

**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: 3180-214

Space above this line for Recorder's Use

**GRANT DEED**

**Lot J (Mayor Edwin M. Lee Avenue, Wisteria Lane, Loquat Lane and Meyer Lane)**  
**Final Map 11177**

For valuable consideration, the receipt and adequacy of which are acknowledged, BHC BALBOA BUILDERS, LLC, a California 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, described in **Exhibit A** (Legal Description) and depicted on **Exhibit A-1** (Plat Map) attached hereto and incorporated herein.

This Grant Deed is provided in connection with, and for the purpose of evidencing the acceptance by Grantee of, that certain Offer of Dedication, dated \_\_\_\_\_, 2024, recorded in the Official Records of the City and County of San Francisco (the "**Offer**"), which Offer was recorded concurrent with "Balboa Reservoir Mixed Use Condominium Project - Final Map 11177", 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.

(Signature on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument this \_\_\_\_\_ day  
of \_\_\_\_\_, 202\_.

**GRANTOR:**

BHC BALBOA BUILDERS, LLC, a  
California limited liability company

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## 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 BHC BALBOA BUILDERS, LLC, a California 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. \_\_\_\_\_-\_\_ adopted on \_\_\_\_\_, 20\_\_ 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\_\_.

GRANTEE:

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
ANDRICO Q. PENICK  
Director of Property

### APPROVED LEGAL DESCRIPTION

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

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 \_\_\_\_\_

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.

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County of San Francisco )

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WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

**"GRANT DEED FOR PUBLIC STREETS"**

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

THIS DESCRIPTION WAS PREPARED BY ME IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

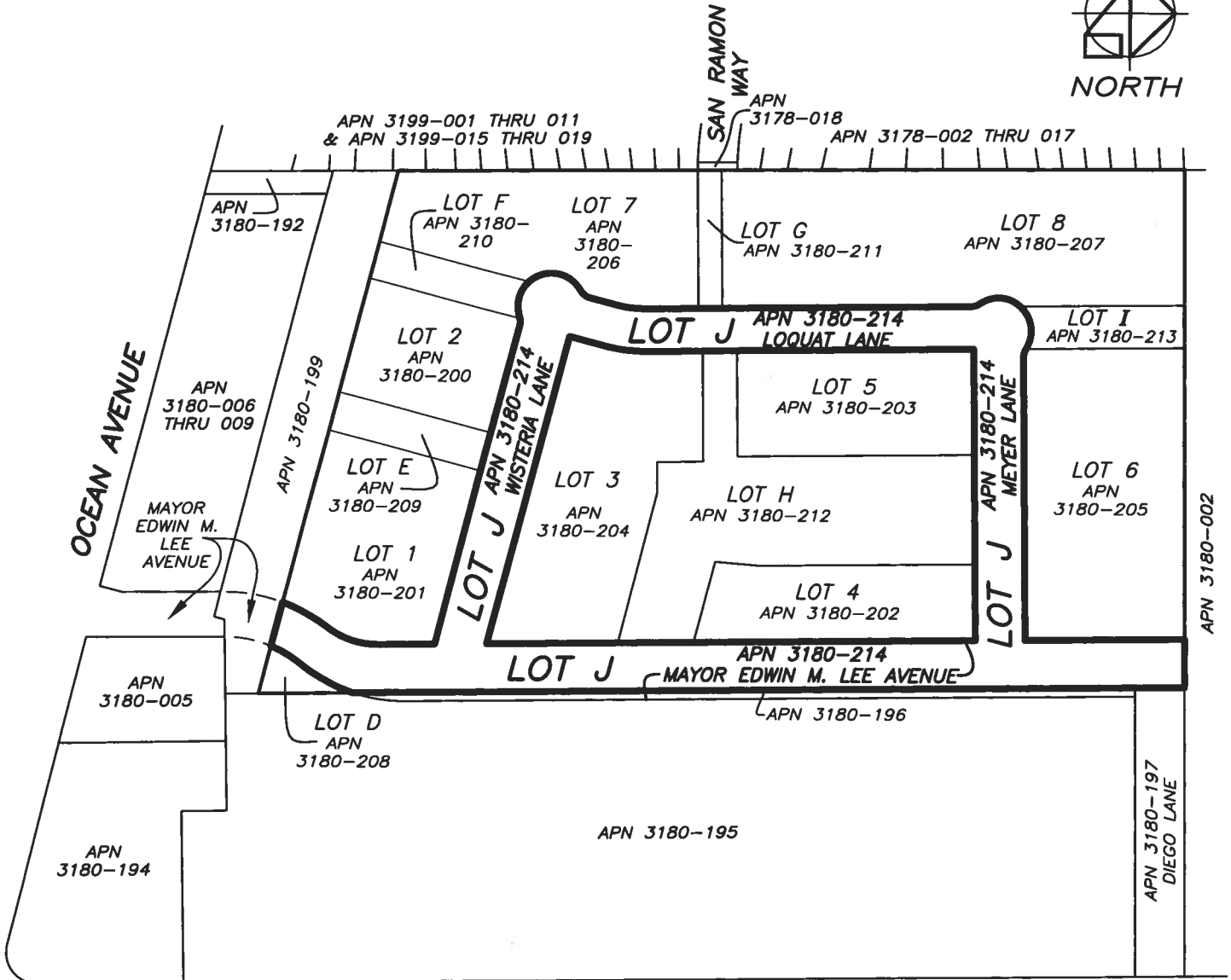
*Ben-B. Ron*

NOVEMBER 5, 2024

BENJAMIN B. RON, PLS 5015



# EXHIBIT A-1 PLAT MAP



## FRIDA KAHLO WAY

### LEGEND

APN ASSESSOR'S  
PARCEL  
NUMBER

### 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.

### NOTE:

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

## GRANT DEED FOR PUBLIC STREETS BALBOA RESERVOIR

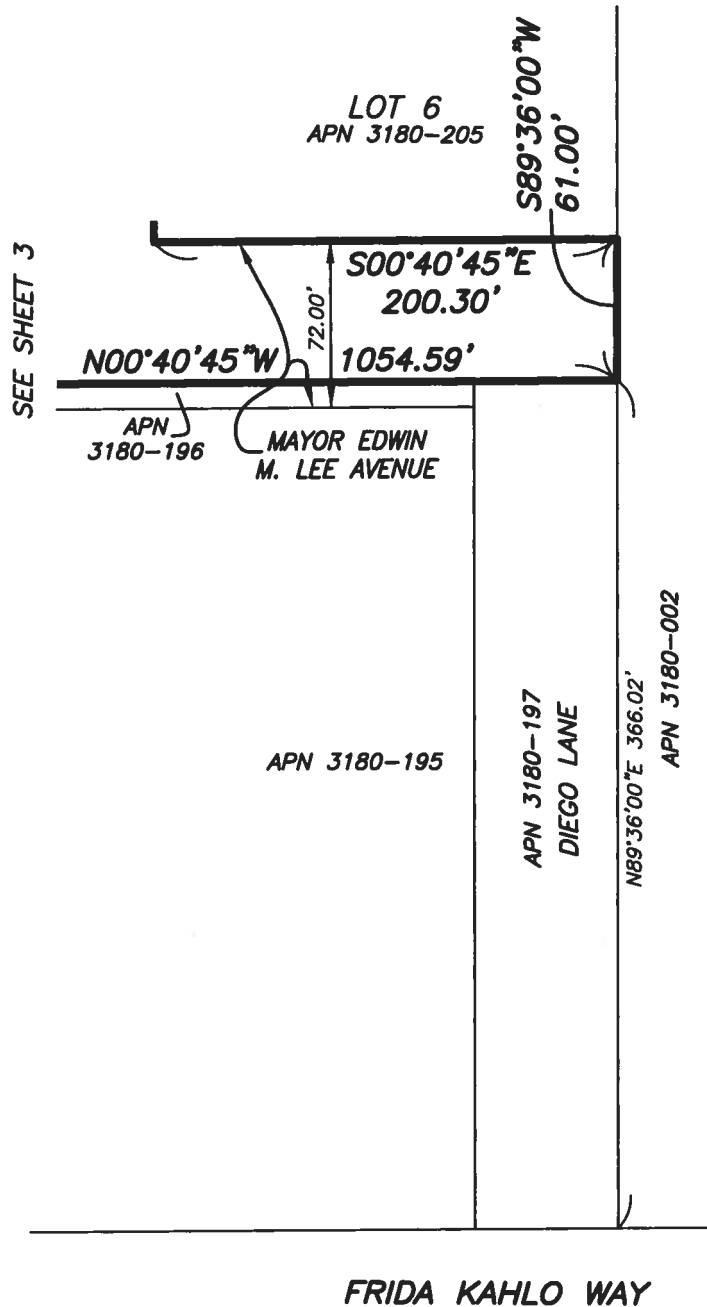
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BY JP CHKD. BR DATE 11/5/24 SCALE 1"=200' SHEET 1 OF 4 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 A-1**  
**PLAT MAP**



**GRANT DEED FOR PUBLIC STREETS**  
**BALBOA RESERVOIR**

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

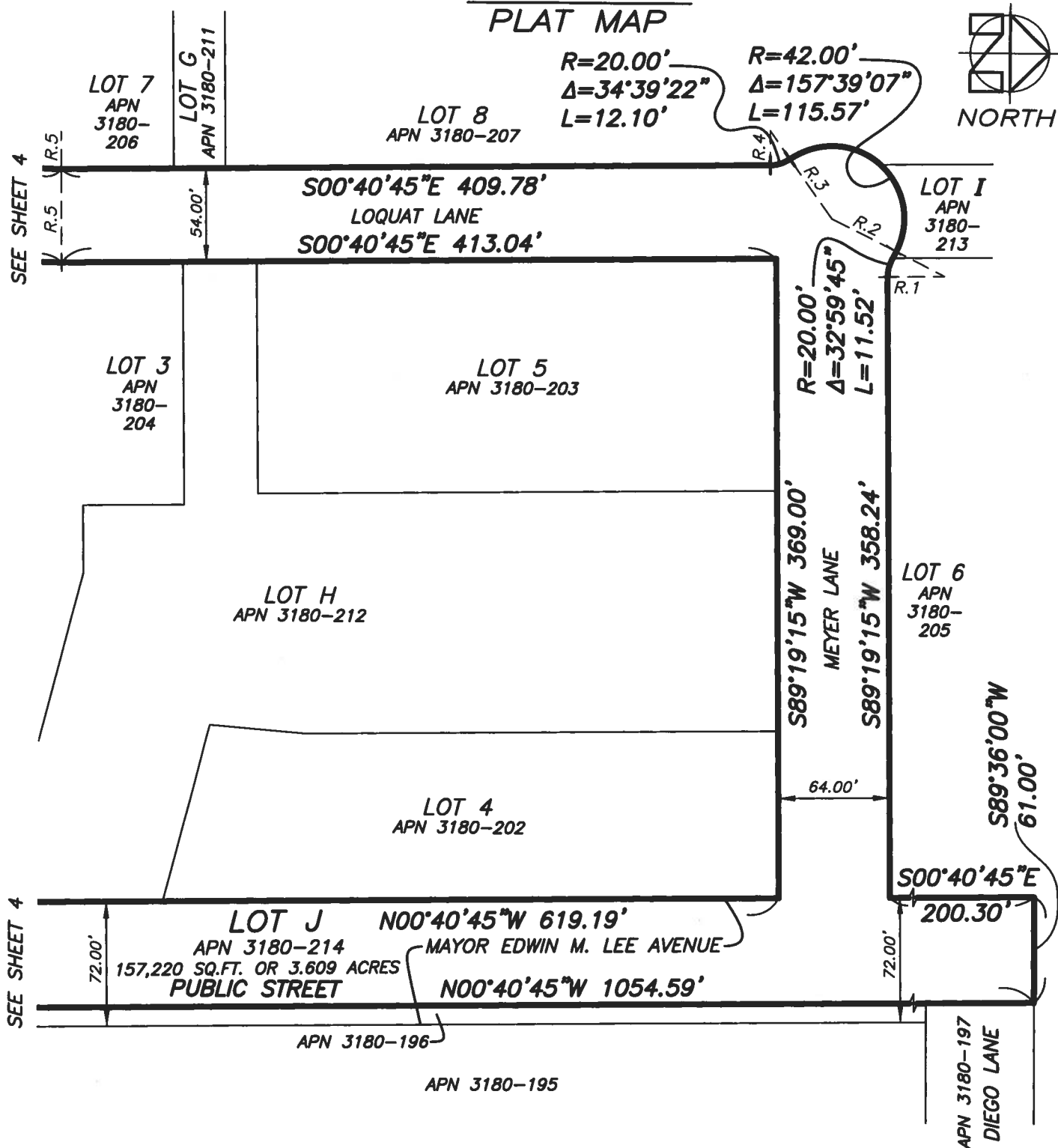
BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 2 OF 4 JOB NO. S-9668

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS

859 HARRISON STREET  
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# EXHIBIT A-1 PLAT MAP



## GRANT DEED FOR PUBLIC STREETS BALBOA RESERVOIR

SEE SHEET 2

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

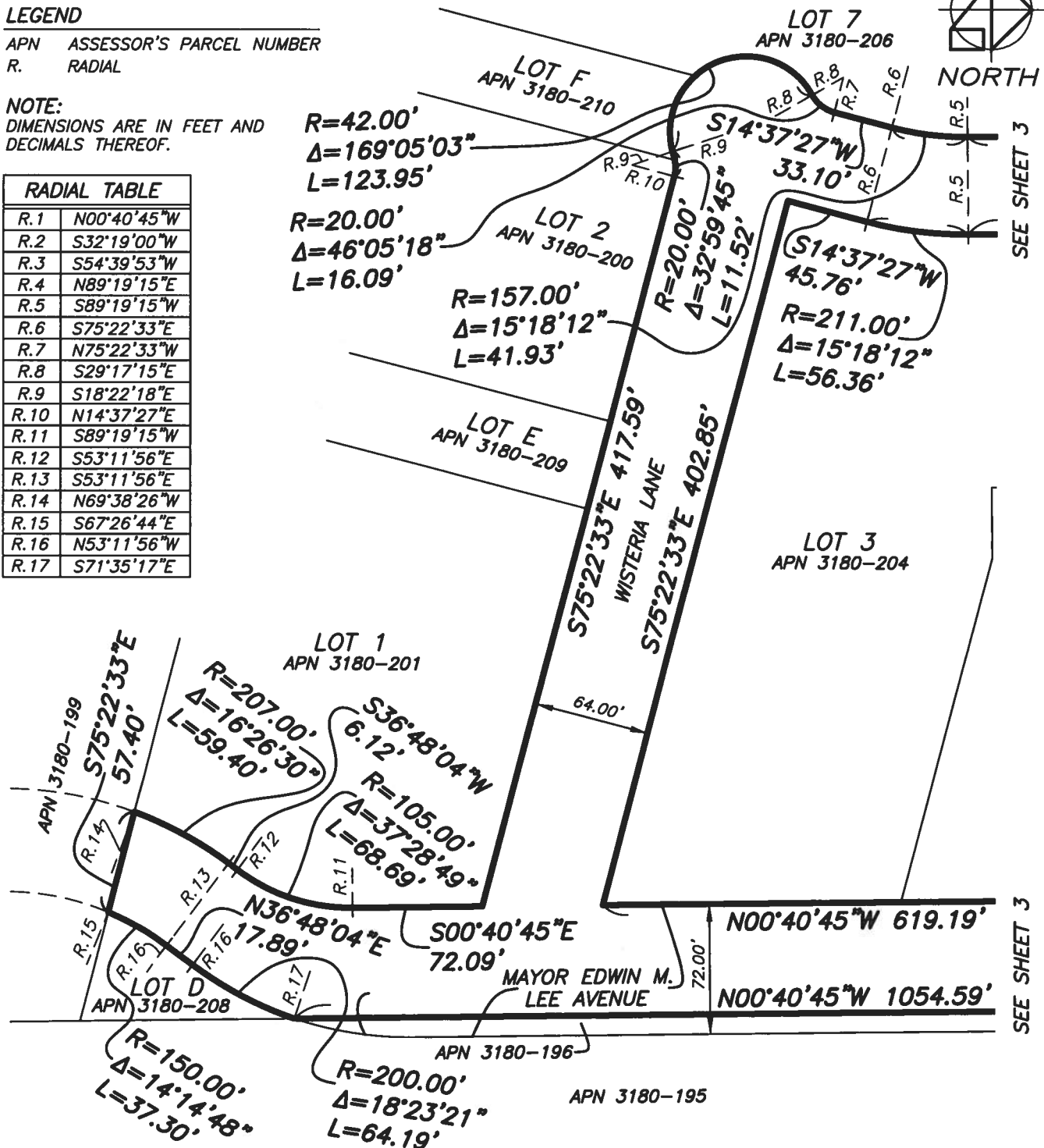
BY JP CHKD. BR DATE 11/5/24 SCALE 1"=80' SHEET 3 OF 4 JOB NO. S-9668

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**NOTE:**  
DIMENSIONS ARE IN FEET AND  
DECIMALS THEREOF.

RADIAL TABLE	
R.1	N00°40'45"W
R.2	S32°19'00"W
R.3	S54°39'53"W
R.4	N89°19'15"E
R.5	S89°19'15"W
R.6	S75°22'33"E
R.7	N75°22'33"W
R.8	S29°17'15"E
R.9	S18°22'18"E
R.10	N14°37'27"E
R.11	S89°19'15"W
R.12	S53°11'56"E
R.13	S53°11'56"E
R.14	N69°38'26"W
R.15	S67°26'44"E
R.16	N53°11'56"W
R.17	S71°35'17"E



**GRANT DEED FOR PUBLIC STREETS**  
**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 4 JOB NO. S-9668

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