

Recording requested by and  
when recorded mail to:

DIRECTORY OF PROPERTY  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

This instrument exempt from Documentary Transfer  
Tax (CA Revenue & Taxation Code § 11922 and SF  
Business and Tax Regulations Code § 1105)

Free Recording Requested Pursuant to  
to Government Code § 2738

APN: 3180-009  
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 certain real property situated in the City and County of San Francisco, State of California and further described and shown on the attached Exhibit A hereto ("Easement Area"), 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 over the Easement Area on the terms and conditions in the Easement Agreement attached as Exhibit B ("Easement Agreement").

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 Easement Area or any improvements thereon or therein, unless and until such offer has been accepted by appropriate action of the Board of Supervisors and the Easement Agreement is recorded in the Official Records of San Francisco County; and

WHEREAS, the provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the undersigned.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of November, 2013.

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

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

By: Nathan Hoy  
Name: Nathan Hoy  
Title: SP. VP

State of California }  
County of Santa Clara }

On 11/18/13, before me, Stacey M Estrada Notary Public  
personally appeared Nathan Hong, 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)



**EXHIBIT A**

**Easement Area**

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.

**GRAPHIC SCALE**

0 8 16 24 32 40



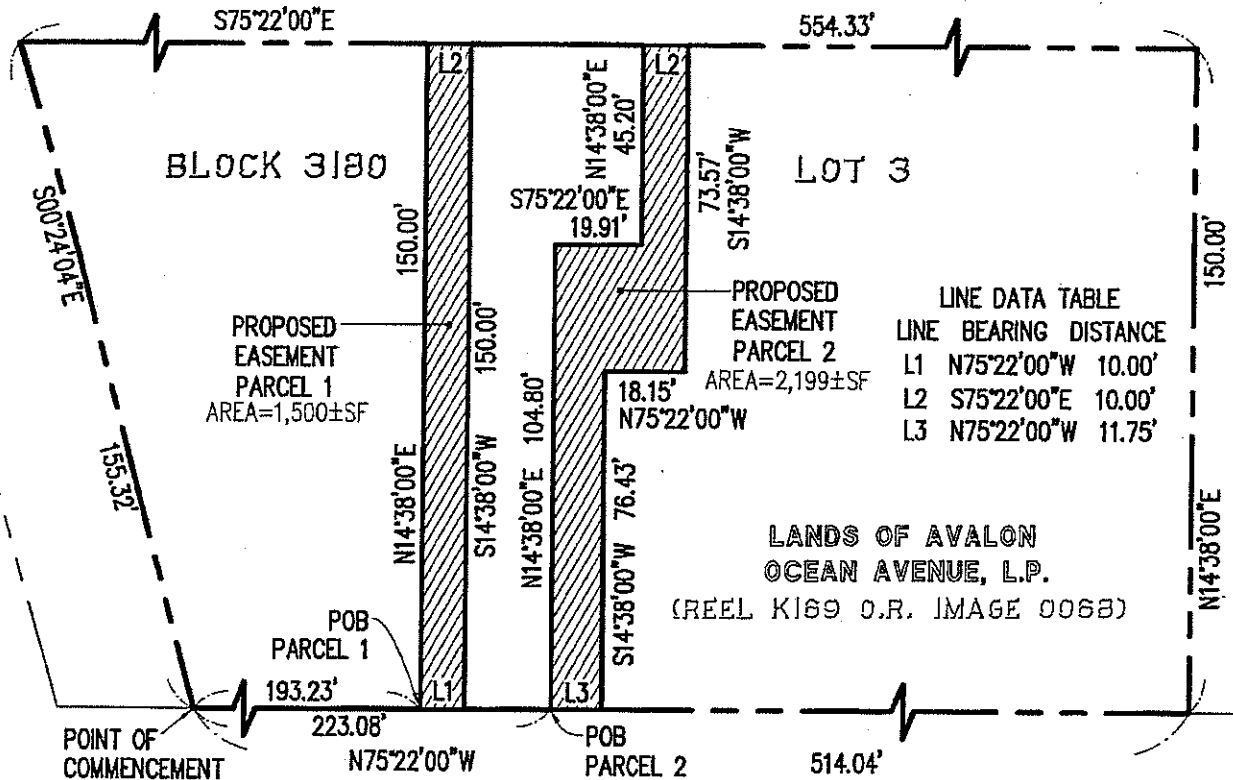
1 INCH = 40 FT.

**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



**OCEAN AVENUE**  
(80' RIGHT-OF-WAY)

**NOTES AND LEGEND**

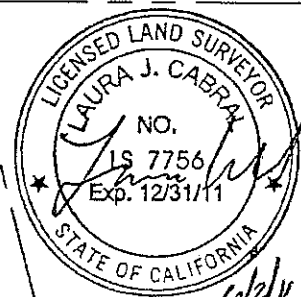
ALL DISTANCES AND DIMENSIONS  
ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY, BLOCK 3180 LOT 3

OTHER PROPERTY LINE

POB POINT OF BEGINNING

**BRIGHTON  
AVENUE**



**PLAT TO ACCOMPANY LEGAL DESCRIPTION**



**SANDIS**

CIVIL ENGINEERS  
SURVEYORS  
PLANNERS

936 E. Duane Ave. | Sunnyvale, CA 94085 | P. 408.636.0500 | F. 408.636.0999 | www.sandis.com

SUNNYVALE

ROSEVILLE

OAKLAND

DATE: 08/02/11  
SCALE: 1"=40'  
DRAWN BY: MHC  
APPROVED BY: LJC  
DRAWING NO.:  
606136

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

SHEET

**1**

OF 1 SHEETS

506136

SW-PLAT.DWG

**EXHIBIT B**

**Easement Agreement**