

File No. 111187

Board Item No. **29**

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: November 8, 2011

Cmte Board

<input type="checkbox"/>	X	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	X	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER *Public Improvement Agreement

Completed by: Annette Lonich

Date: November 2, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

1 [Final Map 5410: 1150 Ocean Avenue]

2
3 **Motion approving Final Map 5410, a Five Parcel, Airspace Mixed Use Subdivision,**
4 **including a 173 Residential Unit Condominium Project, located at 1150 Ocean Avenue**
5 **being a subdivision of Assessors Block No. 3180, Lot No. 003; approving a Public**
6 **Improvement Agreement related to the Final Map; and adopting findings pursuant to**
7 **the General Plan and City Planning Code Section 101.1.**

8
9 MOVED, That the San Francisco Board of Supervisors adopts as its own and
10 incorporates by reference herein as though fully set forth the findings made by the City
11 Planning Department, by its letter dated July 9, 2009, that the proposed subdivision is
12 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
13 of Section 101.1 of the Planning Code; and be it

14 FURTHER MOVED, That the certain map entitled "FINAL MAP 5410", comprising 6
15 sheets, approved October 17, 2011, by Department of Public Works Order No. 179, 652,
16 together with the Public Improvement Agreement dated October 14, 2011, by and between
17 Avalonbay Communities, Inc., and the City and County of San Francisco are hereby approved
18 and said map is adopted as an Official Final Map 5410. A copy of said Public Improvement
19 Agreement is on file with the Clerk of the Board in File No. 111187, and is incorporated herein
20 by reference; and be it

21 FURTHER MOVED, That the San Francisco Board of Supervisors rejects, on behalf of
22 the public, the irrevocable offer of dedication in fee shown as Lee Avenue (Parcel 5), and the
23 public improvements therein and thereon as offered on the Final Map 5410; and be it

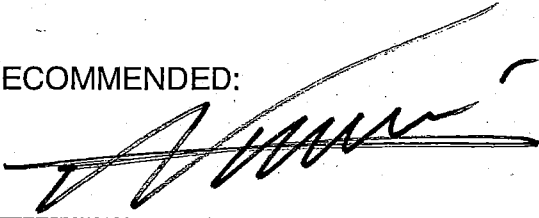
24
25

1 FURTHER MOVED, That the San Francisco Board of Supervisors accepts, on behalf
2 of the public, the offer of easements for public ingress and egress, public sidewalk and public
3 utilities, subject to City certified completion of improvements; and be it

4 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
5 the Director of the Department of Public Works to enter all necessary recording information on
6 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
7 Statement as set forth herein; and be it

8 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
9 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
10 amendments thereto.

11
12
13 RECOMMENDED:



A handwritten signature in black ink, appearing to read 'Mohammed Nuru', written over a horizontal line.

14
15
16 Mohammed Nuru
17 Interim Director of Public Works

DESCRIPTION APPROVED:



A handwritten signature in black ink, appearing to read 'Bruce R. Storrs', written over a horizontal line.

18
19
20 Bruce R. Storrs, PLS
21 City and County Surveyor
22
23
24
25



Edwin M. Lee, Mayor

Mohammed Nuru, ..., Director



Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

DPW Order No: 179,652

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 5410, 1150 OCEAN AVENUE, A 5 PARCEL AIRSPACE MIXED USE SUBDIVISION INCLUDING A 173 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 3180.

A FIVE PARCEL AIRSPACE MIXED USE SUBDIVISION INCLUDING A 173 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 9, 2009, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

This Final Map includes certain offers for real property, easements, and improvements. The Director of Public Works recommends that the San Francisco Board of Supervisors reject the irrevocable offer in fee of real property (Parcel 5) including the improvements as offered on Final Map 5410. The Director further recommends that the San Francisco Board of Supervisors accept the offer for Public Ingress and Egress Easement, Public Sidewalk Easement and Public Utility Easement, subject to City certified completion of improvements, all offered on this Final Map.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Map 5410 complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

The Department of Public Works further recommends that the Board of Supervisors approve the Public Improvement Agreement for 1150 Ocean Avenue dated October 14, 2011 relating to Final Map 5410.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 5410", each comprising 6 sheets.
3. One (1) copy of the Subdivision Tax Bond and One (1) copy of the Statement of Subdivision Security from the San Francisco Tax Administrator certifying that there are no liens against the property for taxes collected as real estate taxes by the San Francisco Tax Collector, and also the estimated amount of secured real estate taxes on these parcels for the fiscal year 2011-2012.
4. One (1) copy of the letter dated July 9, 2009, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.
5. One (1) copy of the Grant Deed for Parcel 5 as the property is shown on Final Map 5410.
6. One (1) copy each of the Offer of Dedication for real property and improvements within Lee Avenue Extension and for the Public Sidewalk Easement within Brighton Avenue.
7. One (1) copy of the map A-17-168, comprising of 1 sheet.
8. One (1) copy of the Public Improvement Agreement, dated October 14, 2011 with attachments:
 - Approved Improvement Plans for Lee Avenue Extension
 - Plans and Specifications for Brighton Avenue
 - Performance and Labor and Material Bond for Lee Avenue Extension
 - Performance and Labor and Material Bond for Brighton Avenue

- Monumentation Bond

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Mohammed Nuru
Interim Director of Public Works

APPROVED: October 17, 2011

MOHAMMED NURU, INTERIM DIRECTOR

[Click here to sign this section](#)

10/17/2011

X Bruce R. Storrs

Signed by Storrs, Bruce [View details](#)
on Monday, October 17, 2011 2:13 PM (Pacific Daylight Time)

10/18/2011

X Mohammed Nuru

Signed by Nuru, Mohammed [View details](#)
on Tuesday, October 18, 2011 5:04 PM (Pacific Daylight Time)

Statement of Subdivision Security

California Government Code Sections 66492 and 66493

The official records for secured real estate taxes maintained by the Tax Collector of the City and County of San Francisco show that there are no delinquent tax liens and all secured real estate taxes for fiscal year 2010-2011 are paid on the following properties:

BLOCK 3180 LOT 003

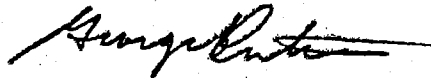
The San Francisco Tax collector has determined that the estimated amount of secured real estate taxes on these parcels for the fiscal year 2011-2012 which will become a lien but are not yet delinquent is: \$23,000.00

Pursuant to the requirements of California Government Code Section 66493(2), the security bond required to be posted with the Clerk of the Board of Supervisors prior to recordation of this subdivision map is in the amount of **\$23,000.00**

The amount of security for taxes specified above will remain in effect through December 10, 2011. If the parcel or the map designated above is not recorded in the Assessor-Recorder's Office on or prior to this date, a new statement of subdivision security must be obtained.

This statement does not include any assessments for taxes or other assessments that do not appear on the secured real estate tax roll maintained by the San Francisco Tax Collector.

Date: August 22, 2011



George W. Putris

San Francisco Tax Administrator

**SUBDIVISION SECURITY
BOND**

Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183

Bond No. 105623480

LOCATION OF SUBDIVISION COVERED BY THIS BOND: **Avalon Ocean Avenue, San Francisco, CA Block 3180 ; Lot 003**

KNOW ALL MEN BY THESE PRESENTS: That we, **AvalonBay Communities, Inc.**, as Principal, and **Travelers Casualty and Surety Company of America**, a corporation duly incorporated under the laws of the State of Connecticut, as Surety, are held and firmly bound unto **City and County of San Francisco, CA**, as Obligee, in the penal sum of **Twenty-Three Thousand and No Cents (\$23,000.00)** Dollars, lawful money of the United States of America, for the payment of which, we hereby bind ourselves, our heirs, executors, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, in accordance with California Government Code Section 66493(2), the above bounden Principal must execute and file with the clerk of the board of supervisors of the county wherein any part of the referenced subdivision is located, security conditioned upon the payment of all state, county, municipal, and local taxes and the current installment of principal and interest of all special assessments collected as taxes, which at the time the final map is recorded are a lien against the property, but which are not yet payable.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal, shall promptly pay, when due, all taxes associated with this subdivision, then this obligation shall be null and void; otherwise to remain in full force and effect.

THIS BOND IS SUBJECT TO THE FOLLOWING PROVISIONS:

1. The Surety reserves the right to cancel this bond by giving thirty (30) days notice in writing to said Obligee, and upon receipt of such notice the Surety is discharged and relieved of further liability, it being understood and agreed, however, that the said Principal and Surety will be liable for any loss, accruing up to the effective date of said cancellation notice.
2. Regardless of the number of years this bond is in force, the liability of the Surety under this bond for all defaults and obligations of the Principal shall not exceed in the aggregate of the penal sum listed above.
3. This bond shall become effective on the **8th** day of **June, 2011**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this **13th** day of **June, 2011**.

AvalonBay Communities, Inc.

By:



Joanne M. Lockridge
Senior Vice President

, Principal

Travelers Casualty and Surety Company of America

By:

Mark W. Edwards, II
Mark W. Edwards, II, Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 222211

Certificate No. 003553676

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Mark W. Edwards, II, Ronald B. Giadrosich, Jeffrey M. Wilson, William M. Smith, Evondia H. Woessner, and Robert M. Verdin

of the City of Birmingham, State of Alabama, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 8th day of March, 2010.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company.

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 8th day of March, 2010, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: October 23, 2008

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

2008.1276SQ

Project ID: 5410			
Project Type: 3 Air Space Parcels and 175 Units New Construction			
Address#	StreetName	Block	Lot
1150	OCEAN AVE	3180	003
Tentative Map Referral			

Attention: Mr. Lawrence Badiner

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,


Bruce R. Storrs, P.L.S.
City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

DATE

7/9/2009

PLANNING DEPARTMENT



Mr. Lawrence B. Badiner, Zoning Administrator

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City and County of San Francisco
Director of Property
25 Van Ness Avenue
San Francisco, CA 94102

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Documentary Transfer Tax is: \$0.00
Official Business Entitled to Free Recordation
Pursuant to Government Code § 6103

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **AVALON OCEAN AVENUE, L.P., a Delaware limited partnership,** HEREBY GRANTS to **CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation** ("City"), all that real property in the County of San Francisco, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN.

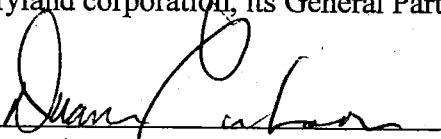
Block 3180, Lot 3, Parcel 5 of Final Map No. 5410.
Lee Avenue Extension, San Francisco, California.

This Grant Deed is being executed and recorded to effectuate the acceptance by the City of the real property described on Exhibit "A" hereto.

OWNER:

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

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

By: 

Name: _____
Title: *Vice President of Construction*

SIGNATURE MUST BE NOTARIZED

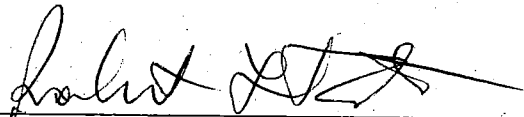
**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT**

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

On February 16, ²⁰¹¹~~2010~~, before me, Robert L Tate Notary Public, a Notary Public, personally appeared Diane Carlson 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 of Notary Public

(Notary Seal)



EXHIBIT "A"

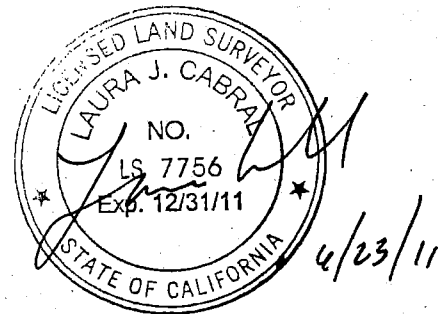
LEGAL DESCRIPTION

EXHIBIT A

**LEGAL DESCRIPTION
FROM: GRANT DEED
PARCEL 5 LEE AVENUE**

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 _____, 2011, IN BOOK _____ OF SURVEY MAPS AT PAGES _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



DIRECTORY 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. Official Business
Entitled to Free Recordation Pursuant to Government
Code § 6103

APN: 3180-005
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, being the fee title owner of record of the herein described property, does hereby irrevocably offer to dedicate, in fee title, to the City and County of San Francisco, a municipal corporation, and its successors and assigns, for public street and roadway purposes the real property situated in the City and County of San Francisco, State of California, described in Exhibit A and shown on Exhibit A-1 (plat map) attached hereto.

WHEREAS, it is understood and agreed that the City and County of San Francisco, and its successors or 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 offered parcel of land or any improvements thereon or therein, unless and until such offer has been accepted by appropriate action of the Board of Supervisors; and

WHEREAS, Avalon does also hereby irrevocably offer to the City and County of San Francisco and its successors and assigns, all of the right-of-way improvements and underground public utility facilities constructed or installed by or on behalf of Avalon pursuant to Street Improvement Permit No. _____ dated _____, 2010, issued thereunder, for the Lee Avenue Extension, and the improvement plans and specifications described therein, but excepting therefrom those portions of the facilities which are identified on the "as-built" drawings delivered to and on file with the City as PG&E service conduits and vaults. The property where the improvements are located is shown on Exhibit B hereto, constituting City property located in the City; and,

WHEREAS, it is further understood and agreed that: (i) upon acceptance of this offer of public improvements the City shall own and be responsible for maintenance of the offered public facilities and improvements, and (ii) the City and its successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of the Board of Supervisors; and

WHEREAS, 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day of _____, 2011.

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

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

By: DUANE CARLSON

Name: Duane Carlson

Title: V.P. Construction

EXHIBIT A
LEGAL DESCRIPTION

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 _____, 2011, IN BOOK _____ OF SURVEY MAPS AT PAGES _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

THE PARCEL DESCRIBED HEREON IS SHOWN ON THE ATTACHED PLAT, AND BY REFERENCE, MADE A PART HEREOF.

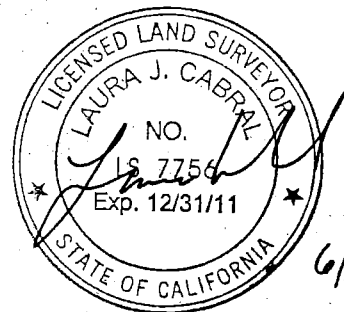


EXHIBIT "A-1"

PIPELINE EASEMENT (F734 O.R. 746)

**LEE AVENUE
DEDICATION**
AREA= 1,966 SQ. FT.±
(0.045 AC.±)

TRACT NO. 5410

BLOCK 3180 LOT 3
LANDS OF
AVALON OCEAN AVENUE, L.P.

FUTURE LEE AVE. EXTENSION
(57' RIGHT OF WAY)

MTA
PORTION OF LOT 001
BLOCK 3180
(RECORD OF SURVEY 5951
BK DD SURVEY MAPS 38)

OCEAN AVENUE

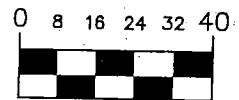
(80' RIGHT-OF-WAY)

LEE AVENUE

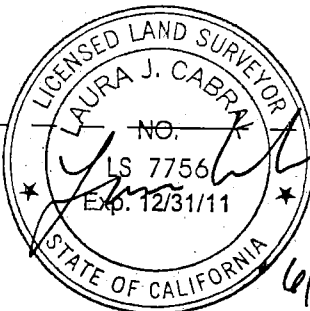
(70' RIGHT-OF-WAY)



GRAPHIC SCALE



1 inch = 40 ft.



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

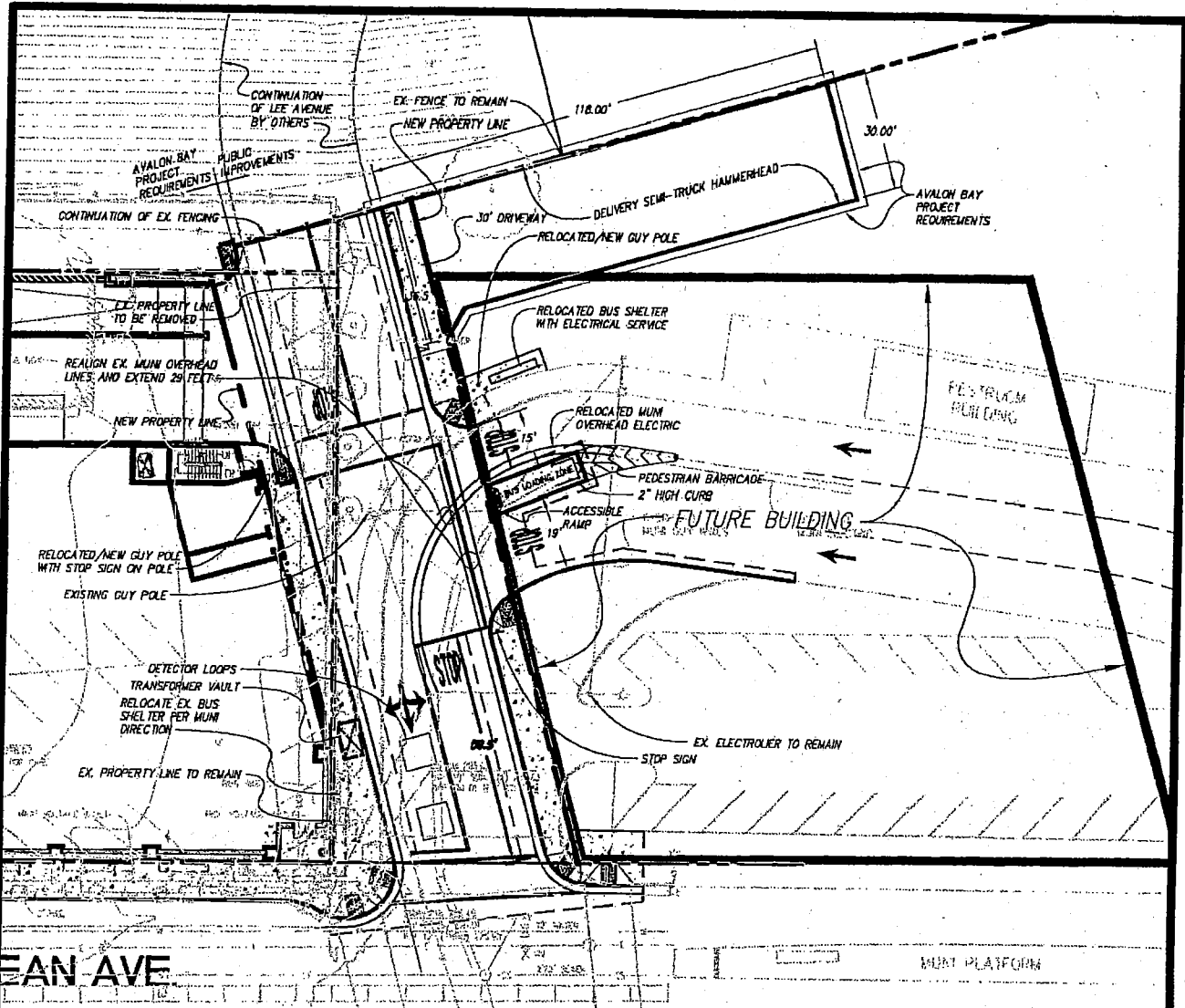
SHEET

1

OF 1 SHEETS

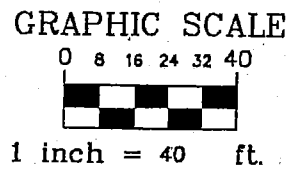
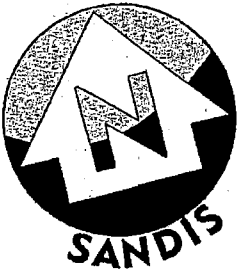
PLAT-LEE-DEDICATION.DWG 06/02/11

606136

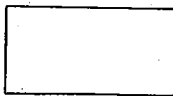

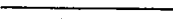


LEAVEN AVE

MUNI PLATFORM



LEGEND:

-  AC PAVEMENT
-  CONCRETE SIDEWALK OR PAVEMENT
-  SCOPE LIMITS



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

1721 Broadway, Suite 201 | Oakland, CA 94612 | P. 510.873.8866 | F. 510.873.8868 | www.sandis.com

MOUNTAIN VIEW ROSEVILLE OAKLAND

DATE: 4/3/09
SCALE: 1"=40'
DRAWN BY: SEC
APPROVED BY: JMS
DRAWING NO.: 606136

EXHIBIT B

SHEET
1
OF 1 SHEETS

DIRECTORY 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. Official Business
Entitled to Free Recordation Pursuant to Government
Code § 6103

APN: 3180-005
Address: 1150 Ocean Avenue

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

OFFER OF DEDICATION

(Public Sidewalk Easement For Brighton Avenue)

AVALON OCEAN AVENUE, L.P., a Delaware limited partnership, being the fee title owner of record of the herein described property, does hereby irrevocably offer to dedicate to the City and County of San Francisco, a municipal corporation, and its successors and assigns, a non-exclusive irrevocable easement for public sidewalk attached hereto as Exhibit A located on the real property situated in the City and County of San Francisco, State of California, described in the attached Easement Agreement attached as Exhibit A and shown in the plat map attached as Exhibit B thereto.

WHEREAS, it is understood and agreed that the City and County of San Francisco, and its successors or 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 offered parcel of land or any improvements thereon or therein, unless and until such offer has been accepted by appropriate action of the Board of Supervisors; and

WHEREAS, 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ___ day of _____, 2011.

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

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

By: Draper Carlson

Name: Draper Carlson

Title: V.P. Construction

**EXHIBIT A
LEGAL DESCRIPTION
FOR OFFER OF DEDICATION
PUBLIC SIDEWALK EASEMENT FOR BRIGHTON AVENUE**

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

PARCEL ONE:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF OCEAN AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN GRANT DEED TO AVALON OCEAN AVENUE, L.P. RECORDED JUNE 22, 2010 IN REEL K169, IMAGE 0068 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO;

RUNNING THENCE ALONG THE SAID NORTHEASTERLY LINE OF OCEAN AVENUE BEING ALSO THE SOUTHWESTERLY LINE OF SAID GRANT DEED, SOUTH 75°22'00" EAST, A DISTANCE OF 193.23 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID LINE, NORTH 14°38'00" EAST, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 75°22'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 14°38'00" WEST, A DISTANCE OF 150.00 FEET TO THE SAID NORTHEASTERLY LINE OF OCEAN AVENUE AND THE SOUTHWESTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID LINE, NORTH 75°22'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINING AN AREA OF 1,500 SQUARE FEET, MORE OR LESS.



PARCEL TWO:

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

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF OCEAN AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN GRANT DEED TO AVALON OCEAN AVENUE, L.P. RECORDED JUNE 22, 2010 IN REEL K169, IMAGE 0068 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO;

RUNNING THENCE ALONG THE SAID NORTHEASTERLY LINE OF OCEAN AVENUE BEING ALSO THE SOUTHWESTERLY LINE OF SAID GRANT DEED, SOUTH 75°22'00" EAST, A DISTANCE OF 223.08 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID LINE, NORTH 14°38'00" EAST, A DISTANCE OF 104.80 FEET;

THENCE SOUTH 75°22'00" EAST, A DISTANCE OF 19.91 FEET;

THENCE NORTH 14°38'00" EAST, A DISTANCE OF 45.20 FEET TO THE NORTHEASTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 75°22'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 14°38'00" WEST, A DISTANCE OF 73.57 FEET;

THENCE NORTH 75°22'00" WEST, A DISTANCE OF 18.15 FEET;

THENCE SOUTH 14°38'00" WEST, A DISTANCE OF 76.43 FEET TO THE SAID NORTHEASTERLY LINE OF OCEAN AVENUE AND THE SOUTHWESTERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID LINE, NORTH 75°22'00" WEST, A DISTANCE OF 11.75 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINING AN AREA OF 2,199 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS OF DESCRIBED PARCELS 1 AND 2 IS THE MONUMENT LINE OF OCEAN AVENUE SHOWN AS NORTH 75°22'00" WEST ON THE MAP OF WESTWOOD PARK FILED IN BOOK H OF MAPS, AT PAGES 65 THROUGH 71, SAN FRANCISCO COUNTY RECORDS;

THE PARCELS DESCRIBED HEREON ARE SHOWN ON THE ATTACHED PLAT, AND BY REFERENCE, MADE A PART HEREOF.

EXHIBIT "B"

GRAPHIC SCALE

0 8 16 24 32 40

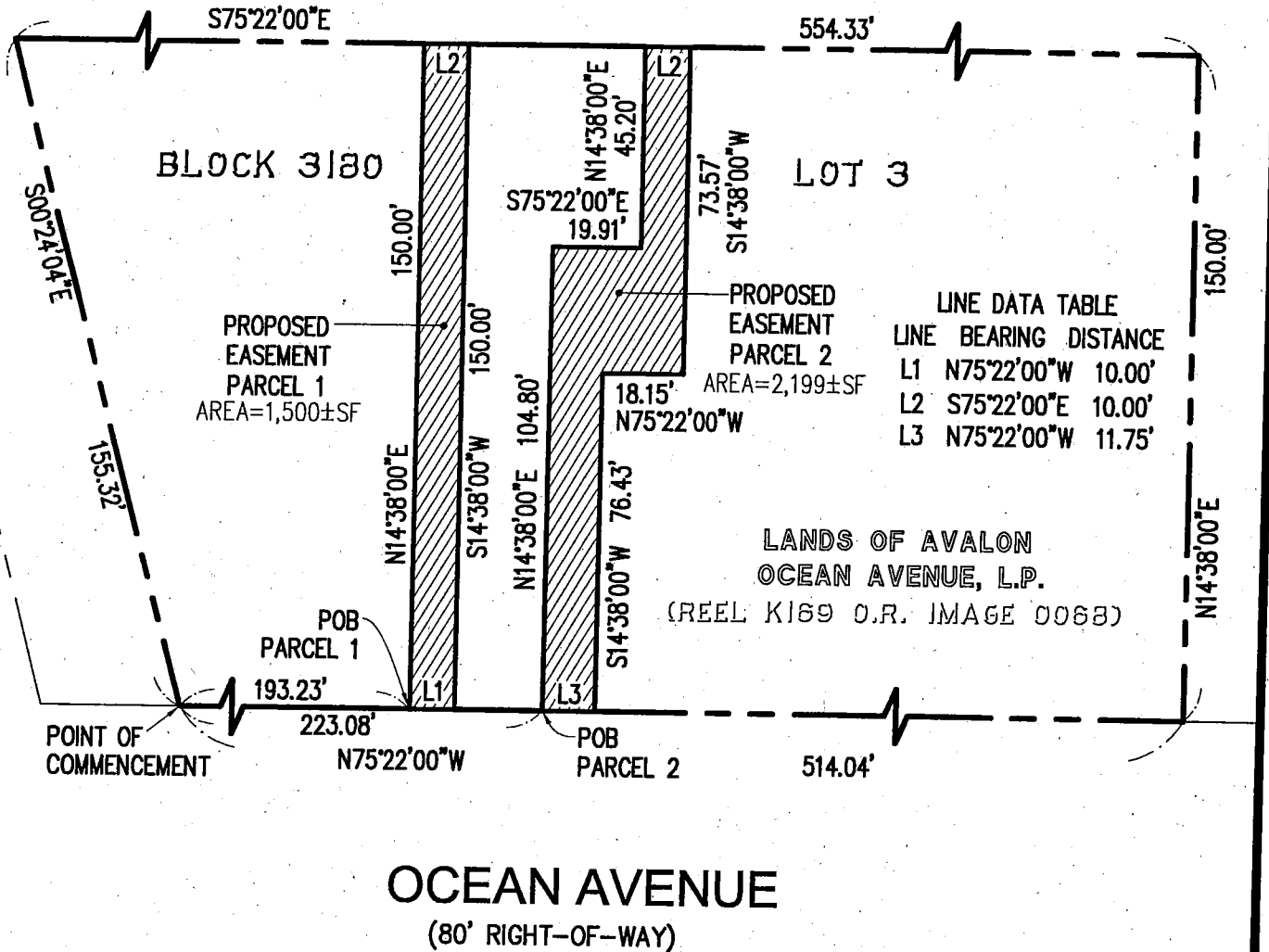


1 INCH = 40 FT.

BLOCK 3180 LOT 1
LANDS OF SAN FRANCISCO
COLLEGE DISTRICT
(RECORD OF SURVEY 595)
BK DD SURVEY MAPS 38)

BASIS OF BEARINGS:

THE BEARING N75°22'00"W OF
THE MONUMENT LINE OF OCEAN
AVENUE PER MAP OF WESTWOOD
PARK, BK. H OF MAPS, PG. 65-71
SAN FRANCISCO COUNTY RECORDS



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N75°22'00"W	10.00'
L2	S75°22'00"E	10.00'
L3	N75°22'00"W	11.75'

LANDS OF AVALON
OCEAN AVENUE, L.P.
(REEL K169 O.R. IMAGE 0068)

OCEAN AVENUE
(80' RIGHT-OF-WAY)

NOTES AND LEGEND

ALL DISTANCES AND DIMENSIONS
ARE IN FEET AND DECIMALS THEREOF.

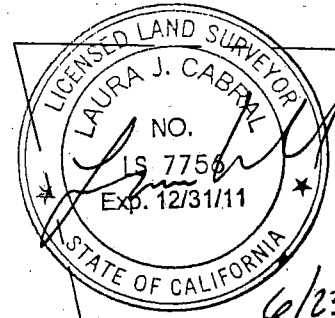
BOUNDARY, BLOCK 3180 LOT 3

OTHER PROPERTY LINE

RESERVED FOR FUTURE USE

POB POINT OF BEGINNING

BRIGHTON
AVENUE



PLAT TO ACCOMPANY LEGAL DESCRIPTION



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"=40'
DRAWN BY: MHG
APPROVED BY: LJC
DRAWING NO.: 608136

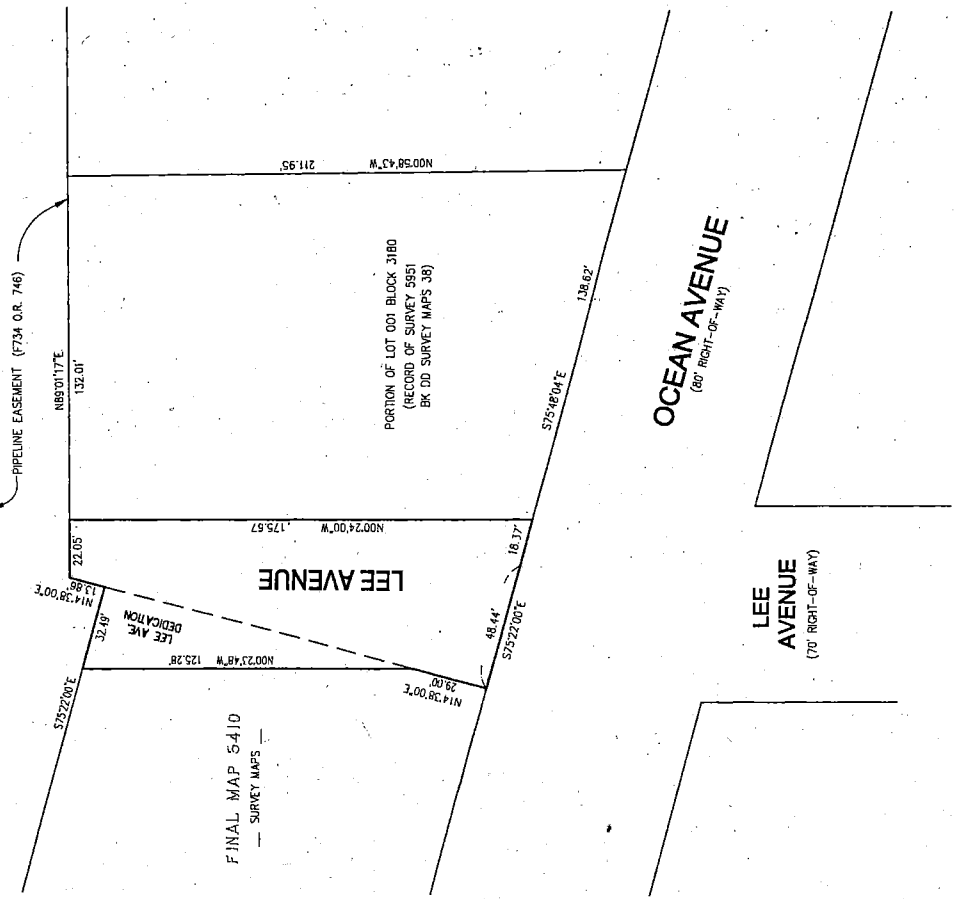
PUBLIC SIDEWALK EASEMENT
LANDS OF AVALON OCEAN AVENUE, L.P.
1150 OCEAN AVENUE
SAN FRANCISCO CA

SHEET
1
OF 1 SHEETS



SCALE
1" = 30'
(IN FEET)
1 Inch = 30 ft.

BLOCK 3180 LOT 1
LANDS OF SAN FRANCISCO COMMUNITY COLLEGE DISTRICT
(RECORD OF SURVEY 5951
BK DD SURVEY MAPS 38)



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20____ AT _____
IN BOOK _____ OF SURVEY MAPS, AT PAGE(S) _____
AT THE REQUEST OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND
COUNTY OF SAN FRANCISCO

SIGNED _____
COUNTY RECORDER

APPROVED AS TO FORM

BY _____ CITY AND COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ 20____

BY ORDER NO. _____ DIRECTOR OF PUBLIC WORKS

RIGHT OF WAY DEDICATION TO THE CITY AND COUNTY OF SAN
FRANCISCO BY _____ AND PAGE _____
IN BOOK _____

THIS MAP, COMPRISING OF ONE SHEET, IS APPROVED AND MADE OFFICIAL
BY THE CITY AND COUNTY SURVEYOR AND IS DECLARED TO BE AN OPEN PUBLIC
STREET DEDICATED TO THE PUBLIC USE TO BE KNOWN AS SHOWN
ON THIS MAP BY RESOLUTION NO. _____ OF THE BOARD OF
SUPERVISORS ADOPTED THE _____ DAY OF _____ 20____

**MAP SHOWING THE EXTENSION AND
DEDICATION OF LEE AVENUE**

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

SCALE: 1"=30'

REFERENCES:

(1) RECORD OF SURVEY NO. 5951 RECORDED JUNE 2, 2010 BOOK DD SURVEY MAPS 38

SHEET 1 OF 1

A-17-166