

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7334-007 (Dedication Parcel 1)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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”), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the “Property”) situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC (“PMO”) and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the “Official Records”), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the “Water System Easement”), as amended to include the Property’s existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Parania

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 1
(A PORTION OF BLOCK 7334)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7334 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

COMMENCING at the easterly terminus of that line labeled as "S87°34'02"E 366.378'", said line being the southerly line of Higuera Avenue, as shown on said map;

Thence easterly and southeasterly along said southerly line, along a tangent curve to the right, having a radius of 22.000 feet, through a central angle of 66°50'38", for an arc length of 25.666' feet to the **POINT OF BEGINNING** of this description;

Thence continuing along said southerly line and along said curve, having a radius of 22.000 feet, through a central angle of 25°47'24", for an arc length of 9.903 feet to the westerly line of Arballo Drive, as shown on said map, and the beginning of a reverse curve;

Thence along said westerly line and along said reverse curve, having a radius of 3,312.500 feet, through a central angle of 00°46'16", for an arc length of 44.588 feet;

Thence leaving said westerly line, North 02°25'58" East, 54.215 feet to the **POINT OF BEGINNING**.

Containing 49 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



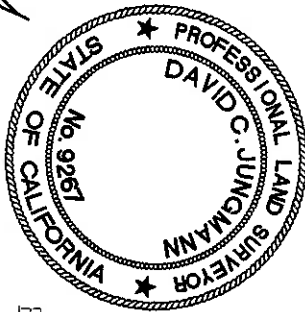
05/27/2022

Date

END OF DESCRIPTION



HIGUERA AVENUE
 (51' WIDE)



[Handwritten Signature]

BLOCK 7334
 ROS 8641
 (FF S.M. 110-129)

POINT OF COMMENCEMENT
 $587^{\circ}34'02''E$ 366.378'

DEDICATION PARCEL 1
 (A PORTION OF BLOCK 7334)

$R=22,000'$
 $L=25,503.38''$
 $\Delta=66^{\circ}50'38''$

$N02^{\circ}25'58''E$ 54.215'
 $R=3,312.500'$
 $\Delta=0^{\circ}46'16''$
 $L=44.588'$

POINT OF BEGINNING
 $R=22,000'$
 $\Delta=25^{\circ}47'24''$
 $L=9,903'$

POINT OF REVERSE CURVATURE

ARBALLO DRIVE
 (51' WIDE)

CCSF PARCEL 8
 (DN. 2017-K509962-00)

LOT 3
 FM 8531
 (133 C.M. 81-86)



LEGEND

C.M.	BOOK OF CONDOMINIUM MAPS
DN.	DOCUMENT NUMBER
FM	FINAL MAP
ROS	RECORD OF SURVEY
S.M.	BOOK OF SURVEY MAPS
SQ.FT.	SQUARE FEET
	EXISTING BOUNDARY
	AREA TO BE DEDICATED
	AREA = 49± SQ.FT.



255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF
 APPR. DCJ
 DATE 05/27/2022
 3 OF 3

RECORDING REQUESTED BY AND
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§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7333B-001 (Dedication Parcel 2)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Razonia

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



**EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 2
(BLOCK 7333-B)**

All that certain real property situate in the City and County of San Francisco, State of California, being all of Block 7333-B, as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California.

Containing 1,362 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

David C. Jungmann, PLS 9267

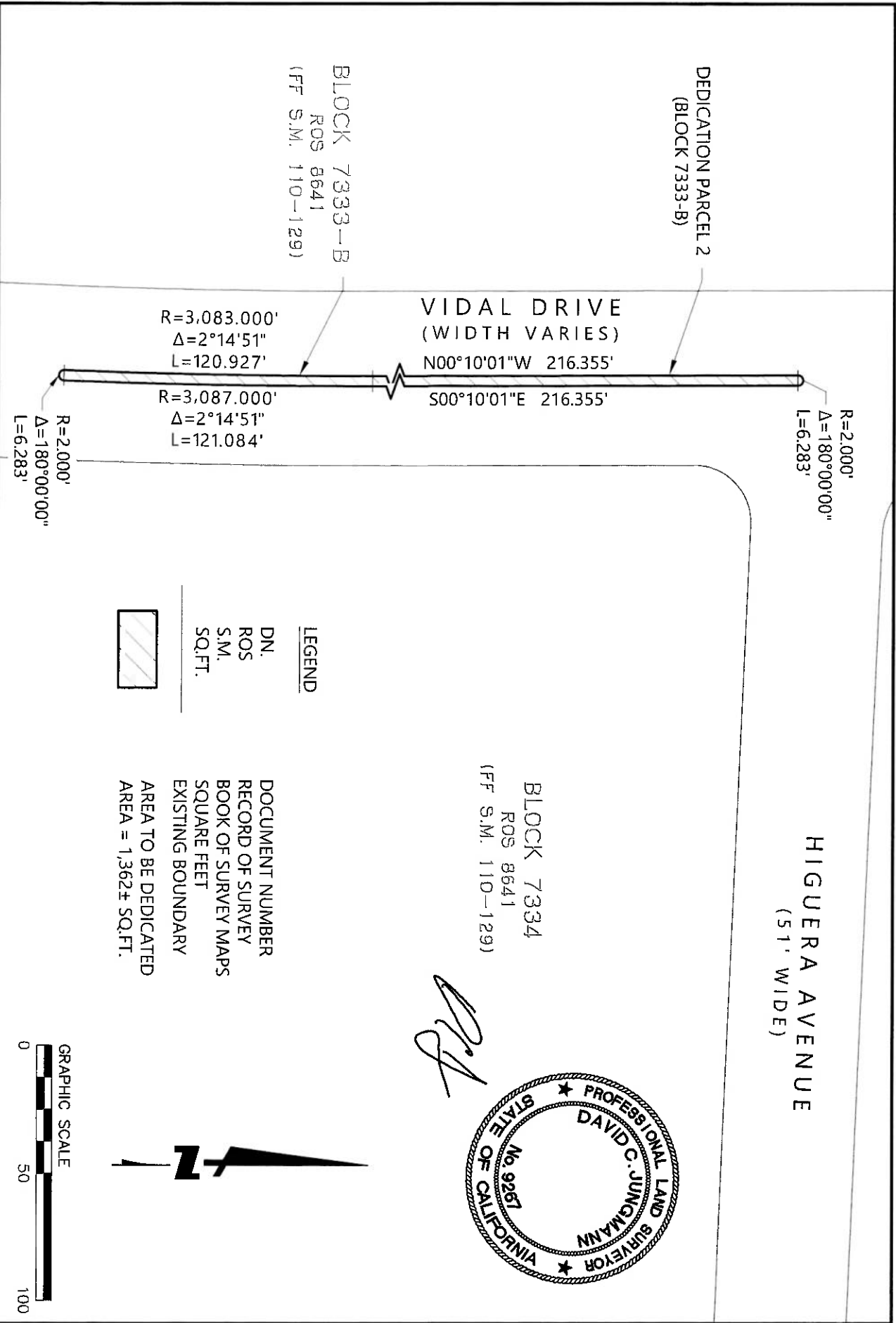


05/27/2022
Date

END OF DESCRIPTION



255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com



LEGEND

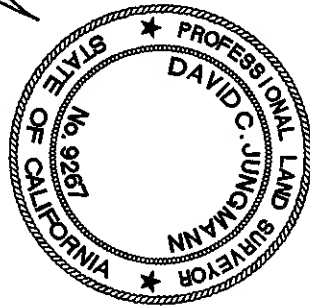
DN.
 ROS
 S.M.
 SQ.FT.



DOCUMENT NUMBER
 RECORD OF SURVEY
 BOOK OF SURVEY MAPS
 SQUARE FEET
 EXISTING BOUNDARY

AREA TO BE DEDICATED
 AREA = 1,362± SQ.FT.

[Handwritten Signature]



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF APPR. DCJ DATE 05/27/2022
 2 OF 2

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WHEN RECORDED RETURN TO:

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Real Estate Division
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San Francisco, California 94102

The undersigned hereby declares this instrument to be
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§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7333A-001 (Dedication Parcel 3)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Rerania

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



**EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 3
(BLOCK 7333-A)**

All that certain real property situate in the City and County of San Francisco, State of California, being all of Block 7333-A, as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California.

Containing 1,368 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

David C. Jungmann, PLS 9267



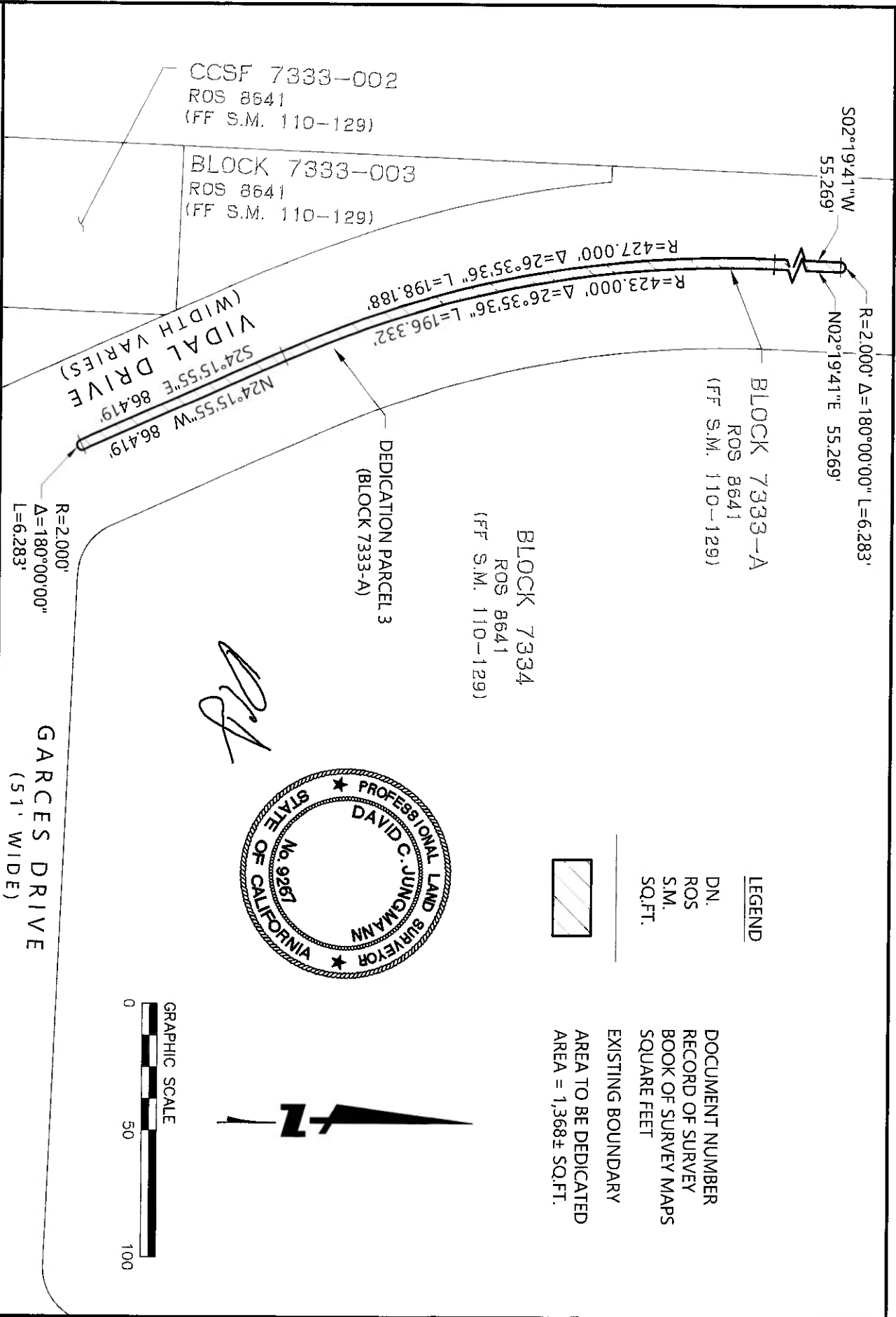
05/27/2022

Date

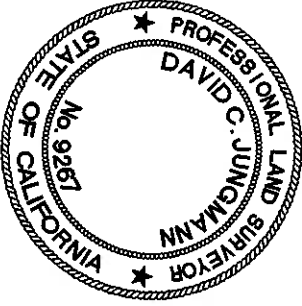
END OF DESCRIPTION



255 SHORELINE DR.,
 SUITE 200
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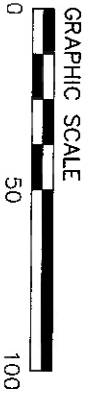
LEGEND

DN.
 ROS
 S.M.
 SQ.FT.

DOCUMENT NUMBER
 RECORD OF SURVEY
 BOOK OF SURVEY MAPS
 SQUARE FEET

EXISTING BOUNDARY

AREA TO BE DEDICATED
 AREA = 1,368± SQ.FT.



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF APPR. DCJ DATE 05/27/2022
 2 OF 2

RECORDING REQUESTED BY AND
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APN: 7334-008 (Dedication Parcel 4)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

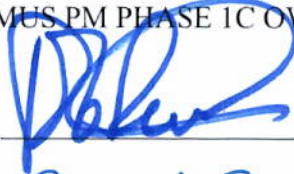
It is understood and agreed that the City shall incur no liability or obligation whatsoever by virtue of this offer of dedication, and shall not assume any responsibility for the offered land unless and until the land is conveyed to and accepted by the City. Any such conveyance and acceptance will be 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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Rorania

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 4
(A PORTION OF BLOCK 7334)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7334 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

COMMENCING at the northwesterly terminus of that line labeled as "N24°15'55"W 88.721'", said line being on the easterly line of Vidal Drive, as shown on said map;

Thence northerly along said easterly line, along a tangent curve to the right, having a radius of 391.500 feet, through a central angle of 13°31'07", for an arc length of 92.371 feet to the **POINT OF BEGINNING** of this description;

Thence continuing along said easterly line for the following three (3) courses:

1. Continuing along last said curve, having a radius of 391.500 feet, through a central angle of 13°04'29", for an arc length of 89.340 feet;
2. North 02°19'41" East, 77.723 feet to the beginning of a tangent curve to the left;
3. Along said tangent curve, having a radius of 3,118.500 feet, through a central angle of 02°09'14", for an arc length of 117.231 feet;

Thence leaving said easterly line, South 00°10'01" East, 283.762 feet to the **POINT OF BEGINNING**.

Containing 914 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



05/27/2022

Date

END OF DESCRIPTION



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WHEN RECORDED RETURN TO:

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

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§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7334-009 (Dedication Parcel 5)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

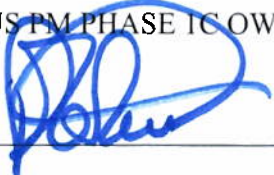
It is understood and agreed that the City shall incur no liability or obligation whatsoever by virtue of this offer of dedication, and shall not assume any responsibility for the offered land unless and until the land is conveyed to and accepted by the City. Any such conveyance and acceptance will be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

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(Signatures on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this _____
day of _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Rerania

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 5
(A PORTION OF BLOCK 7334)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7334 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

COMMENCING at the northwesterly terminus of that curve labeled "R=22.000' Δ=63°18'00" L=24.305'", said point being on the easterly line of Vidal Drive, as shown on said map;

Thence northerly along said easterly line the following three (3) courses:

1. North 24°15'55" West, 35.653 feet to the **POINT OF BEGINNING** of this description;
2. North 24°15'55" West, 53.067 feet to the beginning of a tangent curve to the right;
3. Along said tangent curve, having a radius of 391.500 feet, through a central angle of 12°30'28", for an arc length of 85.465 feet;

Thence leaving said easterly line, South 20°14'15" East, 117.051 feet to the beginning of a tangent curve to the left;

Thence along said tangent curve, having a radius of 538.000 feet, through a central angle of 02°14'58", for an arc length of 21.121 feet to the **POINT OF BEGINNING**.

Containing 353 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



05/27/2022

Date

END OF DESCRIPTION



GRAPHIC SCALE



VIDAL DRIVE
(WIDTH VARIES)

BLOCK 7334
ROS 8641
(FF S.M. 110-129)

BLOCK 7333-A
ROS 8641
(FF S.M. 110-129)

DEDICATION PARCEL 5
(A PORTION OF BLOCK 7334)



DCJ

LEGEND

DN. DOCUMENT NUMBER
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
ROS RECORD OF SURVEY
S.M. BOOK OF SURVEY MAPS
SQ. FT. SQUARE FEET

EXISTING BOUNDARY



AREA TO BE DEDICATED
AREA = 353± SQ.FT.

POB

N24°15'55"W
35.653'

POC

GARCES DRIVE
(51' WIDE)

R=391.1500' Δ=12°30'28" L=85.465'
S20°14'15"E 117.051'

N24°15'55"W 53.067'

R=538.000'
Δ=2°14'58" L=21.121'

R=22.000'
Δ=63°18'00" L=24.305'

DRAWING NAME: \\BKF-CAD\1\1\2022\0835\0835_PARK_WOODS\0835.dwg - SUR Maps & Plat. & Layout for IC & TOC\0835.dwg PLOT DATE: 05-26-22 PLOTTED BY: BKF

BKF

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
LEGAL DESCRIPTION

JOB NO. 20200835-10

BY BDF APPR. DCJ

DATE 05/27/2022

3 OF 3

© BKF Engineers

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The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7333-004 (Dedication Parcel 6)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Razonia

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 6
(A PORTION OF BLOCK 7333-003)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7333-003 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northwesterly corner of said Block 7333-003, said point also being on the westerly line of Vidal Drive, as shown on said map, and also being the **POINT OF BEGINNING** of this description;

Thence leaving said northwesterly corner, along said westerly line of Vidal Drive the following three (3) courses:

1. South 87°40'19" East, 6.098 feet to the beginning of a non-tangent curve, concave easterly, whose radius point bears North 84°12'25" East;
2. Southerly along said non-tangent curve, having a radius of 458.500, through a central angle of 18°28'20", for an arc length of 147.821 feet;
3. South 24°15'55" East, 31.139 feet to the southeasterly corner of said Block 7333-003;

Thence leaving said westerly line, along the southerly line of said Block 7333-003, North 87°40'19" West, 35.779 feet;

Thence leaving said southerly line, North 20°14'15" West, 54.263 feet to the beginning of a tangent curve to the right;

Thence along said tangent curve, having a radius of 373.000 feet, through a central angle of 03°08'59", for an arc length of 20.504 feet to a point on the westerly line of said Block 7333-003;

Thence along said westerly line, North 02°19'41" East, 99.074 feet to the **POINT OF BEGINNING**.

Containing 3,985 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



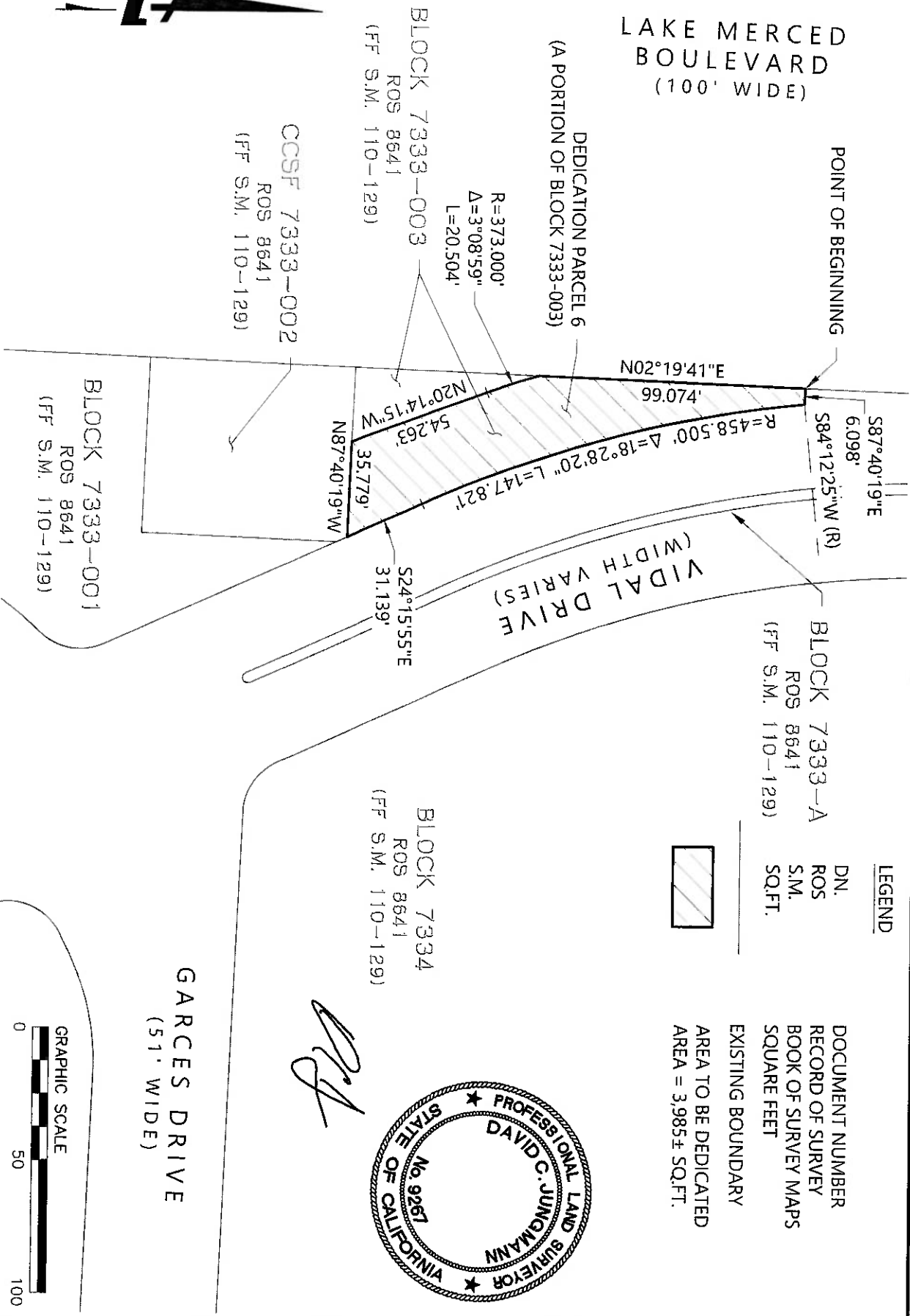
05/27/2022

Date

END OF DESCRIPTION

BKF
 255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

**LAKE MERCED
 BOULEVARD
 (100' WIDE)**



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF APPR. DCJ DATE 05/27/2022
 3 OF 3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7333-008 (Dedication Parcel 8)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**”), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the “**Property**”) situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC (“**PMO**”) and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the “**Official Records**”), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the “**Water System Easement**”), as amended to include the Property’s existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Karonia

Its: President

ACKNOWLEDGMENT


STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 30th day of November in the year 2023 before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A. Rosania, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SARA J. DAVIS
Notary Public, State of New York
No. 01DA6370931
Qualified in Kings County
Commission Expires February 12, 2026



Notary Public

[SEAL]

My commission expires:

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 8
(A PORTION OF BLOCK 7333-001)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7333-001 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the northerly common corner of said Block 7333-001 and CCSF Block 7333-002, as shown on said map, said corner being on the westerly line of Vidal Drive, as shown on said map, and also being the **POINT OF BEGINNING** of this description;

Thence leaving said northerly common corner, along said westerly line of Vidal Drive, South $24^{\circ}15'55''$ East, 94.993 feet to the beginning of a tangent curve to the right and the northerly line of Garces Drive, as shown on said map;

Thence leaving said westerly line, along said northwesterly line of Garces Drive for the following two (2) courses:

1. Along said tangent curve, having a radius of 22.000 feet, through a central angle of $68^{\circ}09'55''$, for an arc length of 26.174 feet to the beginning of a reverse curve;
2. Along said reverse curve, having a radius of 142.500 feet, through a central angle of $06^{\circ}22'03''$, for an arc length of 15.837 feet to the beginning of a non-tangent curve, concave northeasterly, whose radius point bears North $57^{\circ}48'45''$ East;

Thence leaving said northwesterly line, northwesterly along said non-tangent curve, having a radius of 639.000', through a central angle of $05^{\circ}09'54''$, for an arc length of 57.603 feet to the common line of said Block 7333-001 and said CCSF Block 7333-002;

Thence along said common line the following two (2) courses:

1. South $87^{\circ}40'19''$ East, 0.977 feet;
2. North $02^{\circ}19'41''$ East, 72.927 feet to the **POINT OF BEGINNING**.

Containing 2,622 square feet, more or less.

Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



05/27/2022

Date

END OF DESCRIPTION



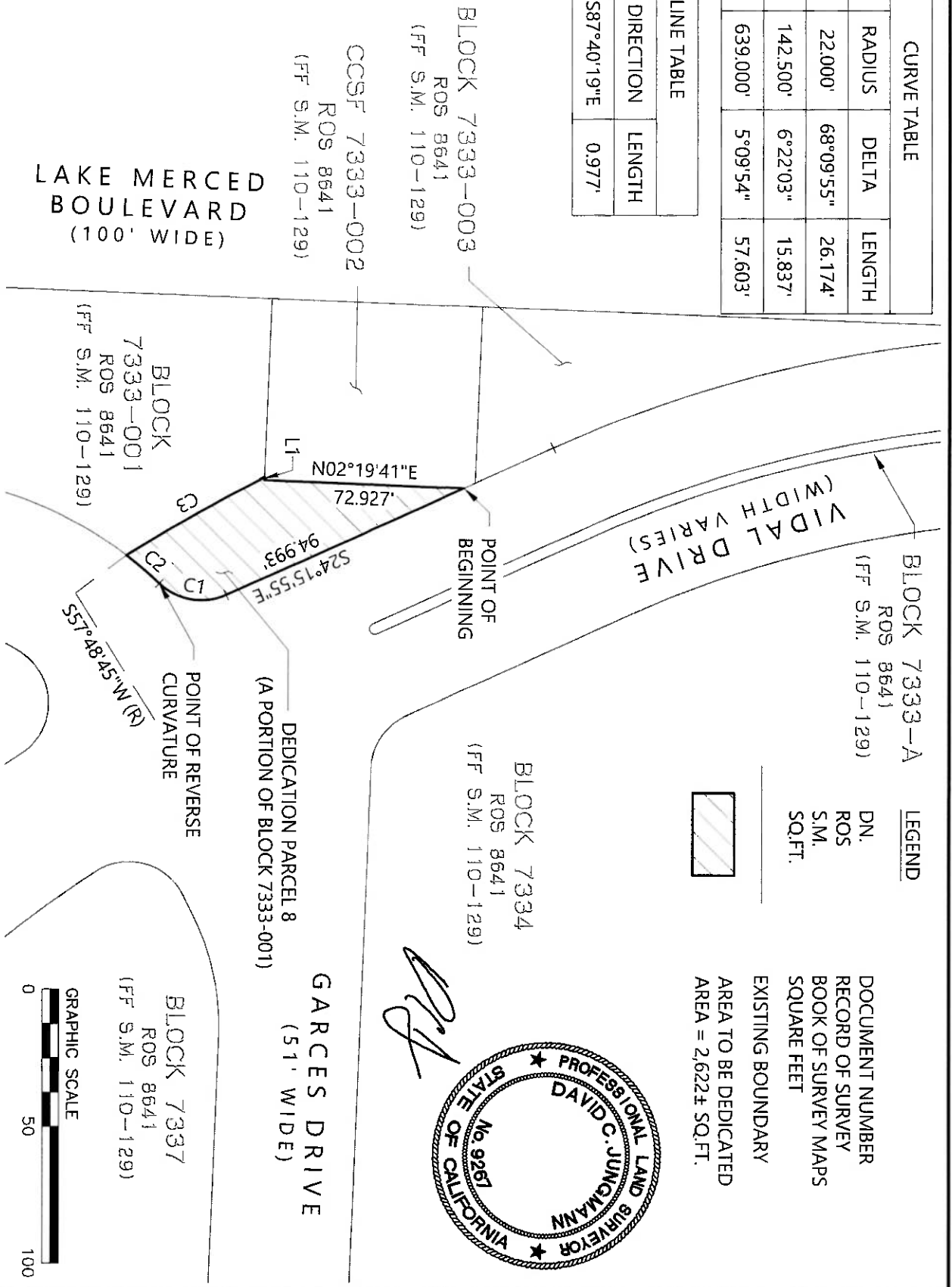
255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	22,000'	68°09'55"	26.174'
C2	142,500'	6°22'03"	15.837'
C3	639,000'	5°09'54"	57.603'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S87°40'19"E	0.977'



LAKE MERCED
 BOULEVARD
 (100' WIDE)



BLOCK 7333-A
 ROS 8641
 (FF S.M. 110-129)

BLOCK 7334
 ROS 8641
 (FF S.M. 110-129)

BLOCK 7333-001
 ROS 8641
 (FF S.M. 110-129)

DEDICATION PARCEL 8
 (A PORTION OF BLOCK 7333-001)

GARGES DRIVE
 (51' WIDE)

BLOCK 7337
 ROS 8641
 (FF S.M. 110-129)



LEGEND

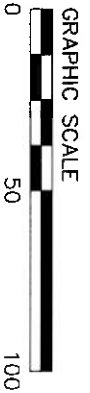
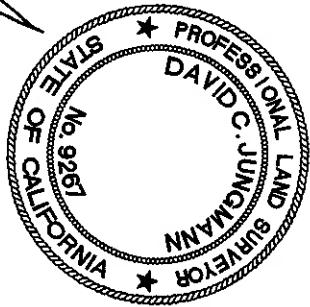
DN.
 ROS
 S.M.
 SQ.FT.

DOCUMENT NUMBER
 RECORD OF SURVEY
 BOOK OF SURVEY MAPS
 SQUARE FEET

EXISTING BOUNDARY

AREA TO BE DEDICATED
 AREA = 2,622± SQ.FT.

[Handwritten signature]



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF APPR. DCJ DATE 05/27/2022
 3 OF 3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7337-003 (Dedication Parcel 9)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Rosania

Its: President

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 9
(A PORTION OF BLOCK 7337)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7337 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

BEGINNING at the easterly terminus of that certain line labeled as "S87°33'55"E 171.715'", said point being on the southerly line of Garces Drive and also being the **POINT OF BEGINNING** of this description;

Thence easterly along said southerly line, along a tangent curve to the right, having a radius of 22.000 feet, through a central angle of 17°55'04", for an arc length of 6.880' feet;

Thence leaving said southerly line, North 87°33'55" West, 165.818 feet to the beginning of a non-tangent curve, concave northwesterly, whose radius point bears North 71°55'21" West;

Thence southwesterly along said non-tangent curve, having a radius of 76.000 feet, through a central angle of 31°27'13", for an arc length of 41.722 feet;

Thence South 49°31'52" West, 15.287 feet to the beginning of a tangent curve to the left;

Thence along said tangent curve, having a radius of 15.000 feet, through a central angle of 89°59'47", for an arc length of 23.561 feet;

Thence South 40°27'55" East, 160.853 feet to the beginning of a tangent curve to the left;

Thence along said tangent curve, having a radius of 50.000 feet, through a central angle of 47°06'00", for an arc length of 41.103 feet;

Thence South 87°33'55" East, 68.343 feet to the easterly line of said Block 7337, said point also being the beginning of a non-tangent curve, concave northwesterly, whose radius point bears North 85°53'24" West;

Thence along the southerly, southwesterly and northerly lines of said Block 7337, as shown on said map, for the following nine (9) courses:

1. Along said non-tangent curve southwesterly, having a radius of 22.000 feet, through a central angle of $88^{\circ}19'29''$, for an arc length of 33.914 feet;
2. North $87^{\circ}33'55''$ West, 39.303 feet to the beginning of a tangent curve to the right;
3. Along said tangent curve, having a radius of 76.500 feet, through a central angle of $47^{\circ}06'00''$, for an arc length of 62.887 feet;
4. North $40^{\circ}27'55''$ West, 140.026 feet to the beginning of a tangent curve to the right;
5. Along said tangent curve, having a radius of 474.500 feet, through a central angle of $07^{\circ}35'28''$, for an arc length of 62.867 feet to a point of compound curvature;
6. Along said compound curve, having a radius of 22.000 feet, through a central angle of $96^{\circ}22'32''$, for an arc length of 37.006 feet;
7. North $63^{\circ}30'05''$ East, 7.984 feet to the beginning of a tangent curve to the right;
8. Along said tangent curve, having a radius of 91.500 feet, through a central angle of $28^{\circ}56'00''$, for an arc length of 46.206 feet;
9. South $87^{\circ}33'55''$ East, 171.715 feet to the **POINT OF BEGINNING**.

Containing 8,472 square feet, more or less.



Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



05/27/2022

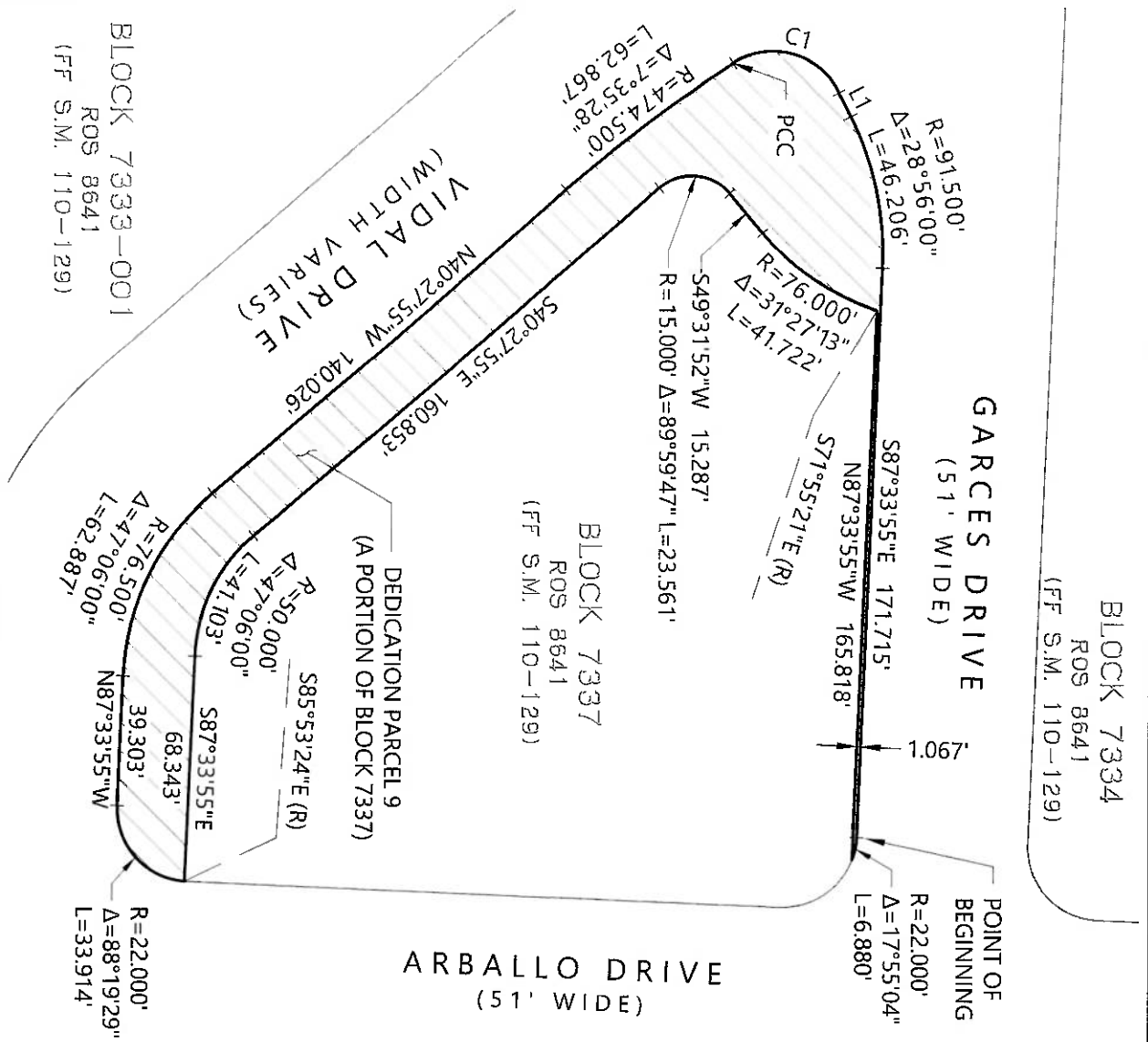
Date

END OF DESCRIPTION



BKF
 255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

BLOCK 7333-001
 ROS 8641
 (FF S.M. 110-129)



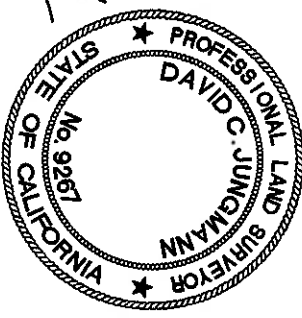
BLOCK 7334
 ROS 8641
 (FF S.M. 110-129)

BLOCK 7337
 ROS 8641
 (FF S.M. 110-129)

BLOCK 7338
 ROS 8641
 (FF S.M. 110-129)

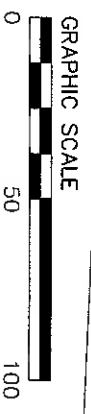
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	22,000'	96°22'32"	37,006'

LINE TABLE			
LINE NO.	DIRECTION	LENGTH	
L1	N63°30'05"E	7,984'	



LEGEND

- DN. DOCUMENT NUMBER
- PCC POINT OF COMPOUND CURVATURE
- (R) RADIAL BEARING
- ROS RECORD OF SURVEY
- S.M. BOOK OF SURVEY MAPS
- SQ.FT. SQUARE FEET
- EXISTING BOUNDARY
- AREA TO BE DEDICATED
- AREA = 8,472± SQ.FT.



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO. 20200835-10
 BY BDF Appr. DCJ DATE 05/27/2022
 4 OF 4

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7334-010 (Dedication Parcel 10)

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

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1C**

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware 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**"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "**Property**") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain Restatement and Amendment of Water System Easement dated December 18, 2017, between Parkmerced Owner LLC ("**PMO**") and the City and recorded as Document No. 2017K553669 in the Official Records of the City and County of San Francisco (the "**Official Records**"), as amended by that certain First Amendment to Restatement and Amendment of Water System Easement dated _____, 2023 between PMO and the City and recorded on _____ as Document No. _____ in the Official Records (the "**Water System Easement**"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

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 _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company

By:  _____

Name: Robert A. Rerania

Its: President

ACKNOWLEDGMENT


STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 30th day of November in the year 2023 before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A. Rosania, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SARA J. DAVIS
Notary Public, State of New York
No. 01DA6370931
Qualified in Kings County
Commission Expires February 12, 2026



Notary Public

[SEAL]

My commission expires:

Exhibit A

LEGAL DESCRIPTION AND PLAT MAP



EXHIBIT A
LEGAL DESCRIPTION
DEDICATION PARCEL 10
(A PORTION OF BLOCK 7334)

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Block 7334 as shown on that certain map entitled "RECORD OF SURVEY MAP NO. 8641" filed August 24, 2015, in Book FF of Survey Maps, at pages 110-129, in the Office of the Recorder of the City and County of San Francisco, State of California, and being more particularly described as follows:

COMMENCING at the southeasterly terminus of that curve labeled "R=22.000' Δ =63°18'00" L=24.305'", said point being on the northerly line of Garces Drive, as shown on said map;

Thence along said northerly line, South 87°33'55" East, 76.084 feet to the **POINT OF BEGINNING** of this description, and the beginning of a non-tangent curve, concave southerly, whose radius point bears South 28°21'16" East;

Thence leaving said northerly line, northeasterly along said non-tangent curve, having a radius of 35.000 feet, through a central angle of 30°47'21", for an arc length of 18.808 feet;

Thence South 87°33'55" East, 192.114 feet to said northerly line, said point being the beginning of a non-tangent curve, concave northerly, whose radius point bears North 36°41'24" West,

Thence southwesterly and westerly along said northerly line the following two (2) courses:

1. Along said non-tangent curve, having a radius of 22.000 feet, through a central angle of 39°07'29", for an arc length of 15.023 feet;
2. North 87°33'55" West, 196.147 feet to the **POINT OF BEGINNING**.

Containing 986 square feet, more or less.

Horizontal Datum & Reference System

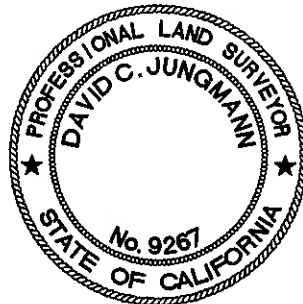
The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above-described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



05/27/2022
Date

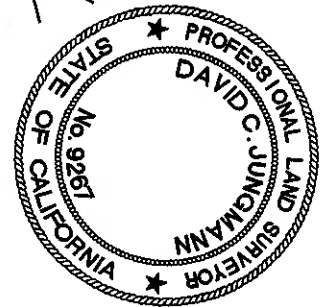
END OF DESCRIPTION



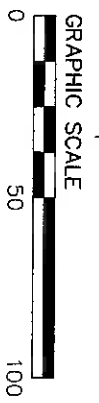
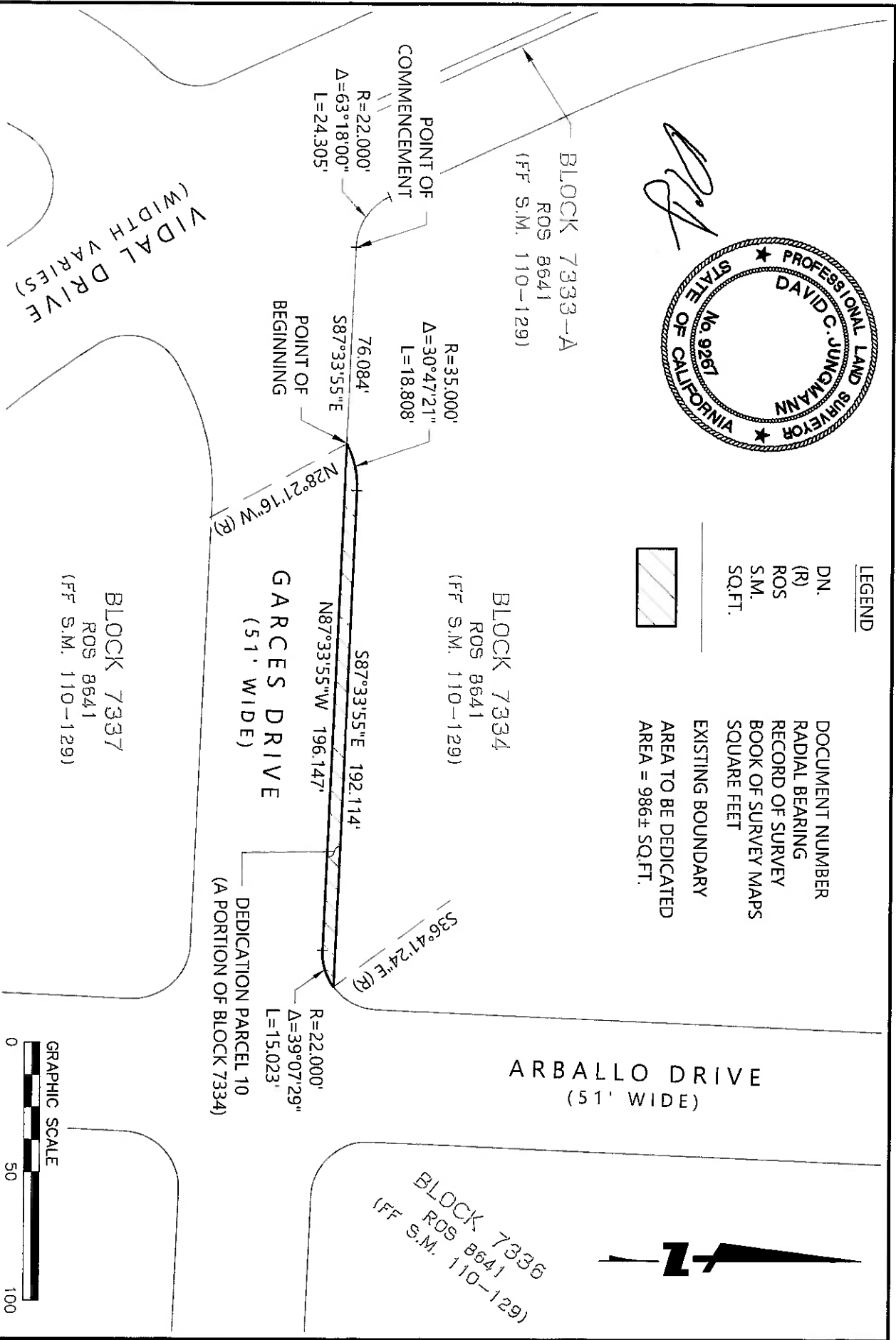


255 SHORELINE DR.,
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

[Handwritten Signature]



LEGEND	
DN.	DOCUMENT NUMBER
(R)	RADIAL BEARING
ROS	RECORD OF SURVEY
S.M.	BOOK OF SURVEY MAPS
SQ.FT.	SQUARE FEET
[Hatched Box]	EXISTING BOUNDARY
[Hatched Box]	AREA TO BE DEDICATED AREA = 986± SQ.FT.



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
 JOB NO.: 20200835-10
 BY BDF _____ APPR. DCJ _____ DATE 05/27/2022
 3 OF 3