

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 reserved for Recorder's use only)

**IRREVOCABLE OFFER OF DEDICATION
Parkmerced Development Project Phase 1D**

MAXIMUS PM PHASE 1D OWNER LLC, a Delaware limited liability company, being the fee title owner of record of the herein described property, hereby irrevocably offers to dedicate, in fee title, to the City and County of San Francisco, a municipal corporation (the "City"), for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property (the "Property") situated in the City and County of San Francisco, State of California, as described in **Exhibit A** (Legal Description and Plat Map) attached hereto and made a part hereof; subject to an easement on the terms and conditions of that certain 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 _____ as Document No. _____ in the Official Records (the "Water System Easement"), as amended to include the Property's existing water distribution system (including all pipes, conduit, valves, meters, fittings, appurtenances, and appliances attached or incidental to such system), as described in any deed transferring ownership of the Property to City.

It is understood and agreed that the City shall incur no liability or obligation whatsoever by virtue of this offer of dedication, and shall not assume any responsibility for the offered land unless and until the land is conveyed to and accepted by the City. Any such conveyance and acceptance will be evidenced by the execution and recordation of a grant deed.

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 _____, 2023.

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

By:  _____

Name: Robert A. Rosania

Its: President

ACKNOWLEDGMENT


STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 30th day of November in the year 2023 before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A. Rosania, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SARA J. DAVIS
Notary Public, State of New York
No. 01DA6370931
Qualified in Kings County
Commission Expires February 12, 2026



Notary Public

[SEAL]

My commission 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



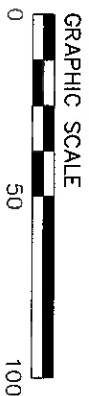
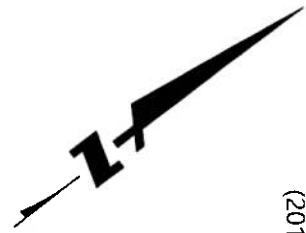


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LEGEND
 C.M. BOOK OF CONDOMINIUM MAPS
 DN. DOCUMENT NUMBER
 FM. FINAL MAP
 SQ.FT. SQUARE FEET EXISTING BOUNDARY

AREA TO BE DEDICATED
 AREA = 4,848± SQ.FT.

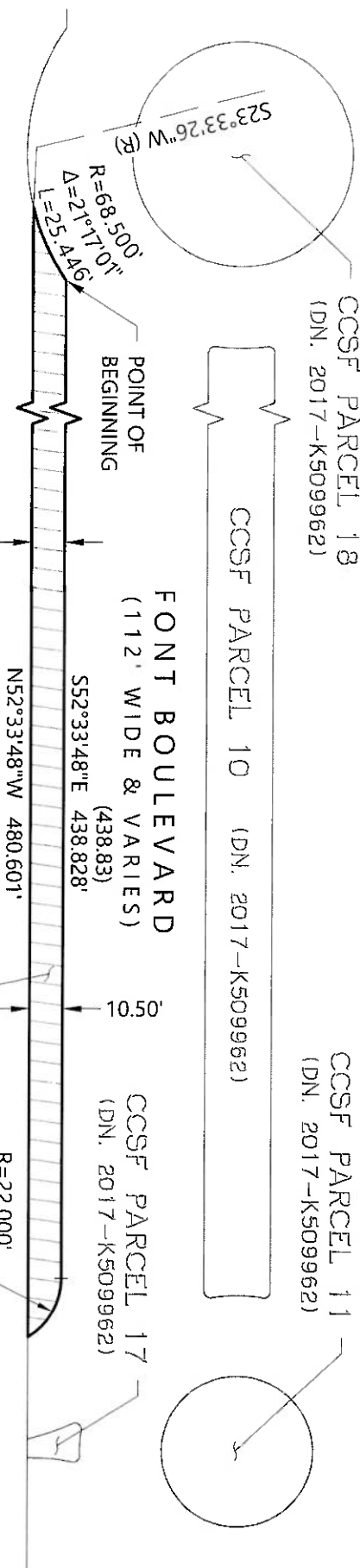
[Handwritten Signature]



FUTURE STREET DEDICATION AREA
 NSR BLOCK 7331
 (2017K551927)

DEDICATION PARCEL 11
 (A PORTION OF LOT 12)

LOT 12
 FM 8530
 (133 C.M. 71-80)



SUBJECT EXHIBIT A - PLAT TO ACCOMPANY

LEGAL DESCRIPTION

JOB NO. 20200835-10

BY BDF APPR. DCJ DATE 05/27/2022

3 OF 3