

**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

**IRREVOCABLE OFFER OF IMPROVEMENTS
Lot B (Ingerson Avenue)
Final Map No. 12681 Candlestick Point Major Phase 2**

CP DEVELOPMENT CO., LLC, a Delaware limited liability company, hereby irrevocably offers to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, those certain public improvements located on Lot B – Final Map No. 12681, located in the City, all as more particularly described in **Exhibit A** (Legal Description) and as shown on **Exhibit B** (Plat Map) attached hereto, which improvements are described and depicted in the Plans and Specifications referenced in the Public Improvement Agreement recorded concurrently with Final Map No. 12681.


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 City's Director of Public Works or the City's 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 2ND
day of JUNE, 2026.

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

By: 
Name: Suheil J. Totah
Title: Vice President

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

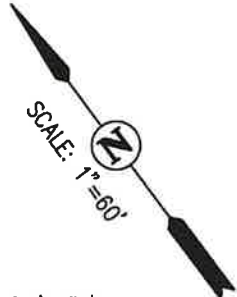
S. Kyle Pack

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



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ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS