

RECORDING REQUESTED BY:
City and County of San Francisco

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

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

APN: 3180-196; 3180-197; Portion of 3180-199; 3180-214

Space above this line for Recorder's Use

IRREVOCABLE OFFER OF IMPROVEMENTS

(Lot J – Final Map 11177; Block 3180, Lot 196; Block 3180, Lot 197; Portion of Block 3180, Lot 199)

BHC BALBOA BUILDERS, LLC, a California limited liability company, hereby irrevocably offers to the City and County of San Francisco, a municipal corporation (the “City”), and its successors and assigns, those certain public improvements located on Lot J – Final Map 11177; Block 3180, Lot 196; Block 3180, Lot 197 and Portion of Block 3180; Lot 199; all as more particularly described in **Exhibit A** (Legal Description) and as shown on **Exhibit B** (Plat Map) attached hereto, which improvements are described and depicted in Public Works Permit No. 24IE-00460, as may be amended from time to time.

With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of this offer of public improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever with respect to such offer of improvements, unless and until such offer has been formally accepted by the Director of Public Works or the Board of Supervisors and subject to any exception that may be provided in a separate instrument, such as a permit under Public Works Code Section 786, or other local law.

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 _____, 20____.

BHC BALBOA BUILDERS, LLC, a
California limited liability company

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

By: _____

Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A
LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS"

PARCEL 1 (APN 3180-197)

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), 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 TWO, SAID CORNER BEING ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY SOUTH 00°40'45" EAST 62.00 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE SOUTH 89°36'00" WEST, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE NORTH 00°40'45" WEST 62.00 FEET TO SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID NORTHERLY LINE NORTH 89°36'00" EAST 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,693± SQ.FT. OR 0.521± ACRES

EXHIBIT A
LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS"

PARCEL 2 (APN 3180-196)

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), 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:

COMMENCING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON SOUTH 00°40'45" EAST 62.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE SOUTH 89°36'00" WEST, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 355.02 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°40'45" EAST, PARALLEL WITH SAID WESTERLY LINE OF PARCEL TWO, 927.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°05'28", AN ARC LENGTH OF 66.64 FEET TO SAID WESTERLY LINE OF PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF PARCEL TWO NORTH 00°40'45" WEST 992.59 FEET TO A LINE THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID LINE NORTH 89°36'00" EAST 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10,681± SQ.FT. OR 0.245± ACRES

EXHIBIT A
LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS"

PARCEL 3 (LOT J, FINAL MAP 11177)

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

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

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

PARCEL 4 (PORTION OF APN 3180-199)

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL ONE, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012, DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE SOUTH 89°01'17" WEST 72.15 FEET TO THE NORTHEAST CORNER OF MAYOR EDWIN M. LEE AVENUE (WIDTH VARIES), SAID NORTHEAST CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID MAYOR EDWIN M. LEE AVENUE SOUTH 89°01'17" WEST 22.02 FEET TO AN ANGLE THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF MAYOR EDWIN M. LEE AVENUE SOUTH 14°38'04" WEST 13.86 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF MAYOR EDWIN M. LEE AVENUE NORTH 75°22'33" WEST 32.49 FEET TO THE NORTHWEST CORNER OF SAID MAYOR EDWIN M. LEE AVENUE, SAID NORTHERLY LINE OF MAYOR EDWIN M. LEE AVENUE BEING THE SOUTHERLY LINE OF SAID PARCEL ONE; THENCE NORTH 00°23'44" WEST 5.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 207.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°45'18", AN ARC LENGTH OF 74.98 FEET TO A LINE THAT IS PERPENDICULARLY DISTANT 80.00 FEET NORTHERLY FROM THE MOST SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID LINE THAT IS PERPENDICULARLY DISTANT 80.00 FEET NORTHERLY FROM THE MOST SOUTHERLY LINE OF SAID PARCEL ONE, SOUTH 75°22'33" EAST 57.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 67°26'44" EAST 150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°57'16", AN ARC LENGTH OF 60.09 FEET; THENCE SOUTH 00°24'00" EAST 0.67 FEET TO THE TRUE POINT OF BEGINNING.

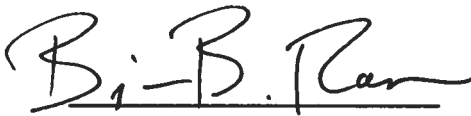
CONTAINING 4,210± SQ.FT. OR 0.097± ACRES

EXHIBIT A
LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS"

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO PLYMOUTH AVENUE SHOWN AS SOUTH 75°22'33" EAST 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.

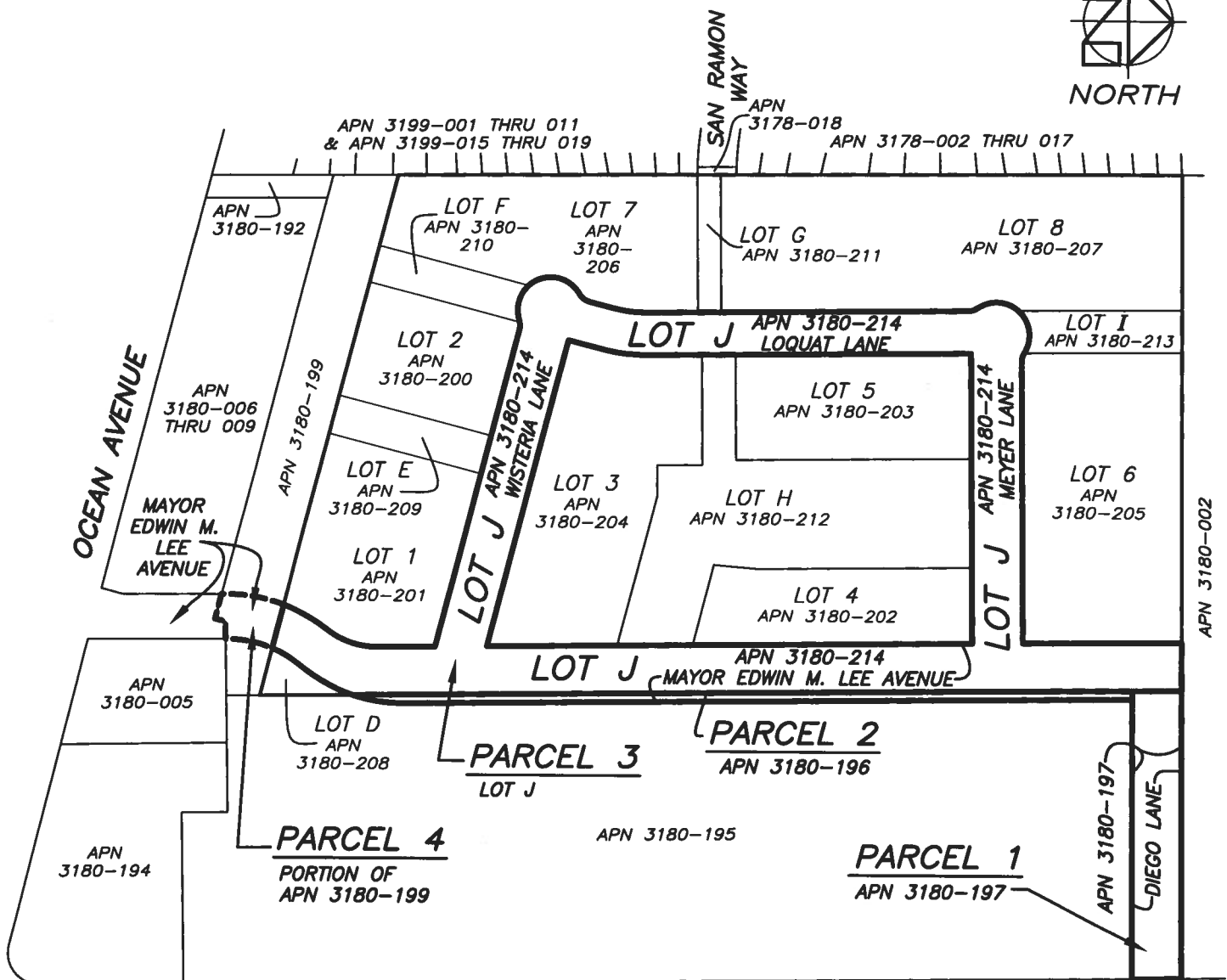


NOVEMBER 5, 2024

BENJAMIN B. RON, PLS 5015



EXHIBIT B PLAT MAP



FRIDA KAHLO WAY

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
R.	RADIAL
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.	PARCEL
NE	NORTHEAST
NLY	NORTHERLY
WLY	WESTERLY
ELY	EASTERLY
SE	SOUTHEAST

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 FILED MARCH 9, 2022 IN BOOK JJ OF SURVEY MAPS, AT PAGES 103-105.

NOTES:

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

OFFER OF IMPROVEMENTS BALBOA RESERVOIR

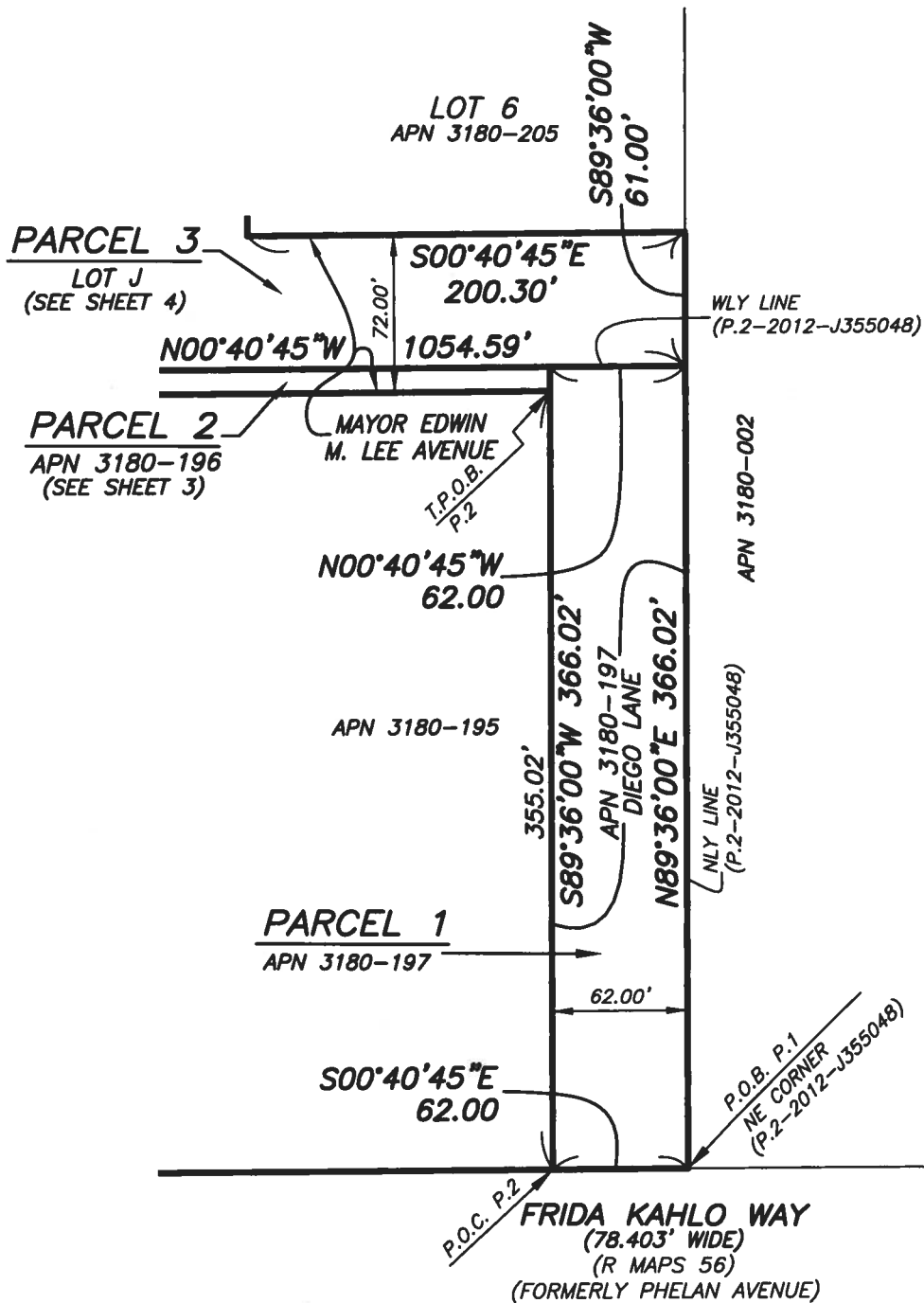
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=200' SHEET 1 OF 6 JOB NO. S-9668

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

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

EXHIBIT B PLAT MAP



OFFER OF IMPROVEMENTS BALBOA RESERVOIR

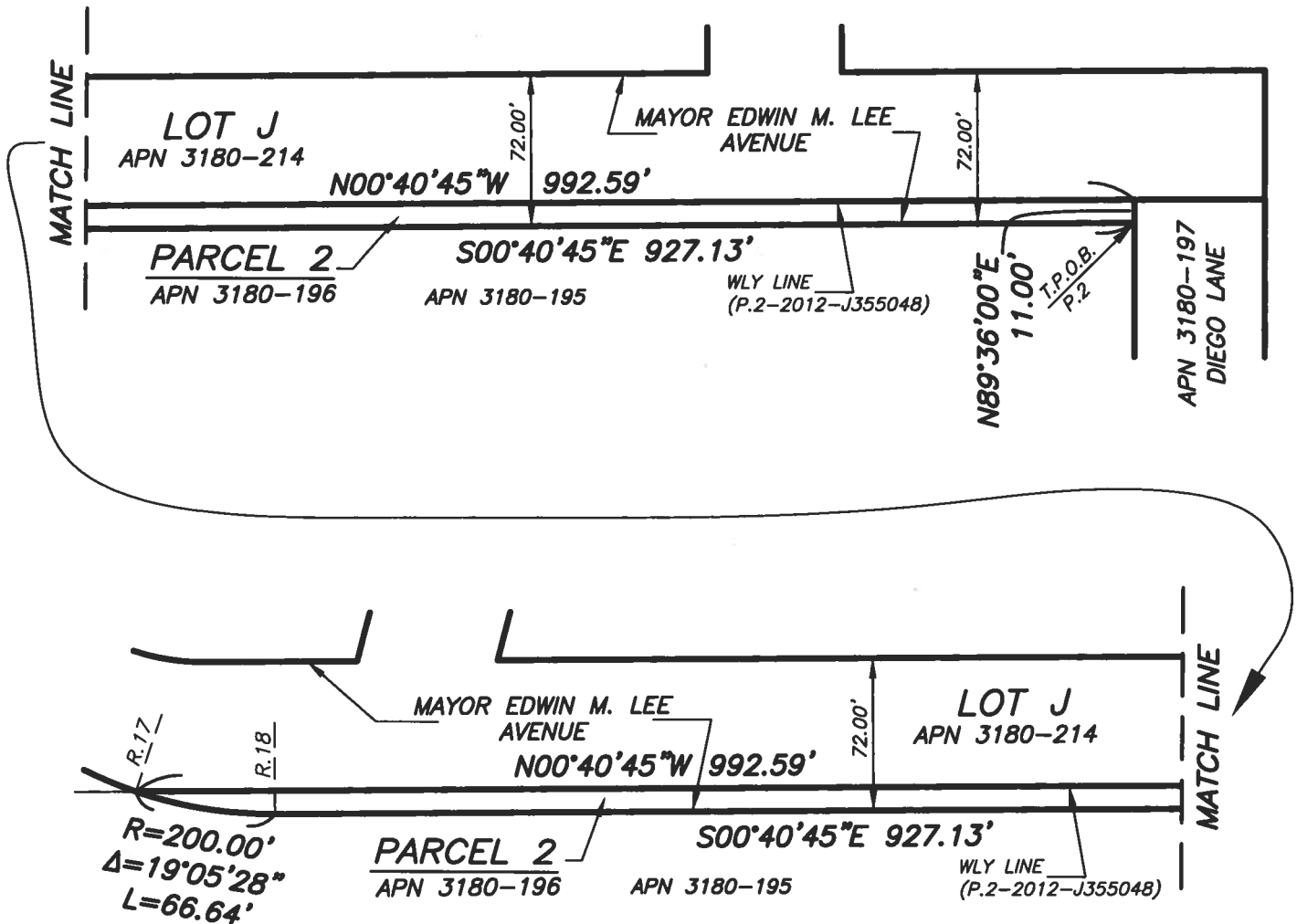
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 2 OF 6 JOB NO. S-9668

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EXHIBIT B PLAT MAP



RADIAL TABLE	
R.17	S71°35'17"E
R.18	S89°19'15"W

OFFER OF IMPROVEMENTS BALBOA RESERVOIR

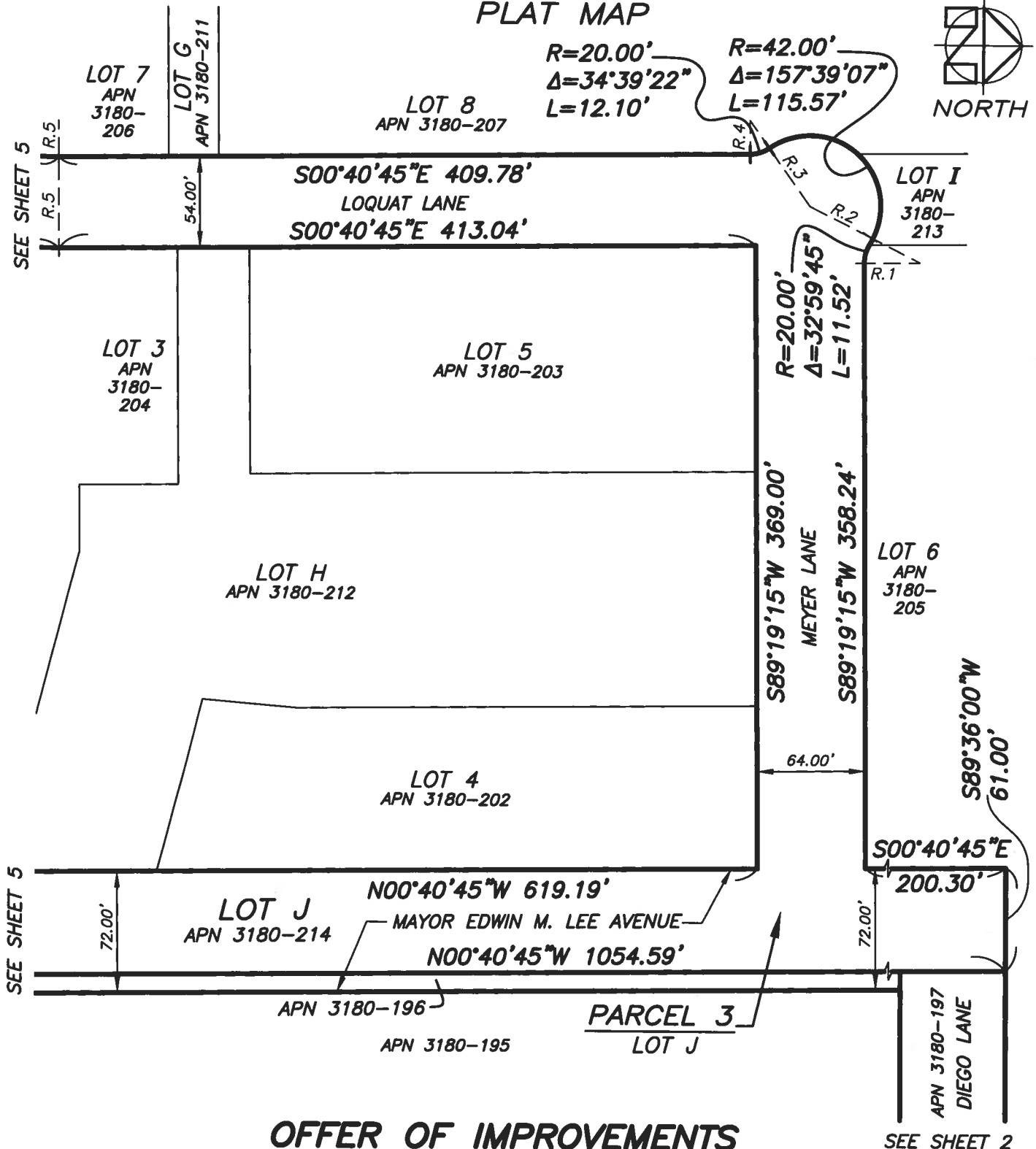
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 3 OF 6 JOB NO. S-9668

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EXHIBIT B PLAT MAP



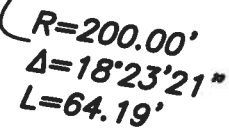
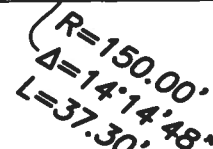
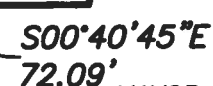
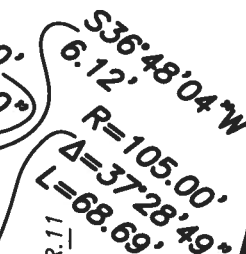
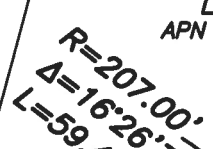
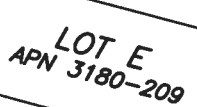
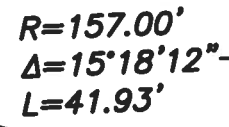
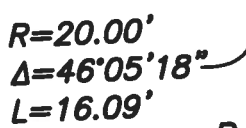
OFFER OF IMPROVEMENTS BALBOA RESERVOIR

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 4 OF 6 JOB NO. S-9668

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$$\begin{aligned} R &= 42.00' \\ \Delta &= 169^\circ 05' 03'' \\ L &= 123.95' \end{aligned}$$


OFFER OF IMPROVEMENTS

BALBOA RESERVOIR

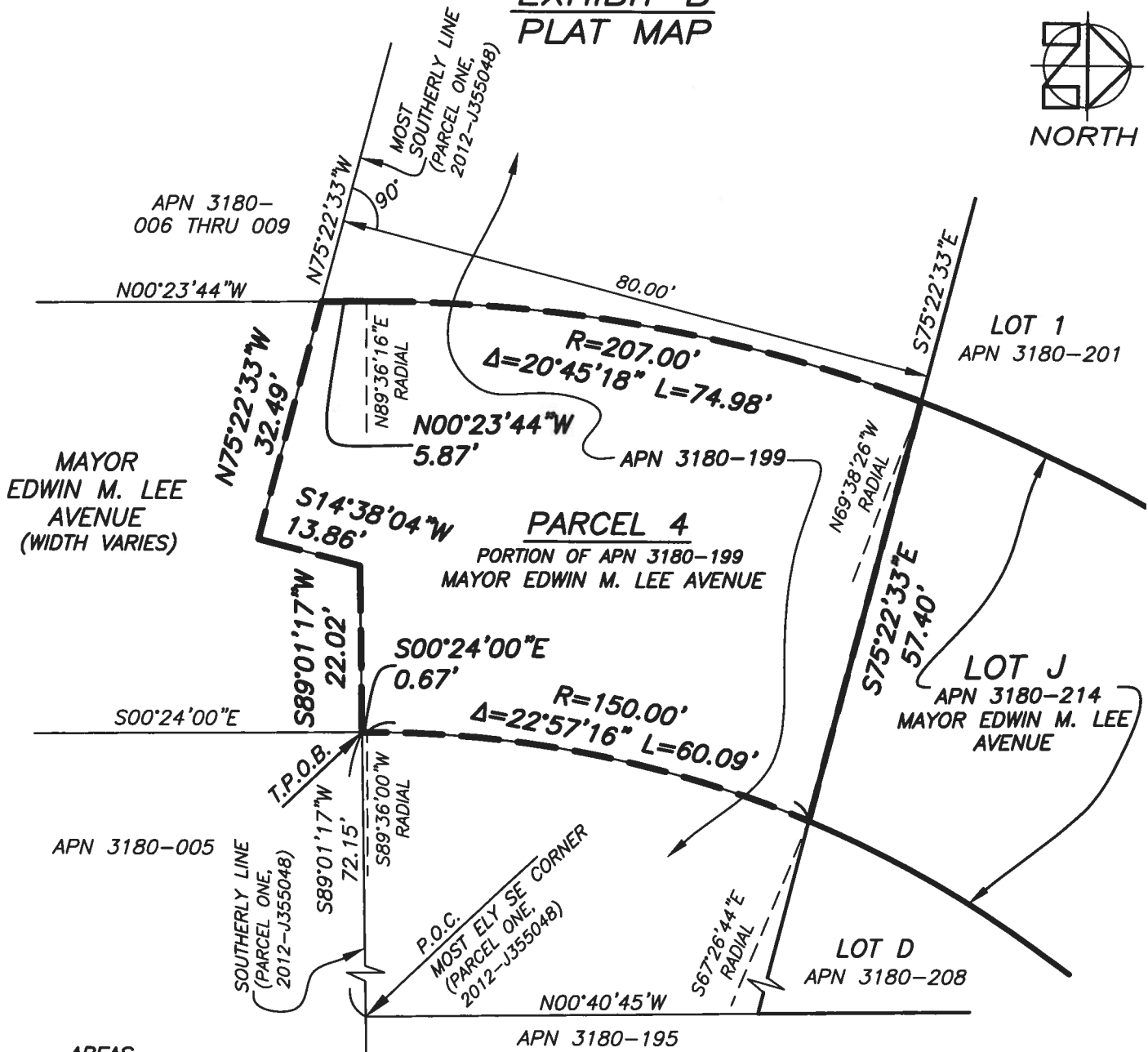
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 5 OF 6 JOB NO. S-9668

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EXHIBIT B PLAT MAP



AREAS

PARCEL 1:	APN 3180-197	-	22,693 SQ.FT. OR 0.521 ACRES
PARCEL 2:	APN 3180-196	-	10,681 SQ.FT. OR 0.245 ACRES
PARCEL 3:	LOT J	-	157,220 SQ.FT. OR 3.609 ACRES
PARCEL 4:	PORTION OF APN 3180-199	-	4,210 SQ.FT. OR 0.097 ACRES
TOTAL			194,804 SQ.FT. OR 4.472 ACRES

OFFER OF IMPROVEMENTS BALBOA RESERVOIR

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=20' SHEET 6 OF 6 JOB NO. S-9668

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