

CITY OF SAN LEANDRO
NOV 07 2018
CITY CLERK'S OFFICE



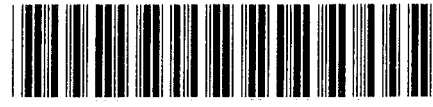
2018215332 11/07/2018 01:17 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 105.00

RECORDING REQUESTED BY:

City of San Leandro
Planning Services Division
835 East 14th Street
San Leandro, California 94577

WHEN RECORDED MAIL TO:

Leticia I. Miguel, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577



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THIS SPACE FOR RECORDER'S USE ONLY

DECLARATION OF RESTRICTIVE COVENANT AFFECTING REAL PROPERTY

1480 142nd Ave, Assessor's Parcel Number 077E-1569-006-00

We, Joycelynn R. Gage and Wesley J. Gage hereby place a restrictive covenant on the property ("Property") described below, which restricts the use of the Property for a specific land use activity. The land use restrictive covenant placed on the Property shall run with the Property and thus impose restrictions on all future owners and tenants unless a Notice of Release is executed and recorded by the City of San Leandro.

CONDITIONS OF USE OF STRUCTURES

NOW THEREFORE, in consideration of the mutual benefits, promises and agreements set out herein, the parties agree as follows:

1. The parties hereto agree that execution of this Declaration by Owner and City entitles the owner to add a master bedroom (approx. 480 square feet) at the rear of the existing single-family residence (for a total of 4 bedrooms), and construct a detached workshed (approx. 385 square feet), as approved by Permit Number **B18-1505**.
2. **Maximum 4 Bedrooms.** Owner agrees that the resulting addition and the existing residence shall not exceed a total of four bedrooms; unless and until it and the property meet all zoning requirements for a single-family home including but not limited to parking and setbacks, per the applicable Zoning Code §4-1704.
3. **One Residential Unit.** Owners agree that the existing residence and the described addition to the existing single-family residence shall not be used as more than one residential unit with one kitchen at any time; unless and until it and the property meet all residential, zoning, and building requirements and permits for accessory dwelling units including but not limited to density (units/acre), parking, setbacks, access and all applicable Building Code provisions.
4. **Compliance.** Owners agree to allow the city, at any reasonable time and upon reasonable notice, to inspect the premises for compliance with this agreement.

The use of said property contrary to these special restrictions shall constitute a violation of the Zoning 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 Enforcement Official of the City of San Leandro, except that in the event that the zoning standards are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Zoning Code; this document would no longer be in effect and would be null and void.

ACKNOWLEDGEMENTS ON NEXT PAGE

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The restrictive covenant described in this Agreement shall run with the land and shall be fully applicable and enforceable as to owners, assigns and successors in interest.

The Property affected herein is described as: Lot 21, Recorded in Book 077E of map Page 1569 of Tract 639 of Alameda County, City of San Leandro, California.

ACKNOWLEDGEMENT

Wesley J. Gage
Signature of Property Owner

Print Name: Wesley J. Gage Dated: 11/5/18

Joyce Lynn R. Gage
Signature of Property Owner

Print Name: Joyce Lynn R. Gage Dated: 11/5/18

A notary public or 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 Alameda

On November 5, 2018 before me, Rashmi Anand, Notary Public, personally appeared Wesley J. Gage & Joyce Lynn R. Gage, 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 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 Rashmi Anand

