

LEGAL DESCRIPTION
for
28 ACRE SITE

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

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THAT GRANT DEED RECORDED DECEMBER 16, 1982, IN BOOK D464, PAGE 628, OFFICIAL RECORDS.

ALSO BEING A PORTION PARCEL "A", AS SAID PARCEL IS SHOWN ON "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66-72, AND FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT DEED GRANTED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 13, 1967 IN BOOK B192, PAGE 384, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING THE PACIFIC ROLLING MILL COMPANY PATENT, APPROVED MARCH 28, 1868, STATE STATUTE, CHAPTER 362.

ALSO BEING A PORTION OF THE ALVORD PATENT, APPROVED APRIL 2, 1866, STATE STATUTE, CHAPTER 616.

ALSO BEING A PORTION OF RANCHO DEL POTRERO NUEVO.

ALSO BEING A PORTION OF THE FOLLOWING CLOSED STREETS PER CITY RESOLUTIONS: GEORGIA STREET, LOUISIANA STREET, MARYLAND STREET, DELAWARE STREET, WATERFRONT STREET, 20TH STREET, 21ST STREET AND 22ND STREET.

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF 22ND STREET (66 FEET WIDE), THE WESTERLY LINE OF FORMER GEORGIA STREET (80 FEET WIDE), AS SAID STREET EXISTED PRIOR TO THE CLOSURE THEREOF, PER RESOLUTIONS No. 1759, DATED FEBRUARY 27, 1884, No. 10787, DATED MARCH 30, 1914 AND No. 1376, DATED OCTOBER 15, 1940 AND THE GENERAL WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED GRANTED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 13, 1967 IN BOOK B192, PAGE 384, OFFICIAL RECORDS (B192 O.R. 384), CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG THE NORTHERLY LINE OF FORMER 22ND STREET, AS SAID STREET EXISTED PRIOR TO THE CLOSURE THEREOF, PER RESOLUTION No. 1376, DATED FEBRUARY 27, 1884 AND ALONG THE LINE OF SAID B192 O.R. 384 PARCEL, NORTH 85°38'01" EAST 40.00 FEET TO THE CENTERLINE OF SAID FORMER GEORGIA STREET; THENCE ALONG SAID CENTERLINE AND LINE OF B192 O.R. 384 PARCEL, NORTH 04°21'59" WEST 270.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 OF THAT PARCEL OF LAND AS DESCRIBED IN GRANT DEED TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED DECEMBER 16, 1982, AS INSTRUMENT NO. D275576, IN BOOK D464, PAGE 628, OFFICIAL RECORDS (D464 O.R. 628), CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2 OF D464 O.R. 628, THE FOLLOWING TWO COURSES: SOUTH 85° 38'01" WEST 240.00 FEET TO THE EASTERLY LINE OF MICHIGAN STREET (80 FEET WIDE), AND ALONG SAID LINE OF MICHIGAN STREET NORTH 04° 21'59" WEST 205.95 FEET; THENCE NORTH 85°38'01" EAST 356.54 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 00'00", AN ARC LENGTH OF 34.91 FEET; THENCE NORTH 60°38'01" EAST

2.38 FEET; THENCE NORTH 04°21'59" WEST 98.46 FEET; THENCE NORTH 85°38'01" EAST 89.57 FEET; THENCE NORTH 21°16'29" EAST 27.73 FEET; THENCE NORTH 04° 21'59" WEST 218.09 FEET; THENCE NORTH 21°03'56" WEST 41.76 FEET TO THE SOUTHERLY LINE OF 20TH STREET (66 FEET WIDE) AND THE NORTHERLY LINE OF SAID PARCEL 2 OF D464 O.R. 628; THENCE ALONG SAID LINES, NORTH 85°38'01" EAST 37.93 FEET TO THE EASTERLY LINE OF SAID STREET AND THE GENERAL WESTERLY LINE OF SAID B192 O.R. 384 PARCEL; THENCE ALONG SAID LINES NORTH 04°21'59" WEST 33.00 FEET TO THE CENTERLINE OF SAID STREET; THENCE ALONG A PORTION OF THE SOUTHERLY LINE OF PARCEL 1 OF SAID D464 O.R. 628, ALONG A PORTION OF THE NORTHERLY LINE OF SAID B192 O.R. 384 PARCEL AND ALONG THE CENTERLINE OF FORMER 20TH STREET, AS SAID STREET EXISTED PRIOR TO THE CLOSURE THEREOF, PER RESOLUTION No. 10787, DATED MARCH 30, 1914, NORTH 85°38'01" EAST 630.37 FEET; THENCE SOUTH 36°29'34" EAST 38.91 FEET; THENCE NORTH 53°30'26" EAST 91.14 FEET TO THE MEAN HIGH WATER LINE, DEFINED BY AN ELEVATION OF 5.8 FEET (NAVD88 DATUM); THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE, APPROXIMATELY 1686 FEET TO THE MOST SOUTHERLY LINE OF SAID B192 O.R. 384 PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 85°30'01" WEST 1085 FEET, MORE OR LESS, TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE ALONG THE LINES OF SAID PARCEL, NORTH 25°06'47" WEST 56.46 FEET AND NORTH 42° 41'34" WEST 129.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID 22ND STREET; THENCE ALONG THE EASTERLY LINE OF SAID 22ND STREET AND THE LINE OF SAID B192 O.R. 384 PARCEL, NORTH 04°21'59" WEST 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 28.20 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS BASED UPON THE BEARING OF N03°41'33"W BETWEEN SURVEY CONTROL POINTS NUMBERED 375 AND 376, OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13).

Assessor's Parcel Nos. : portions of 4052-001 and 4046-001