

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: 7331-254 (Dedication Parcel 11)

Space above this line for Recorder's Use

**GRANT DEED**  
**Parkmerced Development Project Phase 1D**

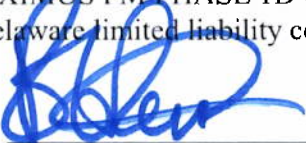
For valuable consideration, the receipt and adequacy of which are acknowledged, MAXIMUS PM PHASE 1D OWNER LLC, a Delaware limited liability company ("**Grantor**"), hereby grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**" or "**Grantee**"), the real property situated in the City and County of San Francisco, State of California ("**Property**") described in **Exhibit A** (Legal Description and Plat Map) attached hereto and incorporated herein, subject to a reserved easement for the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system) on the terms and conditions of a 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 \_\_\_\_\_, 2023 as Document No. \_\_\_\_\_ in the Official Records (the "**Water System Easement**"), and as most recently amended by that certain \_\_\_\_\_ Amendment to Restatement and Amendment of Water System Easement dated \_\_\_\_\_ and recorded in the Official Records of the City and County of San Francisco concurrently herewith as Document No. \_\_\_\_\_.

This Grant Deed is provided in connection with, and for the purpose of evidencing the acceptance by Grantee of, that certain Irrevocable Offer of Dedication, dated \_\_\_\_\_, 202\_, recorded in the Official Records of the City and County of San Francisco (the "**Offer**"), which Offer was recorded concurrent with "Final Map No. 10699", which was recorded in Book \_\_\_\_\_ of \_\_\_\_\_ Maps, at Pages \_\_\_\_\_ through \_\_\_\_\_, inclusive, Official Records of the City and County of San Francisco.

Upon Grantee's acceptance of this Grant Deed, Grantor's obligation as to the Offer is satisfied in all respects.

IN WITNESS WHEREOF, the undersigned has executed this instrument this \_\_\_\_ day  
of \_\_\_\_\_, 2023.

GRANTOR: MAXIMUS PM PHASE 1D OWNER LLC,  
a Delaware limited liability company

By:   
Name: Robert A. Rarania  
Its: President

**CERTIFICATE OF ACCEPTANCE**

**Government Code Section 27281**

This is to certify that the interest in the real property conveyed by the grant deed dated \_\_\_\_\_, 202\_, from MAXIMUS PM PHASE 1D OWNER LLC, a Delaware limited liability company to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“Grantee”), is hereby accepted by the undersigned on behalf of Grantee, pursuant to the authority conferred by Ordinance No. 89-11 adopted on June 07, 2011 and Ordinance No. 207-22 adopted on September 27, 2022 and the Grantee consents to the recordation thereof, by its duly authorized officer.

IN WITNESS WHEREOF, I have hereunder set my hand this \_\_\_\_ day of \_\_\_\_\_, 202\_.

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
ANDRICO Q. PENICK  
Director of Real Estate

**APPROVED LEGAL DESCRIPTION**

By: \_\_\_\_\_  
\_\_\_\_\_  
Acting City and County Surveyor  
LS \_\_\_\_\_  
Expires \_\_\_\_\_





**Exhibit A**

**LEGAL DESCRIPTION AND PLAT MAP**



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**DEDICATION PARCEL 11**  
**(A PORTION OF LOT 12)**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 12 as shown on that certain map entitled "FINAL MAP NO. 8530" filed December 14, 2017, in Book 133 of Condominium Maps, at pages 71-80, 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 terminus of that line labeled as "S52°33'48E 438.83'", said line being the southerly line of Font Boulevard, as shown on said map, said point being the **POINT OF BEGINNING** of this description;

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

1. South 52°33'48" East, 438.828 feet to the beginning of a tangent curve to the right;
2. Along said tangent curve, having a radius of 22.000 feet, through a central angle of 58°29'05", for an arc length 22.456 feet;

Thence leaving said southerly line, North 52°33'48" West, 480.601 feet to said southerly line, said point being the beginning of a non-tangent curve, concave northerly, whose radius point bears North 23°33'26" East;

Thence northeasterly along said southerly line and along said non-tangent curve, having a radius of 68.500 feet, through a central angle of 21°17'01", for an arc length of 25.446 feet to the **POINT OF BEGINNING**.

Containing 4,848 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**





