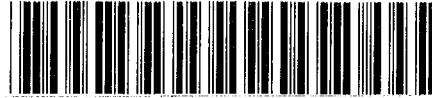


RECORDING REQUESTED BY:
CITY OF SAN LEANDRO
COMMUNITY DEVELOPMENT DEPT.



2018195832 10/08/2018 02:08 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 102.00

When Recorded Mail To:



2 PGS

City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577

A23
2
150

This space reserved for recorder's office

DECLARATION OF RESTRICTION COVENANT AFFECTING REAL PROPERTY

13433 Menlo St, Alameda County Assessor's Parcel Number 79A-575-002-00

We, Efren Padilla and Marilyn Padilla 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 owners to construct a second story addition to the existing one-story single family residence, resulting in four bedrooms, a loft, a library, a family room, a living room, a breakfast nook, and a two-car garage, as approved by Building Permit/Plan Check No. B18-1592.
2. Owner agrees that the addition and the existing residence shall not exceed a total of four bedrooms; unless it 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 Section 4-1704.
3. Owner agrees that the addition and the existing residence shall not be used as more than one residential unit. The entire property shall continue to consist of only one single family residence; unless and until it and the property meet all residential requirements for accessory dwelling units, including but not limited to density (units/acre), parking, setback, access and applicable Building and Zoning Code provisions.
4. Owner agrees 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.

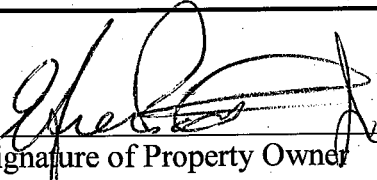
**DECLARATION OF RESTRICTIVE USE COVENANT
AFFECTING REAL PROPERTY**

(13433 Menlo St, Alameda County Assessor's Parcel Number 79A-575-002-00)

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 1 of Mulford Gardens Addition, Recorded in Book 79A of map Page 575 in Alameda County, City of San Leandro, California.

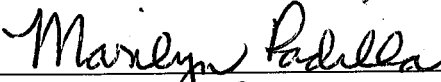
ACKNOWLEDGEMENT



Signature of Property Owner

Print Name: Efrén Padilla JR.

Dated: 8/27/18



Signature of Property Owner

Print Name: Marilyn Padilla

Dated: 8-27-18

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 August 27th 2018 before me Maribel Lizeth Miranda Gamero Notary Public, personally appeared Efrén JR. Padilla and Marilyn Padilla 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 Maribel Lizeth Miranda Gamero

