



City and County of San Francisco
Joaquin Torres, Assessor-Recorder

RECORDING REQUESTED BY,
 AND WHEN RECORDED RETURN TO

Real Estate Division
 City and County of San Francisco
 25 Van Ness Avenue, Suite 400
 San Francisco, California 94102
 Attn Director of Property

With a copy to

San Francisco Public Utilities Commission
 Real Estate Services Division
 525 Golden Gate Avenue, 10th Floor
 San Francisco, California 94102
 Attn Real Estate Director

MAIL TAX STATEMENTS TO
 BHC Balboa Builders, LLC
 600 California Street, Suite 900
 San Francisco, California 94108
 Attn Brad Wiblin

The undersigned hereby declares this instrument to be exempt
 from Recording Fees (CA Govt Code § 27383)
 Documentary Transfer Tax of \$ **129,195.-** based upon full
 market value of the property without deduction for any lien or
 encumbrance

Doc #	2022112688	Fees	\$10.00
12/20/2022	3:30:44 PM	Taxes	\$129,195.00
AM	Electronic	Other	\$0.00
Pages 12	Title 001	SB2 Fees	\$0.00
Customer	2327	Paid	\$129,205.00

Parcel A Block 3180-198
 (formerly Block 3180, Lot 190)

(Space above this line reserved for Recorder's use only)

11 Frida Kahlo way (portion)

QUITCLAIM DEED AND GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City" or "Grantor"), pursuant to Resolution No 373-20, adopted by the Board of Supervisors on August 11, 2020 and approved by the Mayor on August 21, 2020, hereby (i) releases, remises and quitclaims to BHC BALBOA BUILDERS, LLC, a California limited liability company ("BHC"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, on the attached Exhibit A and made a part of this quitclaim deed ("Parcel A"), and (ii) grants to BHC an easement interest (the "Access Easement") equivalent to and upon the terms and conditions of that certain "City Property Access Easement" and that certain "College Property Access Easement," as an appurtenance to Parcel A, as said easements are delineated and defined in the instrument entitled "Amended and Restated Access Easement Agreement and Deed," recorded May 14, 2021, Document No 2021080272, in the Official Records of San Francisco County, California (the "Agreement"), provided that this grant of the Access Easement is in addition to those matters set forth in the Agreement, and nothing in this instrument shall be deemed in any manner to release, remise, quitclaim, or otherwise transfer or diminish any rights of City or of the San Francisco Community College District, an institution of higher education organized under the State of California Education Code, under the Agreement. The Access Easement is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, easements, and rights of way pertaining to the "Access Easement Area" as such term

is defined in the Agreement, whether or not of record. The use of the word “grant” shall not imply any warranty on the part of the Grantor with respect to the Access Easement, or the Access Easement Area.

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Executed as of this 16th day of December, 2022

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

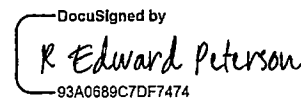
By



Andrico Penick
Director of Property

DESCRIPTION CHECKED/APPROVED

By

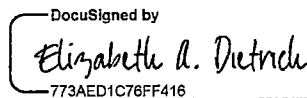
DocuSigned by

93A0689C7DF7474

R. Edward Peterson
Chief Surveyor

APPROVED AS TO FORM

DAVID CHIU, City Attorney

By

DocuSigned by

773AED1C76FF416

Elizabeth A. Dietrich
Deputy City Attorney

Approved by the Board of Supervisors

Pursuant to Resolution No. 373-20
Adopted August 11, 2020

ACKNOWLEDGMENT

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 December 16, 2022 before me, Tonette V. Wong, a Notary Public
(insert name and title of the officer)

personally appeared Andrico Penick,
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 Tonette V. Wong (Seal)

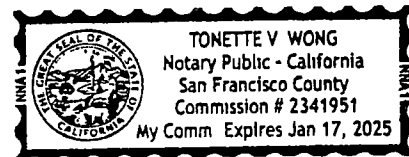


Exhibit A

**Legal Description
(Parcel A – Development Property)**

[see attached]

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

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

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL ONE SOUTH 89°36'00" WEST 656.18 FEET TO THE WESTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID WESTERLY LINE OF PARCEL ONE SOUTH 00°24'00" EAST 995.92 FEET TO A LINE THAT IS PARALLEL WITH AND PERPENDICULARLY DISTANT 80.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID LINE THAT IS PARALLEL WITH SAID SOUTHERLY LINE OF PARCEL ONE SOUTH 75°22'33" EAST 685.33 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID EASTERLY LINE OF PARCEL ONE NORTH 00°40'45" WEST 1173.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS C, D, E, AND F:

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL ONE; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL ONE SOUTH 00°24'00" EAST 995.92 FEET TO A LINE THAT IS PARALLEL WITH AND PERPENDICULARLY DISTANT 80.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID PARALLEL LINE SOUTH 75°22'33" EAST 141.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 75°22'33" EAST 149.00 FEET; THENCE NORTH 14°37'27" EAST 200.00 FEET; THENCE NORTH 75°22'33" WEST 140.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°59'19", AN ARC LENGTH OF 9.07 FEET; THENCE SOUTH 14°37'27" WEST 197.98 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL D

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL ONE; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL ONE SOUTH $00^{\circ}24'00''$ EAST 995.92 FEET TO A LINE THAT IS PARALLEL WITH AND PERPENDICULARLY DISTANT 80.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID PARALLEL LINE SOUTH $75^{\circ}22'33''$ EAST 340.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH $75^{\circ}22'33''$ EAST 225.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH $69^{\circ}38'26''$ EAST 207.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $16^{\circ}26'30''$, AN ARC LENGTH OF 59.40 FEET; THENCE NORTH $36^{\circ}48'04''$ EAST 6.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 105.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $37^{\circ}28'49''$, AN ARC LENGTH OF 68.69 FEET; THENCE NORTH $00^{\circ}40'45''$ WEST 72.09 FEET; THENCE NORTH $75^{\circ}22'33''$ WEST 227.36 FEET; THENCE SOUTH $14^{\circ}37'27''$ WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL ONE SOUTH $00^{\circ}40'45''$ EAST 264.30 FEET; THENCE SOUTH $89^{\circ}19'15''$ WEST 61.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}19'15''$ WEST 96.33 FEET; THENCE SOUTH $00^{\circ}40'45''$ EAST 273.05 FEET; THENCE SOUTH $04^{\circ}50'37''$ WEST 56.03 FEET; THENCE SOUTH $75^{\circ}24'09''$ EAST 105.45 FEET; THENCE NORTH $00^{\circ}40'45''$ WEST 356.60 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL F

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL ONE SOUTH 00°40'45" EAST 264.30 FEET; THENCE SOUTH 89°19'15" WEST 296.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°19'15" WEST 134.00 FEET; THENCE SOUTH 00°40'45" EAST 300.00 FEET; THENCE NORTH 89°19'15" EAST 134.00 FEET; THENCE NORTH 00°40'45" WEST 300.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL A CONTAINS 563,561± SQ.FT. OR 12.938± ACRES

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY 11110" FILED FOR RECORD ON MARCH 9, 2022 IN BOOK JJ OF SURVEY MAPS, AT PAGES 103 THROUGH 105 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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

B.B.R.

DECEMBER 9, 2022

BENJAMIN B. RON, PLS 5015



APN 3180-002
(4661 O.R. 278 & 2512 O.R. 415)

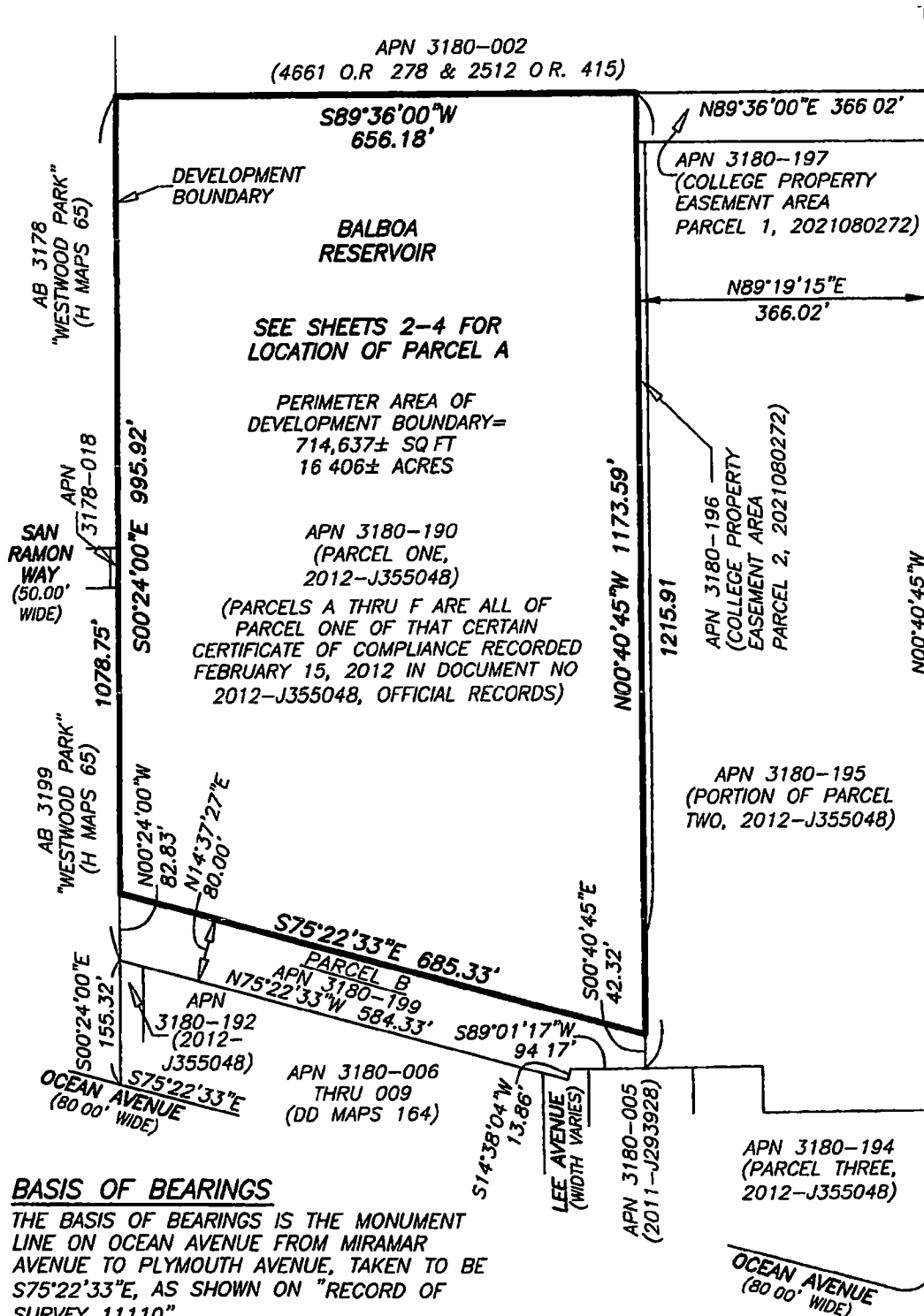


LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AB	ASSESSOR'S BLOCK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINNING
P.	PARCEL
O.R.	OFFICIAL RECORDS

NOTE

DIMENSIONS ARE IN
FEET AND DECIMALS
THEREOF.



BASIS OF BEARINGS

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".

MAP REFERENCES

- "RECORD OF SURVEY 11110" FILED MARCH 9, 2022 IN
BOOK JJ OF SURVEY MAPS, AT PAGES 103-105
- "MAP OF WESTWOOD PARK" RECORDED MARCH 20, 1917,
IN BOOK H OF MAPS, AT PAGES 65-71.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF PARCEL A

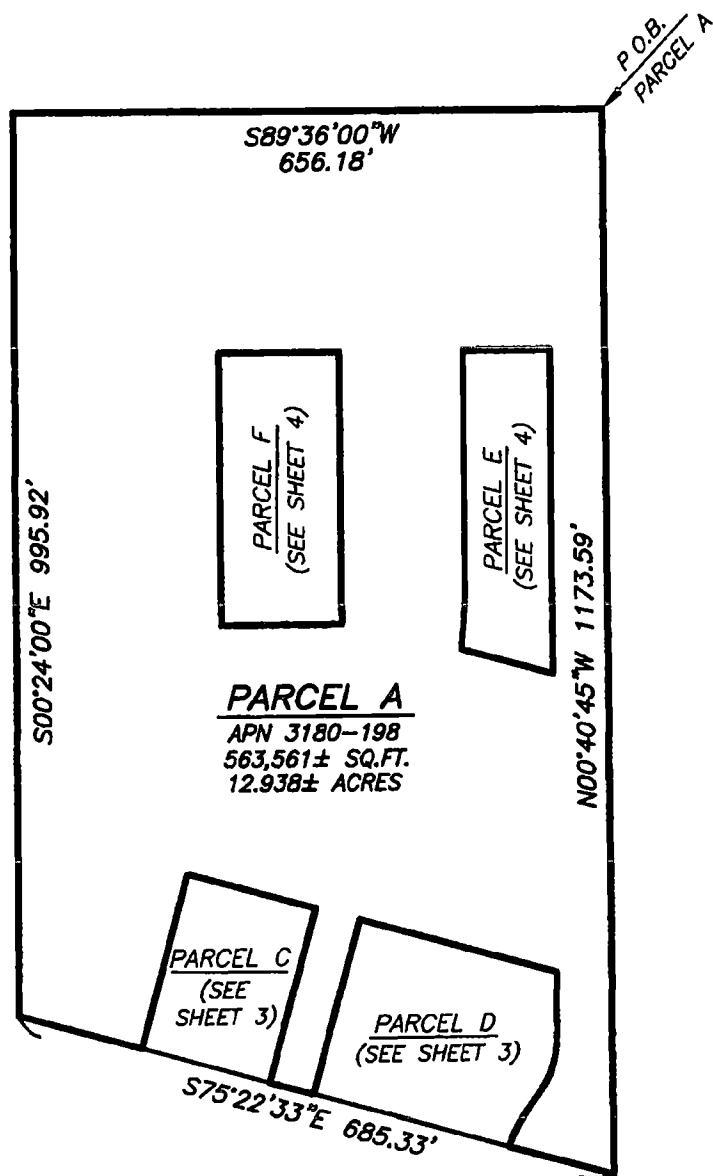
BY JP CHKD. BR DATE 12-12-22 SCALE 1"=200' SHEET 1 OF 4 JOB NO. S-9668

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF
SAN FRANCISCO,
STATE OF CALIFORNIA

859 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-4500
S-9668_BNDY PLAT, REV dwg(P A)





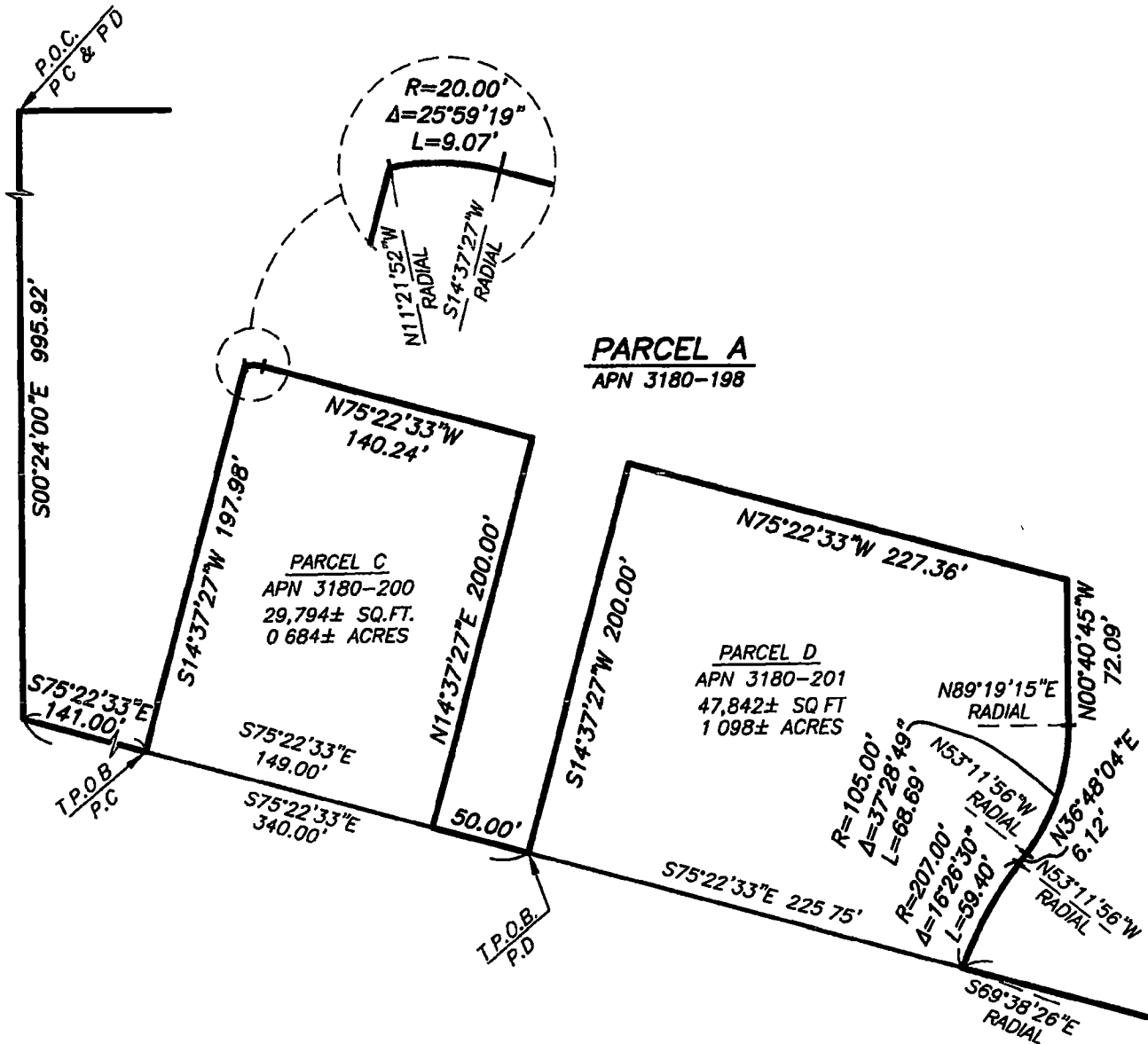
**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF PARCEL A**

ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF
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STATE OF CALIFORNIA

BY JP CHKD. BR DATE 12-12-22 SCALE 1"=200' SHEET 2 OF 4 JOB NO. S-9668

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LAND SURVEYORS

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S-9668_BNDY PLAT REV dwg(PA)



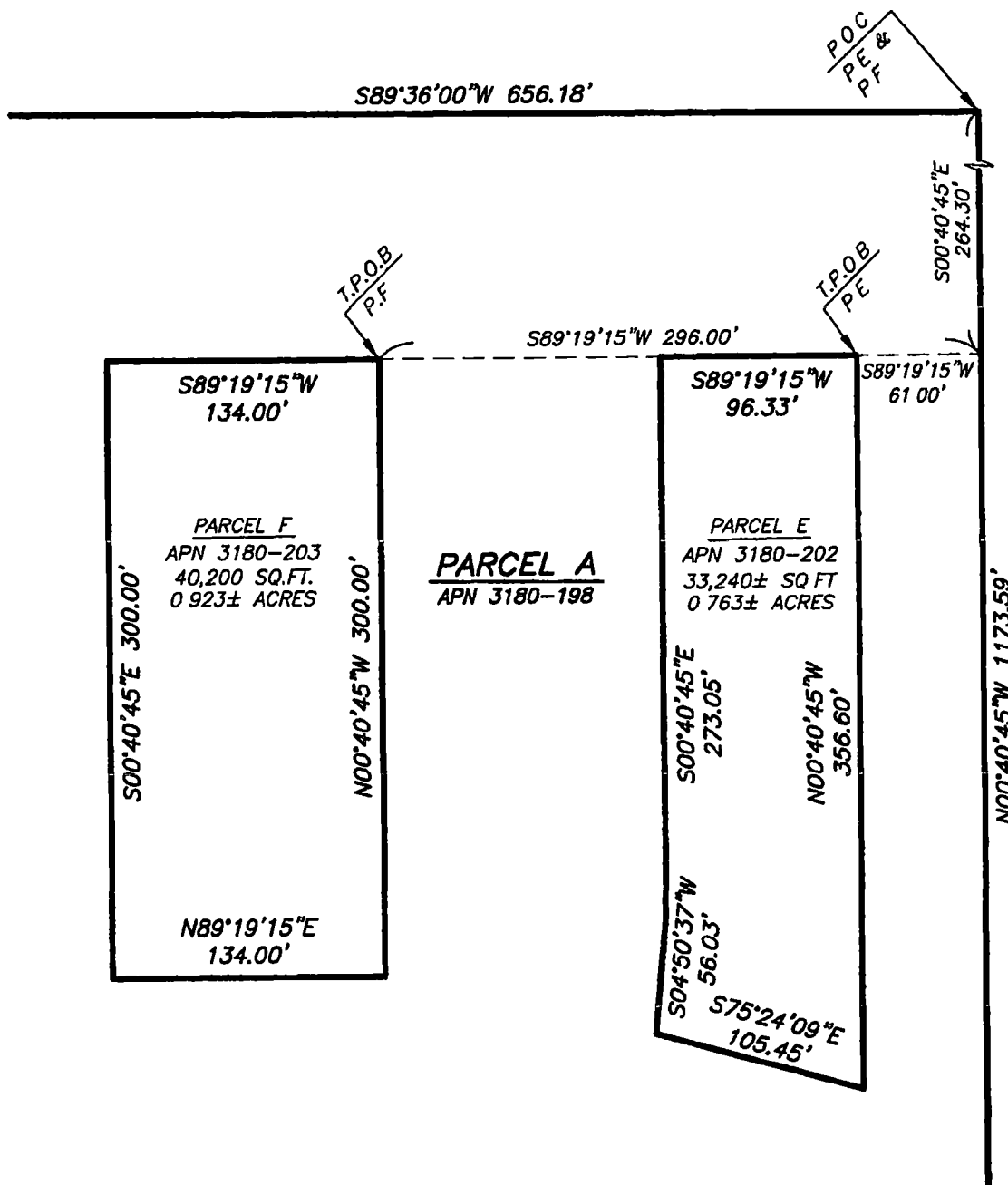
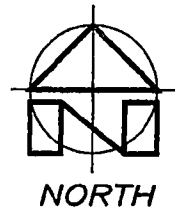
**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF PARCEL A**

**ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF
SAN FRANCISCO,
STATE OF CALIFORNIA**

BY JP CHKD BR DATE 12-12-22 SCALE 1"=80' SHEET 3 OF 4 JOB NO. S-9668

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

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(415) 543-4500
S-9668_BNDY PLAT REV.dwg(P.A.)



**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF PARCEL A**

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BY JP CHKD. BR DATE 12-12-22 SCALE 1"=80' SHEET 4 OF 4 JOB NO. S-9668

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