

Recording requested by and
when recorded mail to:

DIRECTORY OF PROPERTY
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

This instrument exempt from Documentary Transfer Tax
(CA Revenue & Taxation Code § 11922 and SF
Business and Tax Regulations Code § 1105)

Free Recording Requested Pursuant to
to Government Code § 2738

APN: 3180-010
Address: 1150 Ocean Avenue

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

OFFER OF DEDICATION
(Fee Title to Lee Avenue Extension)

AVALON OCEAN AVENUE, L.P., a Delaware limited partnership ("Avalon"), being the fee title owner of record of the Property (defined as follows), does hereby irrevocably offer to dedicate, in fee title, to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, for public street and roadway purposes, the improved real property (the "Property") situated in the City and County of San Francisco, State of California and described in Exhibit A and shown on Exhibit A-1 (plat map) attached hereto.

WHEREAS, it is understood and agreed that the City, and its successors and assigns, shall incur no liability or obligation whatsoever with respect to such offer of dedication, and, except as may be provided by separate instrument, shall not assume any responsibility for the Property or any improvements thereon or therein, unless and until this offer has been accepted by appropriate action of the City's Board of Supervisors and a deed transferring the Property from Avalon to the City is recorded in the Official Records of San Francisco County; and,

WHEREAS, Avalon does also hereby irrevocably offer to the City, and its successors and assigns, all of the right-of-way improvements and underground public utility facilities (the "Street Improvements") constructed or installed by or on behalf of Avalon on the Property and adjacent property owned by the City and County of San Francisco shown on Exhibit B hereto, pursuant to Street Improvement Permit No. 09IE-0693 dated May 26, 2011, and DPW Order 179,281 dated April 28, 2011, for the extension of Lee Avenue, and the improvement plans and specifications described therein, but excepting therefrom those portions of the facilities which are identified as PG&E service conduits and vaults on the "as-built" drawings delivered to and on file with the City; and,

WHEREAS, it is further understood and agreed that: (i) upon acceptance of this offer and recordation of the Deed in the Official Records of San Francisco County, the City shall own and

be responsible for maintenance of the Property and the Street Improvements, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever hereunder with respect to this offer, and, except as may be provided by separate instrument, shall not assume any responsibility for the Property or the Street Improvements unless and until such offer has been accepted by appropriate action of the City's Board of Supervisors and the Deed is recorded in the Official Records of San Francisco County; and,

WHEREAS, the provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the undersigned and the City.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of November, 2013.

AVALON OCEAN AVENUE, L.P.,
a Delaware limited partnership

By: California Multiple Financing, Inc.,
a Maryland corporation,
its General Partner

By: Nathan Hong

Name: Nathan Hong

Title: SP. VP

State of California)

County of Santa Clara)

On 11/18/13, before me, Stacey M Estrada Notary Public
personally appeared Nathan Hong, 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 [Signature] (Seal)

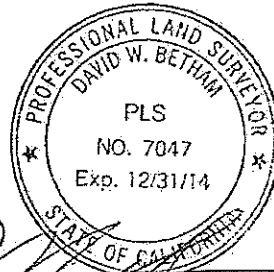


EXHIBIT A

Legal Description of Property

ALL THAT CERTAIN REAL PROPERTY IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

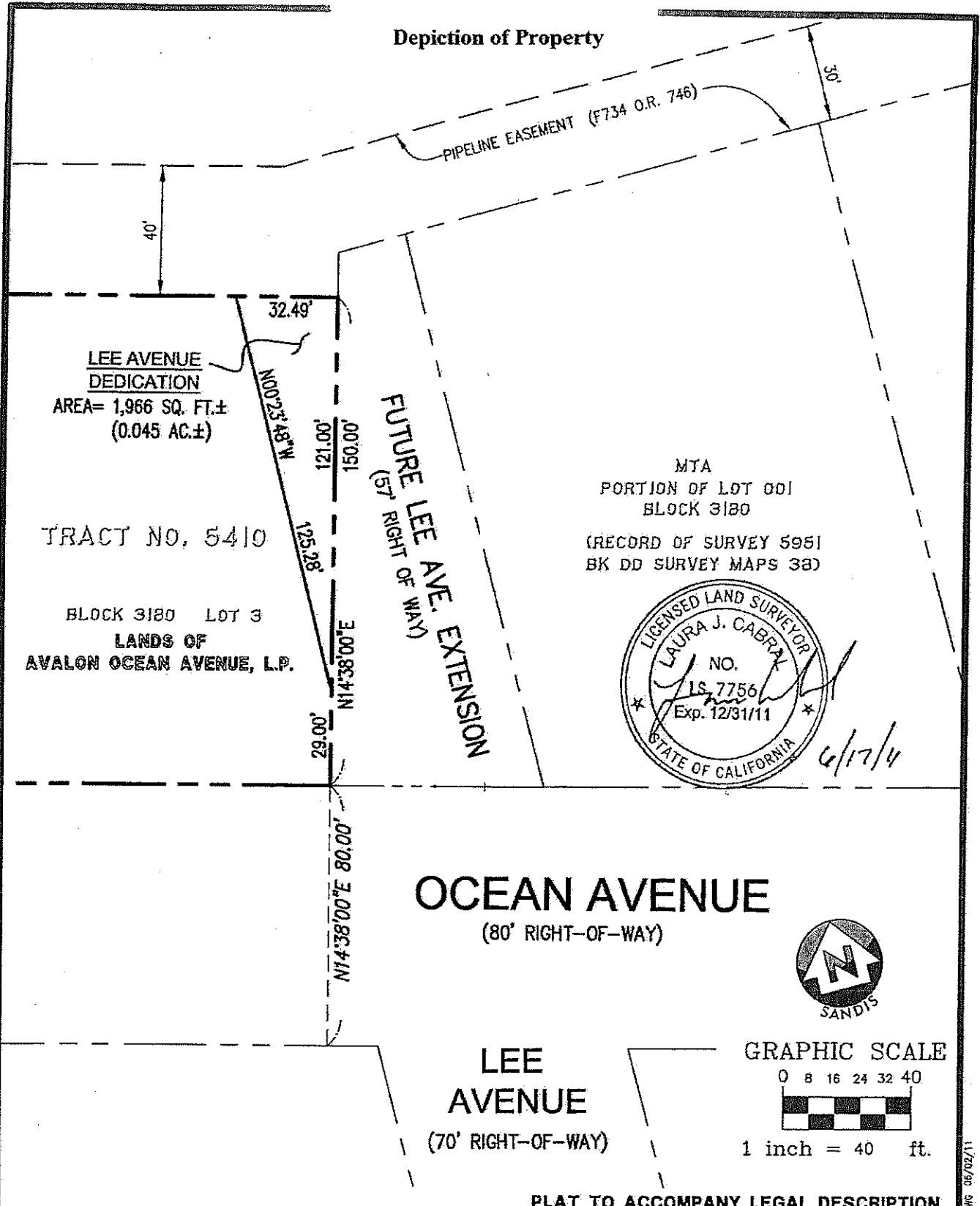
PARCEL 5, AS SHOWN ON THE FINAL MAP NO. 5410, AS FILED FOR RECORD ON NOVEMBER 16, 2011, IN BOOK "DD" OF SURVEY MAPS AT PAGES 164-169, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



[Handwritten Signature]
9-24-13

EXHIBIT A-1

Depiction of Property



PLAT TO ACCOMPANY LEGAL DESCRIPTION



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

936 E. Duane Ave. | Sunnyvale, CA 94085 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net

SUNNYVALE

ROSEVILLE

OAKLAND

DATE: 06/02/11
SCALE: 1"=20'
DRAWN BY: BHS
APPROVED BY: LJC
DRAWING NO:
606136

PLAT OF STREET DEDICATION
LANDS OF AVALON OCEAN AVENUE, L.P.
1150 OCEAN AVENUE
SAN FRANCISCO CA

SHEET

1

OF 1 SHEETS

606136

PLAT_LEG_DEDICATION.DWG 06/02/11

