

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

City and County of San Francisco  
Director of Property  
25 Van Ness Avenue  
Suite 400  
San Francisco, CA 94102

Assessor Parcel Numbers (APNs): 3941-042; 4111-005; 4114-001; 4111-007; 4114-002; 4116-004; a portion of Lot CC within 20<sup>th</sup> Street (being a portion of Lot 3941-041); and affecting a portion of 22<sup>nd</sup> Street (between but not including Illinois Street and Lot V)

Exempt from recording fees under Government Code §27373

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OFFER OF IMPROVEMENTS

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This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1(a)(2)(D)) because the document is a real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.

## OFFER OF IMPROVEMENTS

**Final Transfer Map 9597 Lot/APN:  
Lot B (APN 3941-042); Lot F (APN 4111- 005); Lot G (APN  
4114-001); Lot L (APN 4111-007); Lot M (APN 4114-002),  
Lot V (APN 4116-004); a portion of Lot CC within 20<sup>th</sup> Street  
(being a portion of Lot 3941-041); a portion of 22<sup>nd</sup> Street  
(between but not including Illinois Street and Lot V)**

FC PIER 70, LLC, a Delaware limited liability company ("Subdivider"), does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation ("City"), and/or the City, acting by and through the San Francisco Port Commission ("Port"), (collectively "Offerees"), and their successors and assigns, all of the improvements required pursuant to the Pier 70 Public Improvement Agreement dated \_\_\_\_\_, 2020 as specified in those certain Improvement Plans and Specifications prepared for Subdivider, entitled "Pier 70 SUD Phase I Improvement Plans" prepared by BKF Engineers, dated January 14, 2019, and approved by the City, dated March 13, 2019.

The property where the public improvements are located consists of: (1) the following property, as shown on Final Transfer Map No. 9597, recorded on February 07, 2019, in Book HH of Maps at pages 89-98, inclusive, in the Official Records of the City and County of San Francisco:

Lot B (APN 3941-042);  
Lot F (APN 4111-005);  
Lot G (APN 4114-001);  
Lot L (APN 4111-007);  
Lot M (APN 4114-002);  
Lot V (APN 4116-004);  
a portion of Lot CC within 20<sup>th</sup> Street (being a portion of Lot  
3941-041); and  
a portion of 22<sup>nd</sup> Street (between but not including Illinois Street  
and Lot V).

Such property is shown on the plat map attached hereto as *Exhibit A*.

And (2) The Auxiliary Water Supply System (AWSS) Earthquake Resistant Ductile Iron Pipe ("ERDIP") and appurtenances, which extends approximately 300 linear feet along 20th Street from the project boundary on 20th Street at Illinois to a connection at 3rd Street. The 20-in diameter ERDIP and appurtenances design and submittals were approved in the Pier 70 SUD Street Improvement Permit #19IE 00245. Such property is shown on the plat map attached hereto as *Exhibit A*.

It is understood and agreed that Offerees have no obligation to accept any offer for public improvements. If the City or Port accepts any offer for public improvements: (i) upon acceptance of this offer of public improvements the Offeree shall own, and be responsible for the maintenance of the offered public facilities and improvements, except as may be provided by separate instrument, or local law, including Public Works Code Section 706 and 786, and (ii) the

City, and the Port, and their successors or assigns, shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted the Board of Supervisors, except as may be provided by separate instrument, such as a permit under Public Works Code section 786, or other local law.

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 this 15 day of September, 2020.

**FC PIER 70 LLC**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Jade Sulwan

Title: Authorized Signatory

**CERTIFICATE OF 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 SEPT 15, 2020 before me, Julie Garduno personally  
(insert name and title of the officer),  
appeared JACK SYLVAN

\_\_\_\_\_, 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.



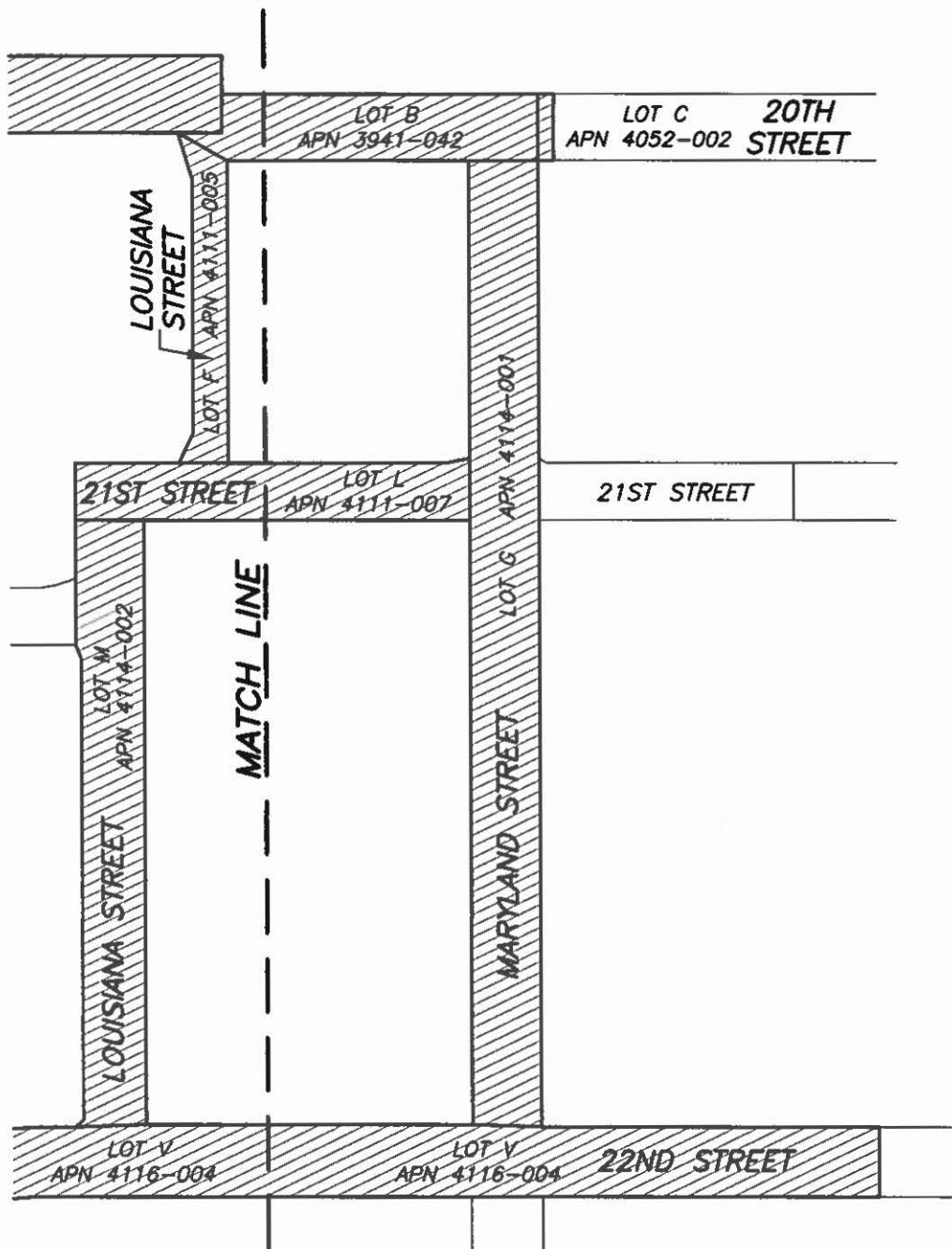
(Seal)



**EXHIBIT A**

**PLAT MAP OF PROPERTY**

# EXHIBIT A PLAT MAP OF PROPERTY



**LEGEND**  
 OFFER OF IMPROVEMENT AREA

**NOTE**  
 ALL LOTS SHOWN HEREON ARE AS SHOWN ON "FINAL TRANSFER MAP 9597" RECORDED FEBRUARY 7, 2019 IN BOOK HH OF SURVEY MAPS, AT PAGES 89-98, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



## OFFER OF IMPROVEMENTS

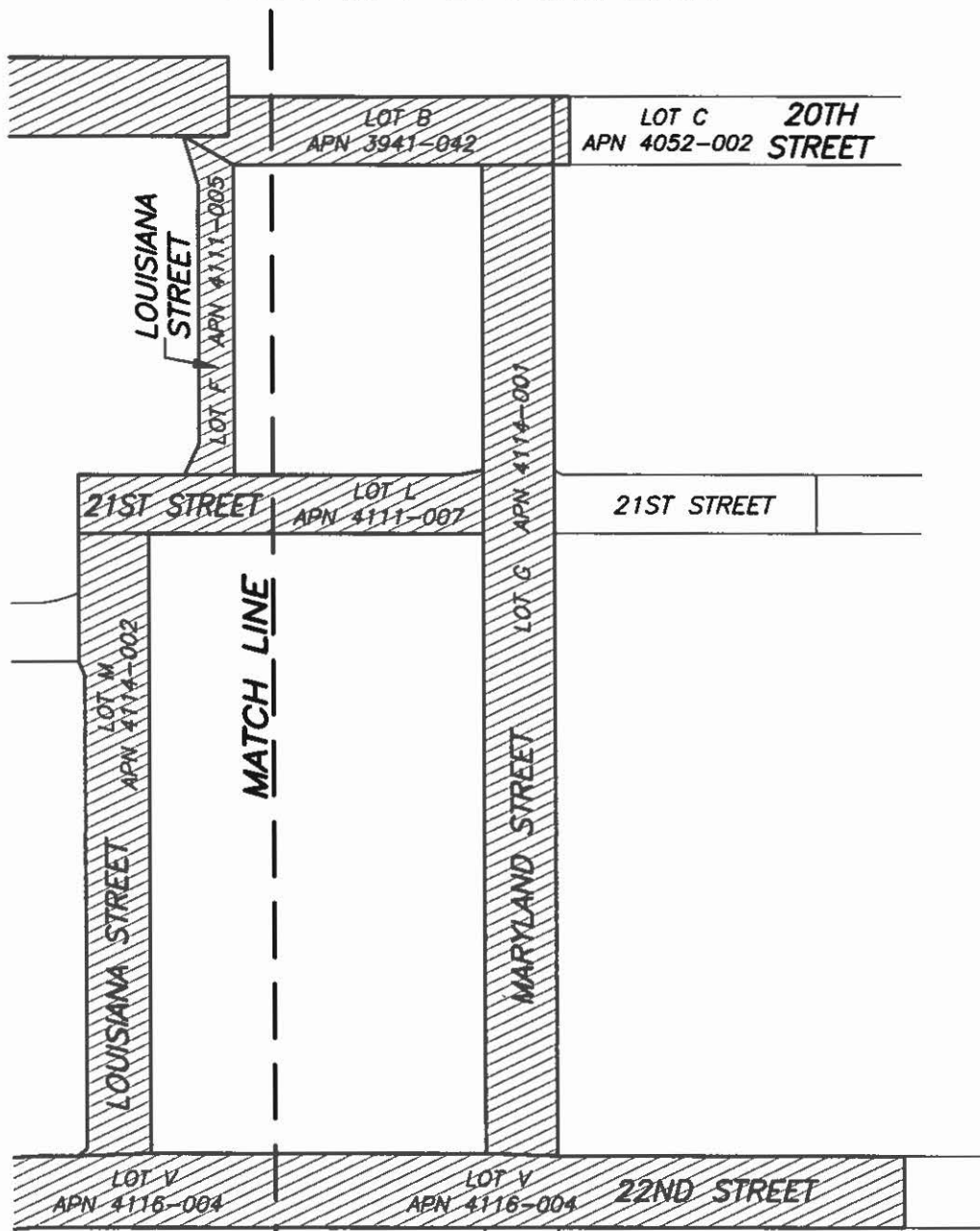
SAN FRANCISCO  
CALIFORNIA

BY JP CHKD. BR DATE 4-18-19 SCALE 1"=150'± SHEET 2 OF 2 JOB NO. S-9037

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500

# EXHIBIT A PLAT MAP OF PROPERTY



**LEGEND**

 OFFER OF IMPROVEMENT AREA

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