



City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc #	2022076370		Fees	\$29.00
8/9/2022	9:51:56 AM		Taxes	\$0.00
DS	Electronic		Other	\$0.00
Pages	6	Title 001	SB2 Fees	\$225.00
Customer	2327		Paid	\$254.00

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 declares this instrument to be exempt from Recording Fees (CA Govt. Code § 27383) and Documentary Transfer Tax (S.F. Bus. & Tax Reg. Code § 1105).

333 12th Street, San Francisco, CA 94103

(Space above this line reserved for Recorder's use only)

15609044-TK/m

Transfer tax = \$ 

GRANT DEED

(Assessor's Parcel No.:

Current APN: Lot 095, Block 3521; Future APN's: Lot 097 through 296, Block 3521)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITY GARDENS BRIDGE LLC, a Delaware limited liability company, hereby grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the real property located in the City and County of San Francisco, State of California, described on the attached Exhibit A which is made a part hereof (the "Property").

TOGETHER WITH any and all rights, privileges and easements incidental or appurtenant to the Property, including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as any and all development rights, air rights, water, water rights, riparian rights and water stock relating to the Property, and any and all easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the land and all of Grantor's right, title and interest in and to any and all roads and alleys adjoining or servicing the Property.

THE FOREGOING GRANT is made subject to all matters of record and rights of parties in possession.

[SIGNATURES ON FOLLOWING PAGES]

Executed as of August 3, 2022.

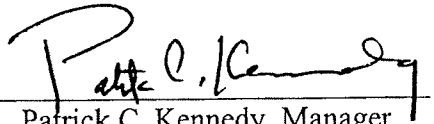
CITY GARDENS BRIDGE LLC,
a Delaware limited liability company

By: City Gardens 333 LLC,
a Delaware limited liability company,
its sole member

By: CitySpaces 333 LLC,
a Delaware limited liability company,
its Manager

By: Panoramic CitySpaces 333 LLC,
a California limited liability company,
its Manager

By: Panoramic Interests, LLC,
a California limited liability company,
its Manager

By: 
Patrick C. Kennedy, Manager

AKA Patrick Cornwall Kennedy

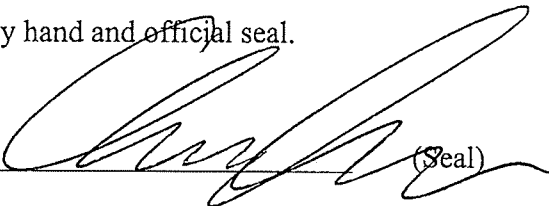
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

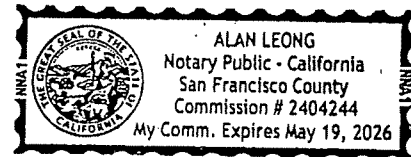
State of California)
) ss
County of San Francisco)

On Aug 3rd, 2022, before me, Alan Leong, a notary public in and for said State, personally appeared Patrick Cornwell Kennedy, 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.

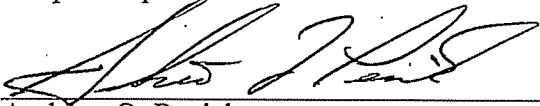
Signature  (Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing Grant Deed to the City and County of San Francisco, a municipal corporation ("Grantee"), is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and Board of Supervisors' Resolution No. 147-22, approved April 28, 2022, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: 8/4/, 2022 CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: 
Andrico Q. Penick
Director of Property

ACKNOWLEDGMENT

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 August 5, 2022 before me, Rachel Gosiengfiao, notary public
(insert name and title of the officer)

personally appeared Andrico Q. Penick
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

Rachel Gosiengfiao

(Seal)



EXHIBIT A

REAL PROPERTY DESCRIPTION

The land referred to herein below is situated in the City of San Francisco, in the County of San Francisco, State of California, and is described as follows:

Lot 1, "Final Map 9295" a 200 Residential Unit Condominium Project, recorded November 10, 2020, in Book 001 of Final Maps, at Pages 107 – 110, Official Records, being a merger and two lot subdivision of Parcels One through Seven as described in that certain Grant Deed Recorded January 6, 2017, as Document No. 2017-K392462, San Francisco County Records.

Also being a portion of Mission Block No. 9.

Current APN: Lot 095, Block 3521

Future APN's: Lot 097 through 296, Block 3521