

**RECORDING REQUESTED BY:**  
**City and County of San Francisco**

**WHEN RECORDED MAIL TO:**  
**Director of Property**  
**Real Estate Department**  
**City and County of San Francisco**  
**25 Van Ness Avenue, Suite 400**  
**San Francisco, CA 94102**

**Documentary Transfer Tax is Zero;**  
**No fee for recording pursuant to**  
**Government Code § 27383**

**APN: 3180-214**

**Space above this line for Recorder's Use**

**OFFER OF DEDICATION**

**Lot J (Mayor Edwin M. Lee Avenue, Wisteria Lane, Loquat Lane and Meyer Lane)**  
**Final Map 11177**

BHC BALBOA BUILDERS, LLC, a California limited liability company, being the fee title owner of record of the herein described property, hereby irrevocably offers to dedicate, in fee title, to the City and County of San Francisco, a municipal corporation (the "**City**"), any and all right, title and interest in the real property situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description) and shown on **Exhibit A-1** (Plat Map) attached hereto and made a part hereof.

It is understood and agreed that the City shall incur no liability or obligation whatsoever by virtue of this offer of dedication, and shall not assume any responsibility for the offered land unless and until the land is conveyed to and accepted by the City. Any such conveyance and acceptance will be evidenced by the execution and recordation of a grant deed.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the respective parties hereto.

(Signatures on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this \_\_\_\_\_  
day of \_\_\_\_\_, 202\_.

BHC BALBOA BUILDERS, LLC,  
a California limited liability company

By: BRIDGE Housing Corporation, a California  
nonprofit public benefit corporation, its Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

**"OFFER OF DEDICATION FOR PUBLIC STREETS"**

**ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:**

**LOT J, AS SAID LOT IS SHOWN ON FINAL MAP 11177 FILED FOR RECORD ON \_\_\_\_\_, 2024, IN BOOK \_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.**

**CONTAINING 157,220± SQ.FT. OR 3.609± ACRES**

**THIS DESCRIPTION WAS PREPARED BY ME IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.**

B. B. Ron

**NOVEMBER 5, 2024**

**BENJAMIN B. RON, PLS 5015**





**APN ASSESSOR'S  
PARCEL  
NUMBER**

THE BASIS OF BEARINGS IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO PLYMOUTH AVENUE, TAKEN TO BE S75°22'33"E, AS SHOWN ON RECORD OF SURVEY 11110 FILED MARCH 9, 2022 IN BOOK JJ OF SURVEY MAPS, AT PAGES 103-105.

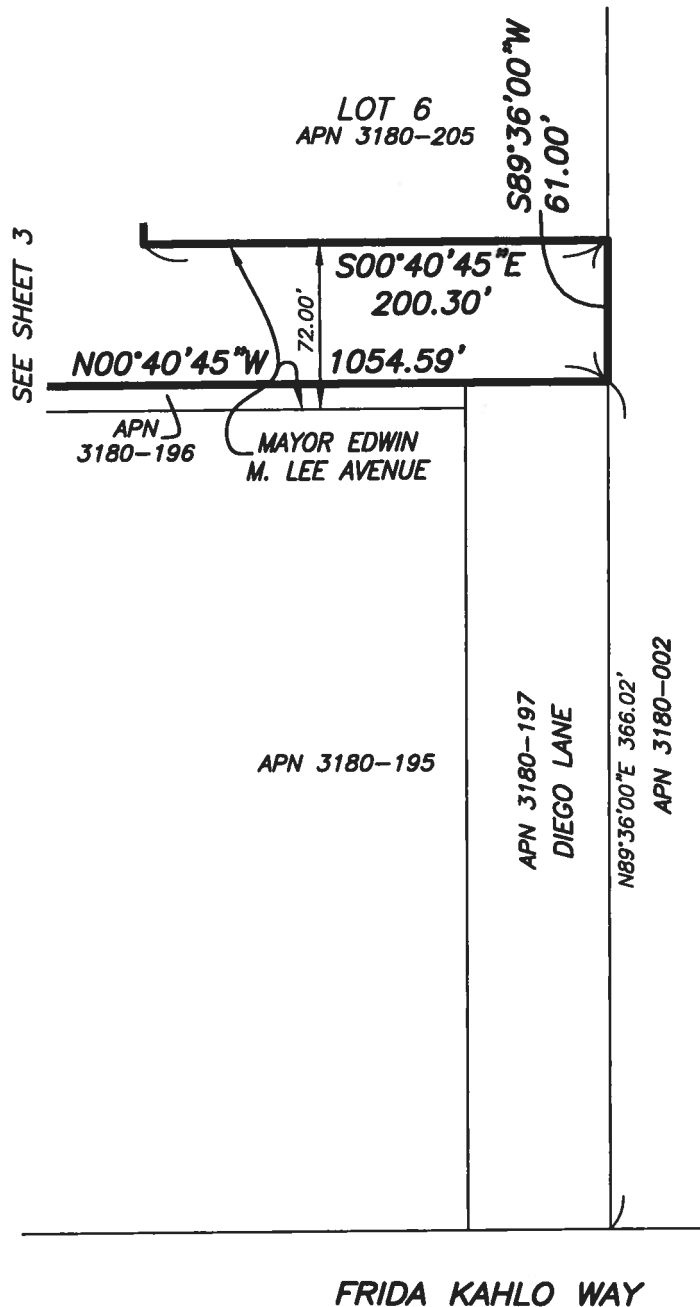
LOTS 1, 2, 3, 4, 5, 6, 7, 8, D, E, F, G, H, I & J ARE  
AS SHOWN ON FINAL MAP 11177.

## CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=200' SHEET 1 OF 4 JOB NO. S-9668

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500  
S-9668 ESMT PLATS REV.dwg

**EXHIBIT A-1**  
**PLAT MAP**



**OFFER OF DEDICATION FOR PUBLIC STREETS**  
**BALBOA RESERVOIR**

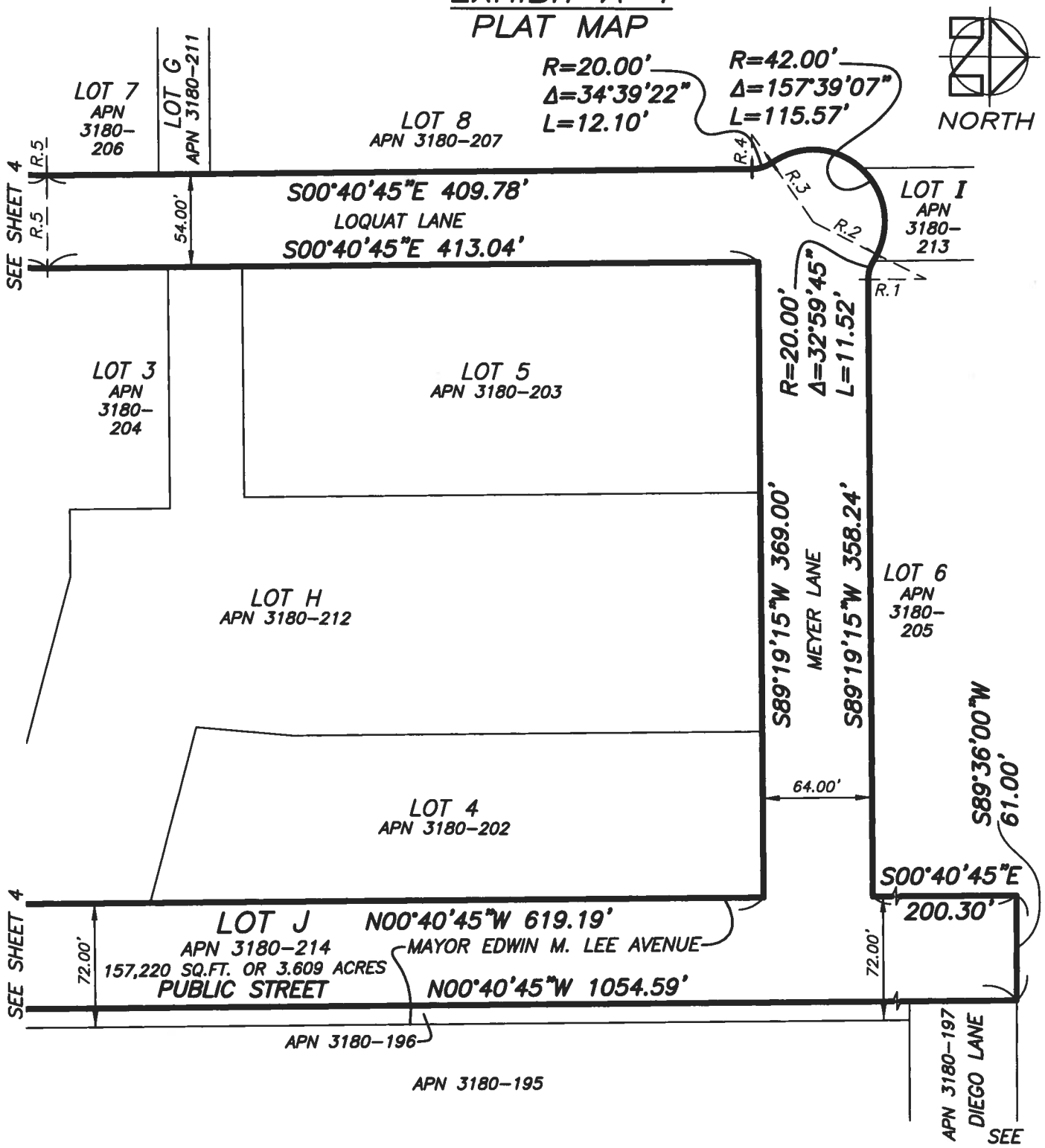
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 2 OF 4 JOB NO. S-9668

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500  
S-9668 ESMT PLATS REV.dwg

# EXHIBIT A-1 PLAT MAP



## OFFER OF DEDICATION FOR PUBLIC STREETS BALBOA RESERVOIR

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 3 OF 4 JOB NO. S-9668

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# EXHIBIT A-1 PLAT MAP

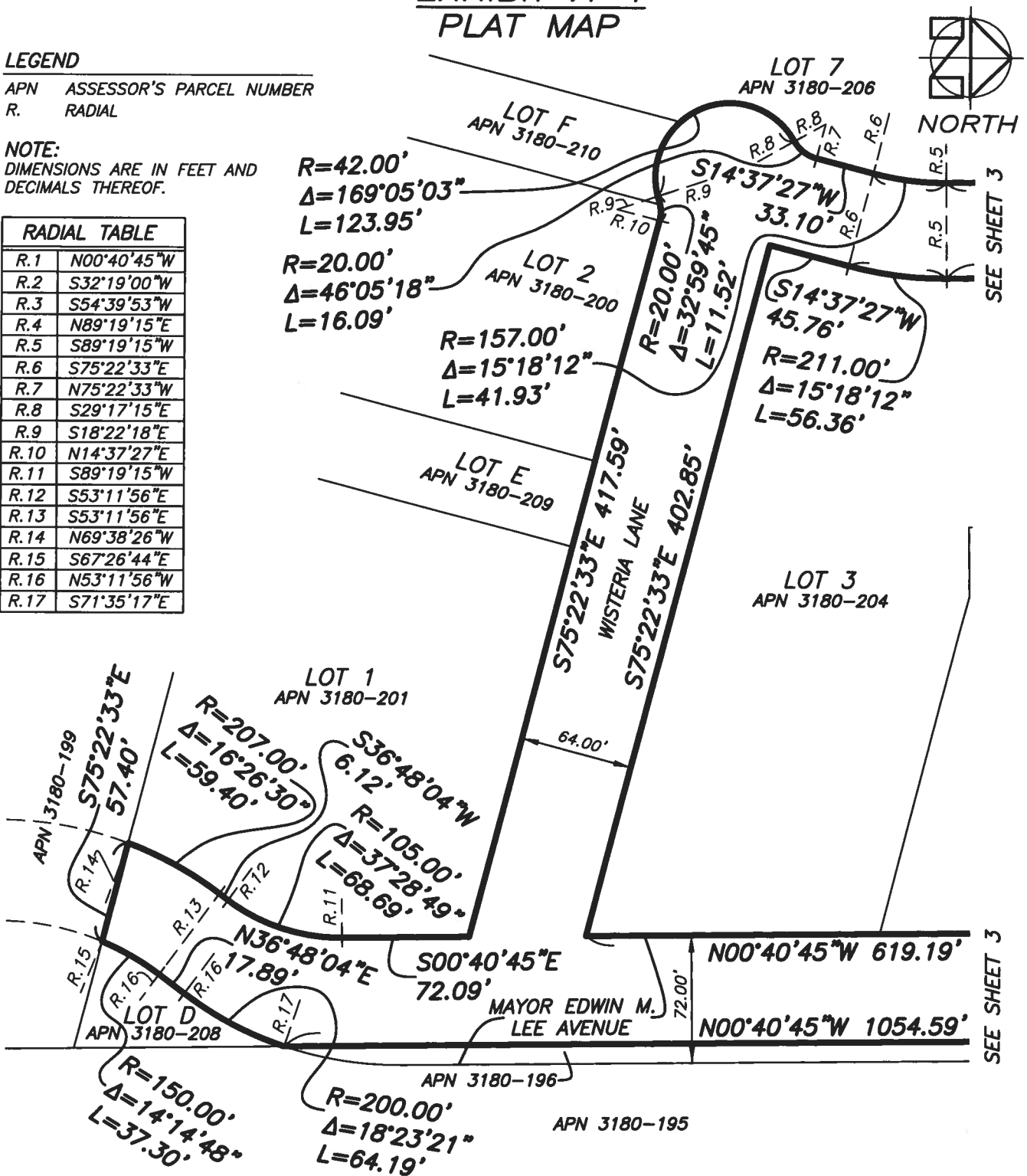
## LEGEND

APN ASSESSOR'S PARCEL NUMBER  
R. RADIAL

NOTE:  
DIMENSIONS ARE IN FEET AND  
DECIMALS THEREOF.

## RADIAL TABLE

|      |             |
|------|-------------|
| R.1  | N00°40'45"W |
| R.2  | S32°19'00"W |
| R.3  | S54°39'53"W |
| R.4  | N89°19'15"E |
| R.5  | S89°19'15"W |
| R.6  | S75°22'33"E |
| R.7  | N75°22'33"W |
| R.8  | S29°17'15"E |
| R.9  | S18°22'18"E |
| R.10 | N14°37'27"E |
| R.11 | S89°19'15"W |
| R.12 | S53°11'56"E |
| R.13 | S53°11'56"E |
| R.14 | N69°38'26"W |
| R.15 | S67°26'44"E |
| R.16 | N53°11'56"W |
| R.17 | S71°35'17"E |



## OFFER OF DEDICATION FOR PUBLIC STREETS BALBOA RESERVOIR

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