line For Recorder's Use)

M-IV Pier 2620 Property, LLC, a Delaware Limited Liability Company, 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:

**ASSESSOR'S BLOCK: 0029; LOT: 003;**

**COMMONLY KNOWN AS: 2620 Jones Street a/k/a 590 Bay Street, San Francisco;**

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 the Tentative Subdivision Map Application Case No. 2018-010289CND to authorize the creation of up to 22 commercial condominium units at the property and Building Permit Application No. 201805179403 for interior tenant improvements and operation of hotel guest rooms as timeshare (or fractional) rooms.

The restrictions and conditions of which notice is hereby given are: The Planning Department's approval of the subject applications do not constitute a change of use under the Planning Code. The current authorized use of the subject property is a hotel, approved on August 5, 1971 by Resolution No. 6739 (Case No. CU71.35). Planning Code Section 102 defines Hotel Use as a Retail Sales and Services Use that provides tourist accommodations, including guest rooms or suites, which are intended to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32

consecutive days. As documented in an associated Letter of Determination for the subject property (dated August 2, 2018), the proposed operation of the hotel guest rooms as time-share rooms for periods of occupancy for less than 32 consecutive days would be consistent with the current definition of Hotel Use under Planning Code Section 102. Further, other forms of transient occupancy of the time-share rooms for periods of occupancy for less than 32 consecutive days would also be consistent with the definition of Hotel Use under Planning Code Section 102.

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.

**M-IV PIER 2620 PROPERTY, LLC**

By: M-IV Pier 2620, LLC, its manager

By: Mariner REP IV, LLC, its manager

By: Platform Investments, LLC, its manager

By: Platform Ventures, LLC, its manager

By:   
Ryan, Anderson, Co-President

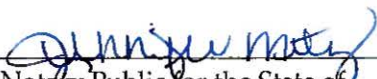
Dated: November 9, 2018 at Fairway, Kansas  
(Month, Day) (City) (State)

State of Kansas )  
)ss.  
County of Johnson )

On this 9th day of November, 2018, before me, a Notary Public in and for said state, personally appeared Ryan Anderson, who is personally known to me, and in his capacity as Co-President of Platform Ventures, LLC, manager of Platform Investments, LLC, manager of Mariner REP IV, LLC, manager of M-IV Pier 2620, LLC, manager of M-IV Pier 2620 Property, LLC, acknowledged to me that pursuant to proper authority of such company, he executed the foregoing on behalf of such company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public for the State of Kansas  
Commission Expires: 8/30/22