

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: 5000-051
[No Situs] Ingerson Ave, San Francisco, CA

Space above this line for Recorder's Use

GRANT DEED
Lot B (Ingerson Avenue)
Final Map No. 12681 Candlestick Point Major Phase 2

For valuable consideration, the receipt and adequacy of which are acknowledged, CP DEVELOPMENT CO., LLC, a Delaware limited liability company (“**Grantor**”) hereby grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**City**” or “**Grantee**”), all rights, fee title and interest in 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 _____, 2026 (the “**Offer**”), recorded in the Official Records of the City and County of San Francisco (the “**Official Records**”), which Offer was recorded concurrent with “Final Map No. 12681 Candlestick Point Major Phase 2”, which was recorded in Book _____ of _____ Maps, at Pages _____ through _____, inclusive, of the Official Records.


Upon Grantee’s acceptance of this Grant Deed and recording hereof, all rights set forth in the Offer are hereby accepted in full by Grantee, and 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 2ND day of JUNE, 2026.

GRANTOR:

CP DEVELOPMENT CO., LLC,
a Delaware limited liability company

By: 
Name: Suheil J. Totah
Title: Vice 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 _____, 2026, from CP DEVELOPMENT CO., 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. _____ - __ adopted on _____, 2026 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 _____, 20__.

GRANTEE:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

APPROVED AS TO FORM:

DAVID CHIU,
City Attorney

By: _____
Vicente P. Reyes
Deputy City Attorney

APPROVED LEGAL DESCRIPTION

By: _____
Elias Winslow French
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.

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.

State of California)
County of San Francisco)

On June 2, 2026, before me, Cathy Pruette, a Notary Public, personally appeared Suheil J. Totah, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Cathy Pruette



Exhibit A

LEGAL DESCRIPTION

MAY 26, 2026
JOB NO.: 1804-040

**EXHIBIT A
LEGAL DESCRIPTION
INGERSON AVENUE
LOT B, FINAL MAP NO. 12681
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**

REAL PROPERTY IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF LOT B (INGERSON AVENUE), AS SAID LOT AND STREET ARE SHOWN
AND SO DESIGNATED ON FINAL MAP NO. 12681, FILED ON _____,

2026, IN BOOK ____ OF FINAL MAPS, AT PAGES ____ THROUGH ____, IN THE
OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ATTACHED HERETO IS AN ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL
DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY
DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.



END OF DESCRIPTION

S. Kyle Pack

SABRINA KYLE PACK P.L.S.
P.L.S. NO. 8164

5/28/2026
DATE

Exhibit A-1

PLAT MAP



GIANTS DRIVE
WIDTH VARIES
U MAPS 58

LOT 3⁽¹⁾

ARELIIOUS WALKER DRIVE
84' WIDE
LOT A⁽¹⁾

LOT 24
GG SURVEY MAPS 73-78

INGERSON AVENUE
75' WIDE
LOT B⁽¹⁾

INGERSON AVENUE
75' WIDE
LOT Y⁽¹⁾

LOT 44⁽¹⁾

ARELIIOUS
WALKER DRIVE
WIDTH VARIES
LOT C⁽¹⁾

LOT 49⁽¹⁾

REFERENCES:

(1) FINAL MAP NO. 12681

EXHIBIT A-1
ILLUSTRATIVE
PLAT TO ACCOMPANY LEGAL DESCRIPTION

INGERSON AVENUE
LOT B, FINAL MAP NO. 12681
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MAY 26, 2026

SHEET 1 OF 1



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

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