

RECORDING REQUESTED BY,  
AND WHEN RECORDED RETURN TO:

City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
Attention: Director of Property

MAIL TAX STATEMENTS TO:

c/o Maximus Real Estate Partners LLC  
One Maritime Plaza, Suite 1900  
San Francisco, CA 94111  
Attn: Rob Rosania

No fee for recording pursuant to Government  
Code Section 27383

APN: 7337-002 (a portion of Arballo Drive referred to  
as Vacation Parcel 5)

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

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$ 0

- computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.

- unincorporated area  
 city and county of SAN FRANCISCO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation ("Grantor"), pursuant to  
Ordinance No. 207-22, adopted by the Board of Supervisors on September 27, 2022, and approved  
by the Mayor on October 6, 2022,

does hereby REMISE, RELEASE and forever QUITCLAIM to

**MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company ("Grantee")**,

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, described on Exhibit A attached hereto and made a  
part hereof ("Property").

RESERVING and subject to, pursuant to said Ordinance No. 207-22, a perpetual, non-exclusive  
easement for public street and utility purposes and City-owned utilities ("Easement") over, across  
and under the entire Property on the terms and conditions:

- a. Termination. The Easement will terminate automatically upon either of the

following (i) the PW Director's issuance of a notice of completion for the improvements described in Exhibit A-1 to the Parkmerced Blocks 3W & 4 ("Subphase 1C") Public Improvement Agreement between City and Grantee and dated \_\_\_\_\_, 2023; or (ii) the City records a quitclaim deed (or other notice of termination) with respect to the Easement in the Official Records of San Francisco County at the PW Director's discretion, in consultation with the affected City departments and utility providers.

b. Use. The Easement is part of City's dedicated right of way until terminated (if at all) on the conditions specified in the foregoing subsection (a). City's Easement rights shall include all public street and utility uses, including but not limited to the same City activities and uses in the portion of the City dedicated right of way abutting the Property or are otherwise necessary for the full enjoyment and accomplishment of the purposes of the Easement. City's Easement rights may be exercised by City's agents, contractors, subcontractors, suppliers, consultants, employees, or representatives, or by other authorized persons acting for or on behalf of City.

c. Right to Trim and Cut Trees and Vegetation. City shall have the right to trim and cut trees and vegetation, if any, that may affect City's Easement rights or pose a hazard to any existing or future City-owned or requested utilities or improvements, which shall include, but not be limited to, paving, street base, signage, traffic controls, striping, parking meters, water, sewer, power, gas, and communications facilities or any accessories or appurtenances thereto.

d. Non-City Use. Until the Easement is terminated (if at all) pursuant to subsection (a) above, any non-City party must obtain a permit from City's Department of Public Works before installing improvements or performing work at the Property.

[SIGNATURE PAGE FOLLOWS]

Executed as of \_\_\_\_\_, 2023.

**CITY**

CITY AND COUNTY OF  
SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
Andrico Q. Penick  
Director of Real Estate

Recommended:

Department of Public Works

By: \_\_\_\_\_  
Carla Short  
Interim Director

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: \_\_\_\_\_  
[name]  
Deputy City Attorney

**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

(Affix Seal)

Exhibit A

**LEGAL DESCRIPTION AND PLAT MAP FOR:**

- Vacation Parcel 5 (a portion of Arballo Drive)



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 5**  
**(A PORTION OF ARBALLO DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Arballo Drive 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 southerly terminus of that certain line labeled "N02°25'58"E 179.002'", as shown on said map, said point being on the westerly line of Arballo Drive and also being the **POINT OF BEGINNING** of this description;

Thence along said westerly line, North 02°25'58" East, 179.002 feet to the beginning of a tangent curve to the left;

Thence continuing along said westerly line, northwesterly along said tangent curve, having a radius of 22.000 feet, through a central angle of 72°04'50", an arc length of 27.677 feet;

Thence leaving said westerly line, South 87°33'55" East, 16.981 feet;

Thence South 02°25'58" West, 200.578 feet;

Thence North 87°33'55" West, 1.760 feet to said westerly line and the beginning of a non-tangent curve, concave westerly, whose radius point bears North 85°53'24" West;

Thence northerly along said westerly line, along said non-tangent curve, having a radius of 22.000 feet, through a central angle of 01°40'38", an arc length of 0.644 feet to the **POINT OF BEGINNING**.

Containing 436 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**



RECORDING REQUESTED BY,  
AND WHEN RECORDED RETURN TO:

City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
Attention: Director of Property

MAIL TAX STATEMENTS TO:

c/o Maximus Real Estate Partners LLC  
One Maritime Plaza, Suite 1900  
San Francisco, CA 94111  
Attn: Rob Rosania

No fee for recording pursuant to Government  
Code Section 27383

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

APN: 7334-002 (a portion of Higuera Avenue & Vidal Drive referred to as Vacation Parcel 1); 7334-003 (a portion of Vidal Drive referred to as Vacation Parcel 2); 7334-004 (a portion of Vidal Drive referred to as Vacation Parcel 3); 7334-005 (a portion of Garces Drive referred to as Vacation Parcel 4); 7334-006 (a portion of Arballo Drive referred to as Vacation Parcel 6)

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$ 0

- computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.

- unincorporated area  
 city and county of SAN FRANCISCO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation ("Grantor"), pursuant to Ordinance No. 207-22, adopted by the Board of Supervisors on September 27, 2022, and approved by the Mayor on October 6, 2022,

does hereby REMISE, RELEASE and forever QUITCLAIM to

**PARKMERCED OWNER LLC, a Delaware limited liability company**("Grantee"),

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, described on Exhibit A attached hereto and made a part hereof ("Property").

RESERVING and subject to, pursuant to said Ordinance No. 207-22, a perpetual, non-exclusive easement for public street and utility purposes and City-owned utilities ("Easement") over, across

and under the entire Property on the terms and conditions:

a. Termination. The Easement will terminate automatically upon either of the following: (i) the PW Director's issuance of a notice of completion for the improvements described in Exhibit A-1 to the Parkmerced Blocks 3W & 4 ("Subphase 1C") Public Improvement Agreement between City and Maximus PM Phase 1C Owner LLC, a Delaware limited liability company, and dated \_\_\_\_\_, 2023; or (ii) the City records a quitclaim deed (or other notice of termination) with respect to the Easement in the Official Records of San Francisco County at the PW Director's discretion, in consultation with the affected City departments and utility providers.

b. Use. The Easement is part of City's dedicated right of way until terminated (if at all) on the conditions specified in the foregoing subsection (a). City's Easement rights shall include all public street and utility uses, including but not limited to the same City activities and uses in the portion of the City dedicated right of way abutting the Property or are otherwise necessary for the full enjoyment and accomplishment of the purposes of the Easement. City's Easement rights may be exercised by City's agents, contractors, subcontractors, suppliers, consultants, employees, or representatives, or by other authorized persons acting for or on behalf of City.

c. Right to Trim and Cut Trees and Vegetation. City shall have the right to trim and cut trees and vegetation, if any, that may affect City's Easement rights or pose a hazard to any existing or future City-owned or requested utilities or improvements, which shall include, but not be limited to, paving, street base, signage, traffic controls, striping, parking meters, water, sewer, power, gas, and communications facilities or appurtenances thereto.

d. Non-City Use. Until the Easement is terminated (if at all) pursuant to subsection (a) above, any non-City party must obtain a permit from City's Department of Public Works before installing improvements or performing work at the Property.

[SIGNATURE PAGE FOLLOWS]

Executed as of \_\_\_\_\_, 2023.

**CITY**

CITY AND COUNTY OF  
SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
Andrico Q. Penick  
Director of Real Estate

Recommended:

Department of Public Works

By: \_\_\_\_\_  
Carla Short  
Interim Director

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: \_\_\_\_\_  
[name]  
Deputy City Attorney

**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

(Affix Seal)

Exhibit A

**LEGAL DESCRIPTIONS AND PLAT MAPS FOR:**

- Vacation Parcel 1 (a portion of Higuera Avenue and Vidal Drive)
  - Vacation Parcel 2 (a portion of Vidal Drive)
  - Vacation Parcel 3 (a portion of Vidal Drive)
  - Vacation Parcel 4 (a portion of Garces Drive)
  - Vacation Parcel 6 (a portion of Arballo Drive)



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 1**  
**(A PORTION OF HIGUERA AVENUE & VIDAL DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Higuera Avenue and Vidal Drive 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 line labeled as "S87°34'02"E 366.378'", said line being the southerly line of Higuera Ave, said point being the **POINT OF BEGINNING** of this description;

Thence along said southerly line of Higuera Avenue the following two (2) courses:

1. North 87°34'02" West, 366.378 feet to the beginning of a tangent curve to the left;
2. Along said tangent curve, having a radius of 22.000 feet, through a central angle of 92°35'59", an arc length of 35.556 feet to the easterly line of said Vidal Drive;

Thence along said easterly line of Vidal Drive, the following two (2) courses:

1. South 00°10'01" East, 176.384 feet to the beginning of a tangent curve to the right;
2. Along said tangent curve, having a radius of 3,118.500 feet, through a central angle of 00°20'28", an arc length of 18.567 feet;

Thence leaving said easterly line, North 00°10'01" West, 246.401 feet;

Thence South 87°34'02" East, 410.972 feet;

Thence South 02°25'58" West, 41.747 feet to said southerly line of Higuera Avenue, and the beginning of a non-tangent curve, concave southwesterly, whose radius point bears South 69°16'36" West;

Thence northwesterly along last said southerly line, along said non-tangent curve, having a radius of 22.000 feet, through a central angle of 66°50'38", an arc length of 25.666 feet to the **POINT OF BEGINNING**.

Containing 11,855 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**





**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 2**  
**(A PORTION OF VIDAL DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Vidal Drive 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 southerly terminus of that curve labeled "R=391.500'  $\Delta=26^{\circ}35'36''$  L=181.711'", said point being on the easterly line of Vidal Drive, as shown on said map, said point of commencement also being the beginning of a tangent curve to the right, whose radius point bears North  $65^{\circ}44'05''$  East from said point of commencement;

Thence northerly along said easterly line, along said tangent curve, having a radius of 391.500 feet, through a central angle of  $12^{\circ}30'28''$ , an arc length of 85.465 feet to the **POINT OF BEGINNING** of this description;

Thence leaving said easterly line, North  $20^{\circ}14'15''$  West, 3.869 feet;

Thence North  $00^{\circ}10'01''$  West, 3.143 feet to said easterly line and the beginning of a non-tangent curve, concave northeasterly, whose radius point bears North  $79^{\circ}15'12''$  East,

Thence southerly along said non-tangent curve, having a radius of 391.500 feet, through a central angle of  $01^{\circ}00'39''$ , an arc length of 6.907 feet to the **POINT OF BEGINNING**.

Containing 2 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



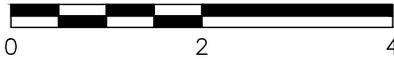
05/27/2022

Date

**END OF DESCRIPTION**



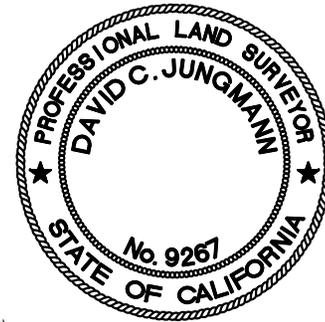
GRAPHIC SCALE



VIDAL DRIVE  
(WIDTH VARIES)

VACATION PARCEL 2  
(A PORTION OF VIDAL DRIVE)

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



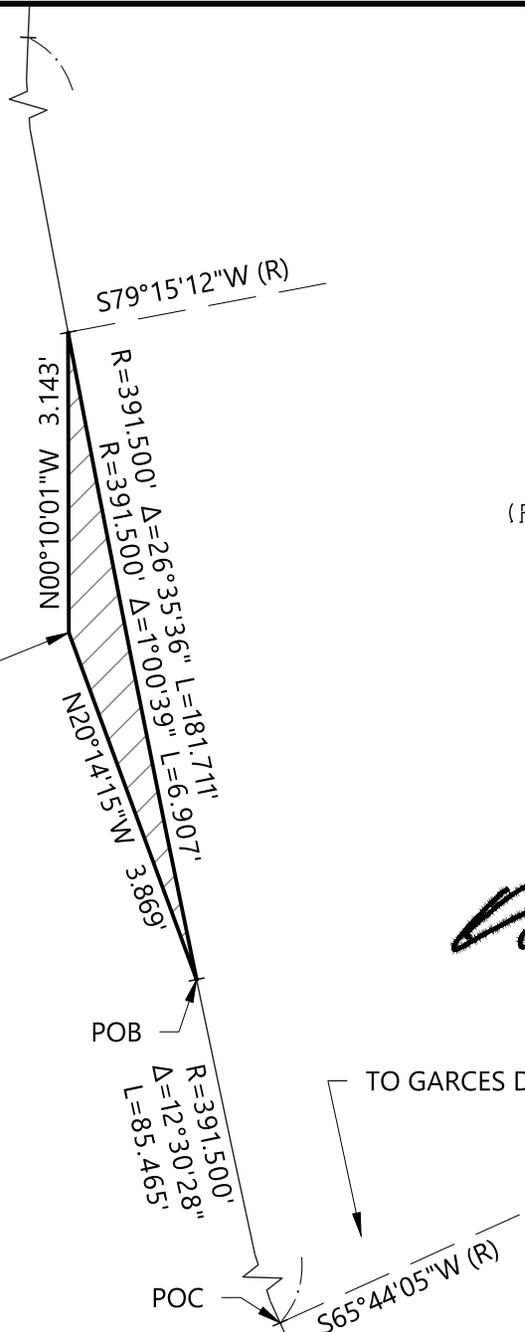
LEGEND

DN.	DOCUMENT NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(R)	DENOTES RADIAL BEARING
ROS	RECORD OF SURVEY
S.M.	BOOK OF SURVEY MAPS
SQ.FT.	SQUARE FEET

— EXISTING BOUNDARY



AREA TO BE VACATED  
AREA = 2± SQ.FT.



TO GARCES DRIVE

DRAWING NAME: \\BKF-01\work\Survey\0200835-10\0200835-10\_Plat.dwg  
PLOT DATE: 05-27-22  
PLOT BY: jms

**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 JMS APPR. DCJ DATE 05/27/2022  
3 OF 3

© BKF Engineers



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 3**  
**(A PORTION OF VIDAL DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Vidal Drive 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'  $\Delta$ =63°18'00" L=24.305'", as shown on said map, said point being on the easterly line of Vidal Drive as shown on said map;

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

1. North 24°15'55" West, 2.302 feet to the **POINT OF BEGINNING** of this description;
2. North 24°15'55" West, 33.394 feet to the beginning of a non-tangent curve, concave northeasterly, whose radius point bears North 67°30'48" East;

Thence leaving said easterly line, southeasterly along said non-tangent curve, having a radius of 538.000 feet, through a central angle of 03°33'25", an arc length of 33.399 feet to the **POINT OF BEGINNING**.

Containing 6 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**

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

VIDAL DRIVE  
 (WIDTH VARIES)

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

S67°30'48"W (R)

N24°15'55"W 33.394'  
 R=538.000'  
 $\Delta=33.3325"$   
 L=33.3399'

VACATION PARCEL 3  
 (A PORTION OF VIDAL DRIVE)

POB

S63°57'23"W (R)

N24°15'55"W  
 2.302'

POC

R=22.000'  $\Delta=63°18'00"$  L=24.305'

GRAPHIC SCALE



LEGEND

DN. DOCUMENT NUMBER  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 (R) DENOTES RADIAL BEARING  
 ROS RECORD OF SURVEY  
 S.M. BOOK OF SURVEY MAPS  
 SQ. FT. SQUARE FEET

EXISTING BOUNDARY



AREA TO BE VACATED  
 AREA = 6± SQ.FT.



*DCJ*

GARCES DRIVE  
 (51' WIDE)

DRAWING NAME: \\BKF-01\work\Survey\02000835\02000835.plt; PLOT DATE: 05-27-22; PLOTTED BY: jms



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 JMS APPR. DCJ DATE 05/27/2022

3 OF 3

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**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 4**  
**(A PORTION OF GARCES DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Garces Drive 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 westerly terminus of that certain line labeled as "S87°33'55"E 272.232'", said point being on the northerly line of Garces Drive and also being the **POINT OF BEGINNING** of this description;

Thence along said northerly line, South 87°33'55" East, 76.084 feet to the beginning of a non-tangent curve, concave southeasterly, whose radius point bears South 28°21'16" East;

Thence leaving said northerly line, southwesterly along said non-tangent curve, having a radius of 35.000 feet, through a central angle of 59°12'52", an arc length of 36.172 feet;

Thence South 02°25'52" West, 1.504 feet to the beginning of a tangent curve to the right;

Thence southwesterly along said tangent curve, having a radius of 19.000 feet, through a central angle of 47°06'00", an arc length of 15.619 feet;

Thence South 49°31'52" West, 12.359 feet to the beginning of a tangent curve to the right;

Thence westerly along said tangent curve, having a radius of 15.000 feet, through a central angle of 96°03'47", an arc length of 25.149 feet to a point of compound curvature;

Thence northwesterly along said compound curve, having a radius of 538.000 feet, through a central angle of 07°49'14", an arc length of 73.433 feet to said northerly line and the beginning of a non-tangent curve, concave northeasterly, whose radius point bears North 58°21'45" East;

Thence southeasterly along said northerly line, along said non-tangent curve, having a radius of 22.000 feet, through a central angle of 55°55'40", an arc length of 21.475 feet to the **POINT OF BEGINNING**.

Containing 3,058 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**

**LEGEND**

DN.	DOCUMENT NUMBER
POB	POINT OF BEGINNING
ROS	RECORD OF SURVEY
S.M.	BOOK OF SURVEY MAPS
SQ.FT.	SQUARE FEET
	EXISTING BOUNDARY
	AREA TO BE VACATED AREA = 3,058± SQ.FT.

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

VIDAL DRIVE  
(WIDTH VARIES)

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

S58°21'45"W (R)  
R=22.000'  
Δ=55°55'40"  
L=21.475'

POB

S87°33'55"E 76.084'

S87°33'55"E 272.232'

N28°21'16"W (R)  
R=35.000'  
Δ=59°12'52"  
L=36.172'

VACATION PARCEL 4  
(A PORTION OF GARCES DRIVE)

GARCES DRIVE  
(51' WIDE)

R=538.000'  
Δ=7°49'14"  
L=73.433'

S02°25'52"W  
1.504'

R=19.000'  
Δ=47°06'00"  
L=15.619'

POINT OF  
COMPOUND  
CURVATURE

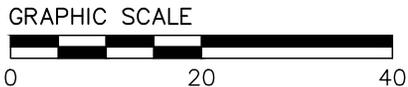
S49°31'52"W  
12.359'

R=15.000'  
Δ=96°03'47"  
L=25.149'

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



*[Handwritten Signature]*



DRAWING NAME: \\BKF-01\work\Survey\02000835-10\02000835-10\_Plat\_to\_Accompany\_Exhibit\_A.dwg  
PLOT DATE: 05-27-22  
PLOTTED BY: asp

**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 JMS APPR. DCJ DATE 05/27/2022  
**3 OF 3**

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**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VACATION PARCEL 6**  
**(A PORTION OF ARBALLO DRIVE)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Arballo Drive 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 southerly terminus of that certain line labeled as "N02°25'58"E 482.006'", said point being on the westerly line of Arballo Drive and also being the **POINT OF BEGINNING** of this description;

Thence along said westerly line, North 02°25'58" East, 482.006 feet to the beginning of a tangent curve to the right;

Thence continuing northerly along said westerly line, along said tangent curve, having a radius of 3,312.500 feet, through a central angle of 01°51'46", an arc length of 107.688 feet;

Thence leaving said westerly line, South 02°25'58" West, 606.743 feet;

Thence North 87°33'55" West, 9.869 feet to said westerly line and the beginning of a non-tangent curve, concave northwesterly, whose radius point bears North 36°41'24" West,

Thence northeasterly along said westerly line, along said non-tangent curve, having a radius of 22.000 feet, through a central angle of 50°52'37", an arc length of 19.535 feet to the **POINT OF BEGINNING**.

Containing 1,041 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.



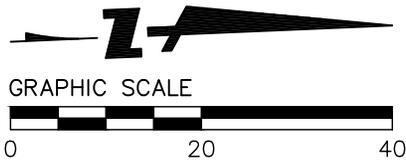
\_\_\_\_\_  
David C. Jungmann, PLS 9267



05/27/2022

Date

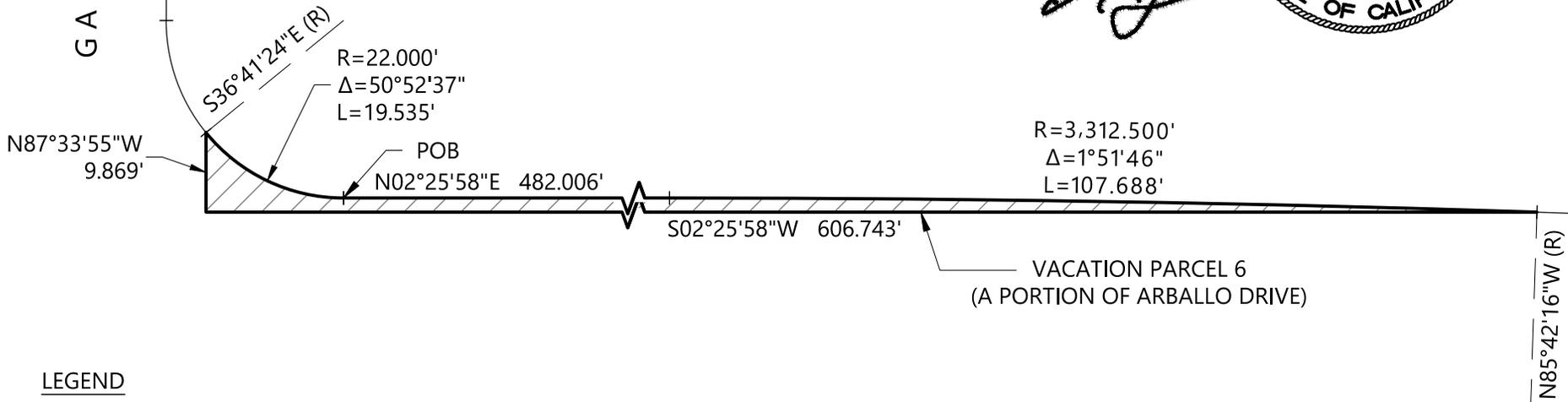
**END OF DESCRIPTION**



*[Handwritten signature]*

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

GARCÉS DRIVE  
 (51' WIDE)



LEGEND

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

— EXISTING BOUNDARY  
 AREA TO BE VACATED  
 AREA = 1,041± SQ.FT.

ARBALLO DRIVE  
 (51' WIDE)

GONZALEZ DRIVE  
 (67' WIDE)

BLOCK 7336  
 ROS 8641  
 (FF S.M. 110-129)

DRAWING NAME: \\BKF-01\work\Survey\2022\052722\02200835-10\02200835-10.plt; PLOT DATE: 05-27-22; PLOTTED BY: jms



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 3 OF 3

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