

**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: 6310-004 and 005

Space above this line for Recorder's Use

**IRREVOCABLE OFFER OF IMPROVEMENTS  
(Lots G and H and Off-Site Improvements in Phase 1A-3)**

Sunnydale Infrastructure Phase 1A3, LLC, a California limited liability company, hereby irrevocably offers to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, (i) those certain public improvements located on Lots G and H of the Final Subdivision Map 11040, more particularly described in **Exhibit A** and as shown on **Exhibit B** attached hereto, which improvements are described and depicted in Public Works Permit No. 21IE-00667.

With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of this offer of public improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever with respect to such offer of improvements, unless and until such offer has been formally accepted by the Director of Public Works or the Board of Supervisors and subject to any exception that may be provided in a 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 as of this 25  
day of January, 2022.

SUNNYDALE INFRASTRUCTURE PHASE 1A3, LLC,  
a California limited liability company

By: New Grid 2, LLC,  
a California limited liability company, its member

By: Mercy Housing Calwest,  
a California nonprofit public benefit corporation, its sole member

By: Ramie Dare  
Ramie Dare  
Vice President

By: Related/Sunnydale Infrastructure, LLC,  
a California limited liability company, its member

By: Ann Silverberg  
Ann Silverberg  
Vice President

**CALIFORNIA ACKNOWLEDGMENT**

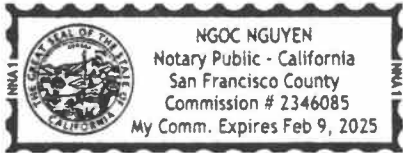
CIVIL CODE § 1189

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 January 28<sup>th</sup>, 2022 before me, NGOC NGUYEN, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared RAMIE KATE DARE  
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Irrevocable Offer of Improvement

Document Date: 01/25/2022 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Ann Silverberg

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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 )

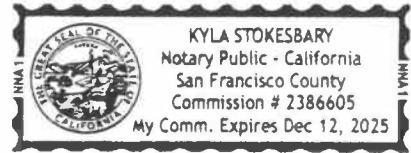
On January 25<sup>th</sup>, 2022, before me, Kyla Stokesbary, a Notary Public, personally appeared Ann Silverberg, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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





## **Exhibit A**

### **Description of Improvements**

Improvements as permitted in Street Improvement Permit # 21IE-00667, generally including but not limited to:

#### Sunnydale Avenue

- Install new curb, sidewalk, street section, irrigation, street trees, and streetlights from Hahn Street to Santos Street.
- Replace combined sewer system and water system from Hahn Street to Santos Street.
- Install approximately 365' new AWSS mainline and hydrants from Hahn Street to end of permanent improvements.
- Relocate portion of PG&E gas line and construct new joint trench under North sidewalk.
- Install new electrical vaults and conduits along North side of Sunnydale Avenue between Hahn Street and Harmonia Street.
- Install new eastbound bus pad at intersection with Hahn Street.
- Install bioretention facilities near Hahn Street intersection, and permeable pavers in furnishing zone along both sidewalks, to provide stormwater management.
- Install new ADA accessible curb ramps at intersection of Sunnydale Avenue and Hahn Street and accessible loading ramps on both North and South side of Sunnydale Avenue fronting Blocks 1, 3A, 3B

#### Hahn Street

- Install new curb, gutter, sidewalk, irrigation, street trees, and streetlights along West side of Hahn Street between Sunnydale Avenue and Harmonia Street.
- Install new curb, gutter, sidewalk, street trees, and streetlights along West side of Hahn Street from Sunnydale Avenue to approximately 180 feet north.
- Install new combined sewer manhole and lateral on West side of Hahn Street between Sunnydale Avenue and Harmonia Street.
- Install new electrical vaults and conduits along West side of Hahn Street between Sunnydale Avenue and Harmonia Street.
- Widen sidewalk and install new southbound bus pad at North side of intersection with Sunnydale Avenue.
- Widen sidewalk south of intersection with Sunnydale Avenue.

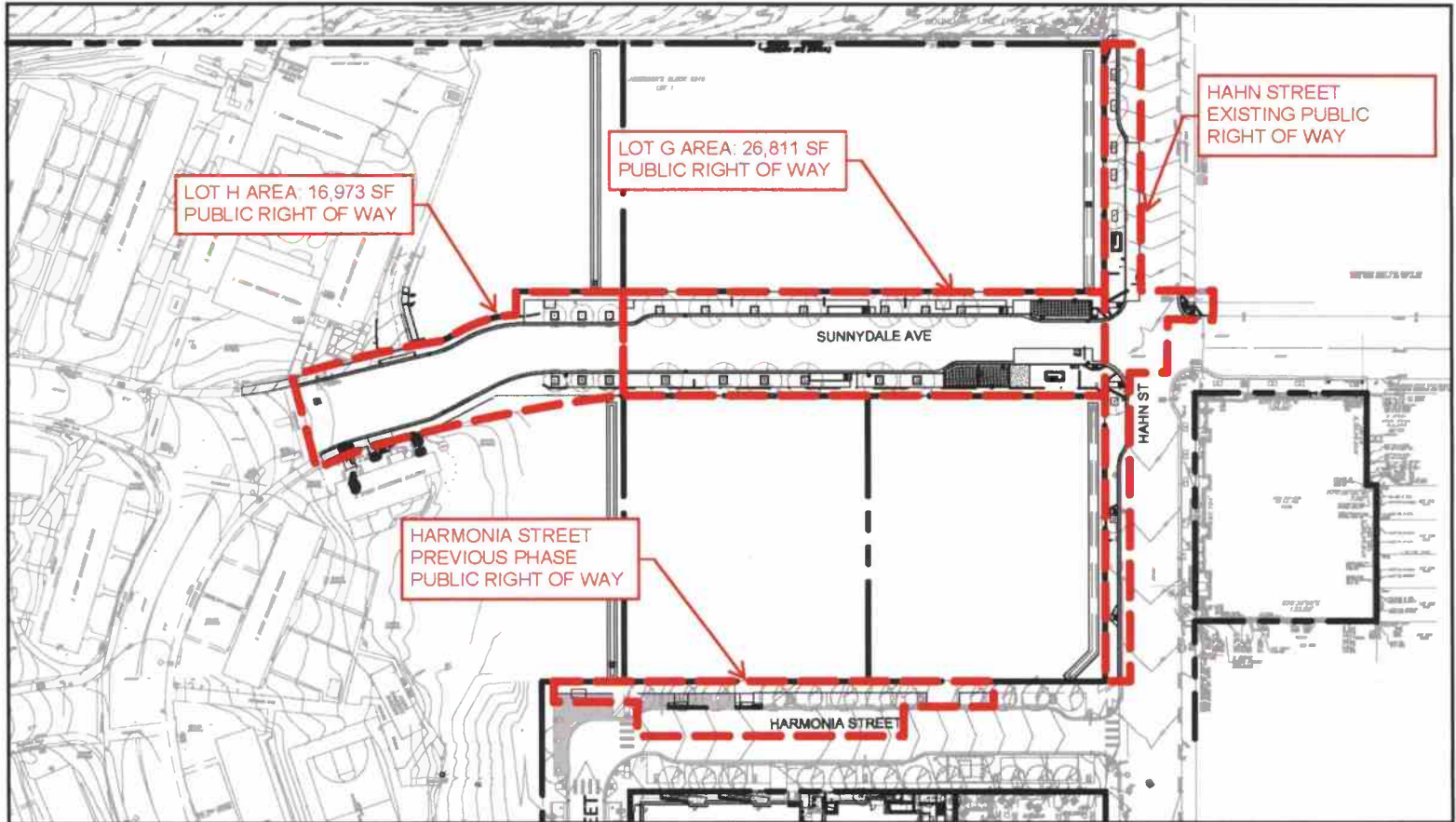
#### Harmonia Street

- Install new water and fire water laterals and new combined sewer manhole and lateral on North side of Harmonia Street between Hahn Street and Malosi Street
- Install new electrical vaults and conduits on North side of Harmonia Street between Hahn Street and Malosi Street
- Install new roadway paving from Hahn Street and Malosi Street

**Exhibit "B"**

**Site Map**

**(See Attached)**



**DIAGRAM OF PERMIT LOCATION**

SUNNDALE PHASE 1A-3



**kpff**

45 Fremont Street, 28th Floor  
San Francisco, CA 94105  
415.989.1004 | kpff.com

JOB NUMBER: 1900035

DATE: 1.19.2022