

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): 8179B-001; 8719C-002; 8719A-007; 8719C-004; 8719A-006; 8719A-003; 8719A-005; 8719A-001;

Exempt from recording fees under Government Code § 27373

AMENDED AND RESTATED IRREVOCABLE OFFER OF IMPROVEMENTS

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.

AMENDED AND RESTATED IRREVOCABLE OFFER OF IMPROVEMENTS

(Mission Rock Phase 1A)

MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C., a Delaware limited liability company (“Offeror”), does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation (“City”), acting by and through the San Francisco Port Commission (“Offeree”) and its successors and assigns, all of the improvements required pursuant to that certain Public Improvement Agreement (Mission Rock – Phase I), recorded in the Official Records of the City (“Official Records”) on June 12, 2020, as Document No. 2020-K940619, as amended (“PIA”), and as specified in those certain Improvement Plans and Specifications prepared for Offeror, entitled “Seawall Lot 337 / Mission Rock Phase 1 On-Site Street Improvement Plans,” prepared by BKF Engineers, dated February 3, 2020, and Port Permit Nos.; B-2021-0061; B-2022-0085; B-2022-0212; B-2023-0014; B-2023-0016; B-2023-0250; B-2023-0253; and B-2024-0039, approved by City and the Port, as applicable, as those plans may have been amended or revised from time to time with City’s or Port’s approval (collectively, the “Improvement Plans”), and as further described herein.

The property where the public improvements are located consists of:

- (1) The following property, as shown on Final Map No. 9443 (“Final Map No. 9443”), recorded on June 12, 2020, as Document No. 2020-K940602 of Official Records (all “Lot” references hereafter refer to lots as shown on Final Map No. 9443 unless otherwise stated):

Lot A (APN 8719B-001);

Portion of Lot B (APN 8719C-002);

Lot C (APN 8719A-007);

Lot H (APN 8719C-004);

Portion of Lot J (APN 8719A-006);

Portion of Lot K (8719A-003);

Portion of Lot L (8719A-005); and

Portion of Pier 48 (8719-001).

- (2) A portion of AB 9900 Parcel “A,” (Book W of Maps Page 66 of Official Records of the City) (“AB 9900 Parcel A”).

The foregoing affected property is shown on the plat map attached hereto as Exhibit A.

Public improvements offered for dedication herein include the following:

- (1) Within Lots A, C, H and L, a portion of Pier 48, and a portion of AB 9900 Parcel A as shown on Exhibit A, all improvements shown on the Improvement Plans, except for any of the following improvements and related communications systems or conduits as may be located within the referenced Lots: (i) non-potable water facilities shown as “MRU LPW” on Exhibit B attached hereto; (ii) sanitary sewer facilities shown as “MRU SS” on Exhibit C attached hereto; (iii) heating and chilled water facilities; (iv) natural gas facilities; and (v) telecommunications facilities.
- (2) Within Lots B, D, E, F, G, J and K of Final Map No. 9443, and a portion of Third Street adjacent to Lot I:
 - a. Perforated drains for utility vaults in Lightweight cellular concrete (“LCC”) and structural soils in tree wells for draining structural soils in tree wells;
 - b. non-standard intersection paving
 - c. non-standard deepened curbs
 - d. underground utility systems:
 - i. Storm drain pipes connecting Port storm drain assets within the Bridgeview and Dr. Maya Angelou Way Paseos to the SFPUC-owned storm drain main in Toni Stone Crossing.
 - ii. electrical conduit linking Port-owned electrical assets in China Basin Park and the Bridgeview Paseo to a SFPUC-owned vault in Toni Stone Crossing.
 - e. sidewalk street life zone improvements:
 - i. seating and benches;
 - ii. custom trash and recycling receptacles;
 - iii. non-standard bicycle racks;
 - iv. Raptor Bollard operating pedestals
 - v. unit pavers,
 - vi. sidewalk landscaping,
 - vii. Irrigation systems,
 - viii. tree grates
 - ix. public art, including street rooms;
 - f. non-standard roadway signage;

- g. within Dr. Maya Angelou Lane (Lot B):
 - i. streetlight protection elements (stone blocks)
 - ii. flush electrical outlets and associated Port-owned electrical appurtenances
 - iii. fire lane markers
 - iv. non-standard roadway treatments, including non-standard paving, flush curbs;
 - v. linear drainage elements, including valley gutters and trench drains;
 - vi. stormdrain pipes located within the north end of Lot B;
 - vii. sanitary sewer pipes located within the north end of Lot B; and
- h. within a portion of Third Street:
 - i. non-standard curb and pedestrian rail; and
 - ii. custom trash and recycling receptacles.

(3) Phase 1 interim improvements (including within City rights-of-way as applicable), including:

- a. Channel Street (Lot H) geotechnical improvements, grading, landscaping and roadway improvements for temporary access to Dr. Maya Angelou Way (Lot B);
- b. temporary LCC edge protection and associated landscaping and irrigation along the unimproved perimeter of the Phase 1 site (portion of Lot J);
- c. stairs and accessible ramp east of Lot B (portion of Lot J);
- d. non-standard paving at the south end of Dr. Maya Angelou Lane (Lot B);
- e. geotechnical improvements, grading and temporary landscaping along the south side of Lot 4 of Final Map No. 9443; and
- f. geotechnical improvements, grading and temporary streetscape and roadway improvements south of Bridgeview Way (portion of Lot J), including the temporary turnaround.

It is understood and agreed that: (i) Offeree and its successors and assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of

the Offeree's Port Commission, and (ii) Offeree, in its sole discretion, may accept one or more components of this offer of public improvements by formal action of Offeree, and upon such acceptance, shall own and be responsible for maintenance of the accepted public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master street encroachment permit authorized pursuant to City Public Works Code § 786(b), or a similar agreement, pertaining to one or more of the public improvements offered hereby, or as excluded from acceptance for maintenance and liability in the formal action of Offeree.

This Amended and Restated Irrevocable Offer of Improvements amends and restates in its entirety that certain Irrevocable Offer of Improvements recorded on June 12, 2020, as Document No. 2020-K940595 of Official Records.

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.

[Signature on Following Page]

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Irrevocable Offer of Improvements on _____, 2025.

OFFEROR:

MISSION ROCK HORIZONTAL SUB (PHASE 1),
L.L.C.
A Delaware limited liability company

By: _____

Authorized Signatory

NOTARY 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)

) ss

County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, 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

Legal Description and Plat

LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS-PORT"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING ALL OF LOTS A, B, C, D, E, F, G, AND H AND A PORTION OF LOTS I, J, K AND L, AS SAID LOTS ARE SHOWN ON FINAL MAP 9443 FILED FOR RECORD ON JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO AND A PORTION OF PIER 48, AS SAID PIER 48 IS SHOWN ON SAID FINAL MAP 9443, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

LOT A, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 12,303 SQ.FT.

PARCEL 2

LOT C, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 9,023 SQ.FT.

PARCEL 3

LOT H, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 11,927 SQ.FT.

PARCEL 4

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT J, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT J NORTH 85°37'31" EAST 228.46 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID NORTHERLY LINE NORTH 04°22'29" WEST 161.31 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID NORTHERLY LINE NORTH 85°37'31" EAST 246.02 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID NORTHERLY LINE NORTH 04°22'29" WEST 135.00 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID NORTHERLY LINE NORTH 85°37'31" EAST 139.25 FEET TO THE EASTERLY LINE OF SAID LOT J; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 104.05 FEET; THENCE SOUTH 57°09'49" WEST 4.16 FEET; THENCE NORTH 30°44'30" WEST 68.13 FEET; THENCE NORTH 11°33'07" WEST 34.03 FEET; THENCE SOUTH 82°37'39" WEST 26.98 FEET; THENCE SOUTH 85°45'28" WEST 60.09 FEET; THENCE SOUTH 05°01'44" EAST 32.98 FEET; THENCE SOUTH 02°18'15" EAST 64.50 FEET; THENCE SOUTH 06°41'45" EAST 105.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 87°16'05" WEST 14.34 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°23'23", AN ARC LENGTH OF 21.62 FEET; THENCE SOUTH 86°31'44" WEST 58.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 03°26'31" EAST 28.18 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°42'32", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 41°45'18" EAST 10.41 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°26'13", AN ARC LENGTH OF 8.26 FEET;

THENCE NORTH 03°29'30" WEST 38.38 FEET; THENCE SOUTH 79°32'07" WEST 30.85 FEET; THENCE SOUTH 85°37'23" WEST 103.61 FEET; THENCE SOUTH 07°38'52" WEST 72.08 FEET; THENCE SOUTH 02°43'04" EAST 17.99 FEET; THENCE SOUTH 85°37'23" WEST 7.99 FEET; THENCE SOUTH 03°48'27" EAST 31.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS SOUTH 85°22'15" WEST 12.57 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°37'46", AN ARC LENGTH OF 19.44 FEET; THENCE SOUTH 86°32'25" WEST 95.09 FEET; THENCE SOUTH 88°41'26" WEST 69.38 FEET; THENCE NORTH 89°19'25" WEST 37.13 FEET; THENCE NORTH 84°49'13" WEST 17.70 FEET; THENCE SOUTH 89°24'17" WEST 12.51 FEET TO THE WESTERLY LINE OF SAID LOT J; THENCE ALONG SAID WESTERLY LINE NORTH 07°31'48" WEST 3.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,260 SQ.FT.

PARCEL 5

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT K, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT K SOUTH 81°50'43" EAST 75.81 FEET TO THE EASTERLY LINE OF SAID LOT K; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 3.98 FEET; THENCE SOUTH 85°37'31" WEST 29.50 FEET; THENCE SOUTH 04°22'29" EAST 16.93 FEET; THENCE SOUTH 85°37'31" WEST 44.50 FEET TO THE WESTERLY LINE OF SAID LOT K; THENCE ALONG SAID WESTERLY LINE NORTH 04°22'29" WEST 37.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,656 SQ.FT.

PARCEL 6

BEGINNING ON THE WESTERLY LINE OF LOT K, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443, DISTANT THEREON SOUTH 04°22'29" EAST 44.09 FEET FROM THE MOST NORTHERLY LINE OF SAID LOT K; THENCE SOUTH 79°46'13" EAST 2.29 FEET; THENCE SOUTH 36°09'20" EAST 16.29 FEET; THENCE SOUTH 47°09'24" EAST 49.63 FEET; THENCE SOUTH 86°31'15" EAST 17.67 FEET; THENCE SOUTH 24°26'16" EAST 34.98 FEET TO THE EASTERLY LINE OF SAID LOT K; THENCE SOUTH 05°00'32" WEST 42.06 FEET; THENCE SOUTH 06°57'39" WEST 26.16 FEET; THENCE SOUTH 04°22'29" EAST 12.00 FEET; THENCE SOUTH 56°25'54" WEST 20.05 FEET; THENCE SOUTH 28°39'43" WEST 61.81 FEET; THENCE SOUTH 57°09'49" WEST 12.29 FEET TO THE WESTERLY LINE OF SAID LOT K; THENCE ALONG SAID WESTERLY LINE NORTH 04°22'29" WEST 232.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,775 SQ.FT.

PARCEL 7

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT L, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT L NORTH 59°17'32" EAST 26.42 FEET; THENCE NORTH 84°20'13" EAST 244.05 FEET; THENCE SOUTH 10°09'05" EAST 5.33 FEET; THENCE SOUTH 89°35'59" EAST 3.64 FEET; THENCE NORTH 00°50'40" WEST 5.59 FEET; THENCE NORTH 85°11'03" EAST 421.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 16°27'38" WEST 12.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°14'31", AN ARC LENGTH OF 12.41 FEET; THENCE SOUTH 14°08'25" EAST 139.57 FEET; THENCE NORTH 86°16'26" EAST 10.87 FEET; THENCE SOUTH 08°56'11" WEST 18.81 FEET; THENCE SOUTH 06°59'03" EAST 66.64 FEET TO EASTERLY LINE OF SAID LOT L; THENCE ALONG SAID EASTERLY LINE SOUTH 81°45'02" WEST 34.37 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 80.38 FEET TO THE SOUTHERLY LINE OF SAID LOT L; THENCE ALONG SAID SOUTHERLY LINE NORTH 81°50'43" WEST 75.81 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE SOUTH 04°22'29" EAST 3.06 FEET; THENCE SOUTH 89°24'03" WEST 59.17 FEET; THENCE NORTH 82°00'09" WEST 69.37 FEET; THENCE SOUTH 03°37'39" EAST 106.59 FEET; THENCE SOUTH 20°03'38" EAST 11.39 FEET; THENCE NORTH 86°37'08" EAST 38.01 FEET; THENCE NORTH 76°17'20" EAST 8.95 FEET; THENCE NORTH 86°28'31" EAST 38.33 FEET; THENCE NORTH 12°21'00" EAST 4.71 FEET; THENCE NORTH 24°39'37" EAST 33.19 FEET; THENCE NORTH 02°42'09" WEST 33.76 FEET; THENCE NORTH 85°37'23" EAST 21.51 FEET TO THE SOUTHERLY LINE OF SAID LOT L; THENCE ALONG SAID SOUTHERLY LINE SOUTH 04°22'29" EAST 78.43 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID SOUTHERLY LINE SOUTH 85°37'31" WEST 139.25 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID SOUTHERLY LINE NORTH 04°22'29" WEST 143.71 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID SOUTHERLY LINE NORTH 81°50'43" WEST 499.00 FEET TO THE WESTERLY LINE OF SAID LOT L; THENCE ALONG SAID WESTERLY LINE NORTH 04°22'29" WEST 138.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,963 SQ.FT.

PARCEL 8

BEGINNING AT THE NORTHWEST CORNER OF PIER 48, SAID POINT OF BEGINNING ALSO BEING AN ANGLE POINT IN THE EASTERLY LINE OF LOT L, AS SAID PIER 48 AND SAID LOT L ARE SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID PIER 48, ALSO BEING THE EASTERLY LINE OF SAID LOT L, NORTH 81°45'02" EAST 34.37 FEET; THENCE SOUTH 07°57'58" EAST 51.93 FEET; THENCE SOUTH 46°00'20" WEST 47.64 FEET; THENCE SOUTH 55°17'56" WEST 0.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID PIER 48, SAID POINT ALSO BEING AT THE SOUTHEAST CORNER OF SAID LOT L; THENCE ALONG THE WESTERLY LINE OF SAID PIER 48, ALSO BEING THE EASTERLY LINE OF SAID LOT L, NORTH 04°22'29" WEST 80.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,405 SQ.FT.

PARCEL 9

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL "A", AS SAID PARCEL "A" IS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO" FILED FOR RECORD ON MAY 14, 1976 IN BOOK "W" OF MAPS AT PAGES 66-72, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT I, AS SAID LOT I IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT I SOUTH 59°17'32" WEST 4.46 FEET TO THE NORTHWEST CORNER OF SAID LOT I; THENCE ALONG THE EASTERLY LINE OF 3RD STREET (88.50 FEET WIDE) NORTH 04°22'29" WEST 9.15 FEET; THENCE SOUTH 33°31'11" EAST 8.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 18 SQ.FT.

PARCEL 10

LOT B, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 17,779 SQ.FT.

PARCEL 11

LOT D, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 8,100 SQ.FT.

PARCEL 12

LOT E, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 10,866 SQ.FT.

PARCEL 13

LOT F, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 14,761 SQ.FT.

PARCEL 14

LOT G, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 11,955 SQ.FT.

PARCEL 15

BEGINNING AT THE NORTHWEST CORNER OF LOT I, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT I NORTH 59°17'32" EAST 4.46 FEET TO THE EASTERLY LINE OF SAID LOT I; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 517.30 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE SOUTH 07°31'48" EAST 245.27 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 8.59 FEET; THENCE SOUTH 85°37'31" WEST 17.50 FEET TO THE WESTERLY LINE OF SAID LOT I; THENCE ALONG SAID WESTERLY LINE NORTH 04°22'29" WEST 768.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,848 SQ.FT.

PARCEL 16

BEGINNING AT THE NORTHWEST CORNER OF LOT I, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE WESTERLY LINE OF SAID LOT I SOUTH 04°22'29" EAST 768.81 FEET; THENCE SOUTH 85°37'31" WEST 91.98 FEET; THENCE NORTH 05°44'35" WEST 13.32 FEET; THENCE SOUTH 85°37'31" WEST 8.41 FEET; THENCE NORTH 04°22'02" WEST 80.39 FEET; THENCE NORTH 85°49'33" EAST 8.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 02°21'12" WEST 14.50 FEET; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°25'13", AN ARC LENGTH OF 22.88 FEET; THENCE NORTH 04°22'29" WEST 174.01 FEET; THENCE SOUTH 85°37'31" WEST 7.00 FEET; THENCE NORTH 04°22'29" WEST 28.28 FEET; THENCE NORTH 85°37'31" EAST 7.00 FEET; THENCE NORTH 05°23'46" WEST 3.94 FEET; THENCE NORTH 21°38'26" EAST 1.45 FEET; THENCE NORTH 04°32'28" WEST 19.72 FEET; THENCE SOUTH 85°40'57" WEST 0.50 FEET; THENCE NORTH 04°19'03" WEST 34.51 FEET; THENCE SOUTH 85°40'57" WEST 8.88 FEET; THENCE NORTH 04°22'29" WEST 20.95 FEET; THENCE NORTH 85°37'31" EAST 8.90 FEET; THENCE NORTH 04°23'18" WEST 231.70 FEET; THENCE SOUTH 85°37'31" WEST 8.10 FEET; THENCE NORTH 04°22'29" WEST 38.61 FEET; THENCE NORTH 85°37'31" EAST 6.30 FEET; THENCE NORTH 04°22'29" WEST 88.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 84°20'26" WEST 87.84 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°46'37", AN ARC LENGTH OF 22.65 FEET; THENCE NORTH 57°21'17" EAST 74.78 FEET; THENCE SOUTH 33°31'11" EAST 33.66 FEET TO THE EASTERLY LINE OF 3RD STREET (88.50 FEET WIDE); THENCE ALONG SAID EASTERLY LINE OF 3RD STREET SOUTH 04°22'29" EAST 9.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,037 SQ.FT.

THIS DESCRIPTION WAS PREPARED BY ME IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

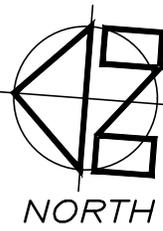
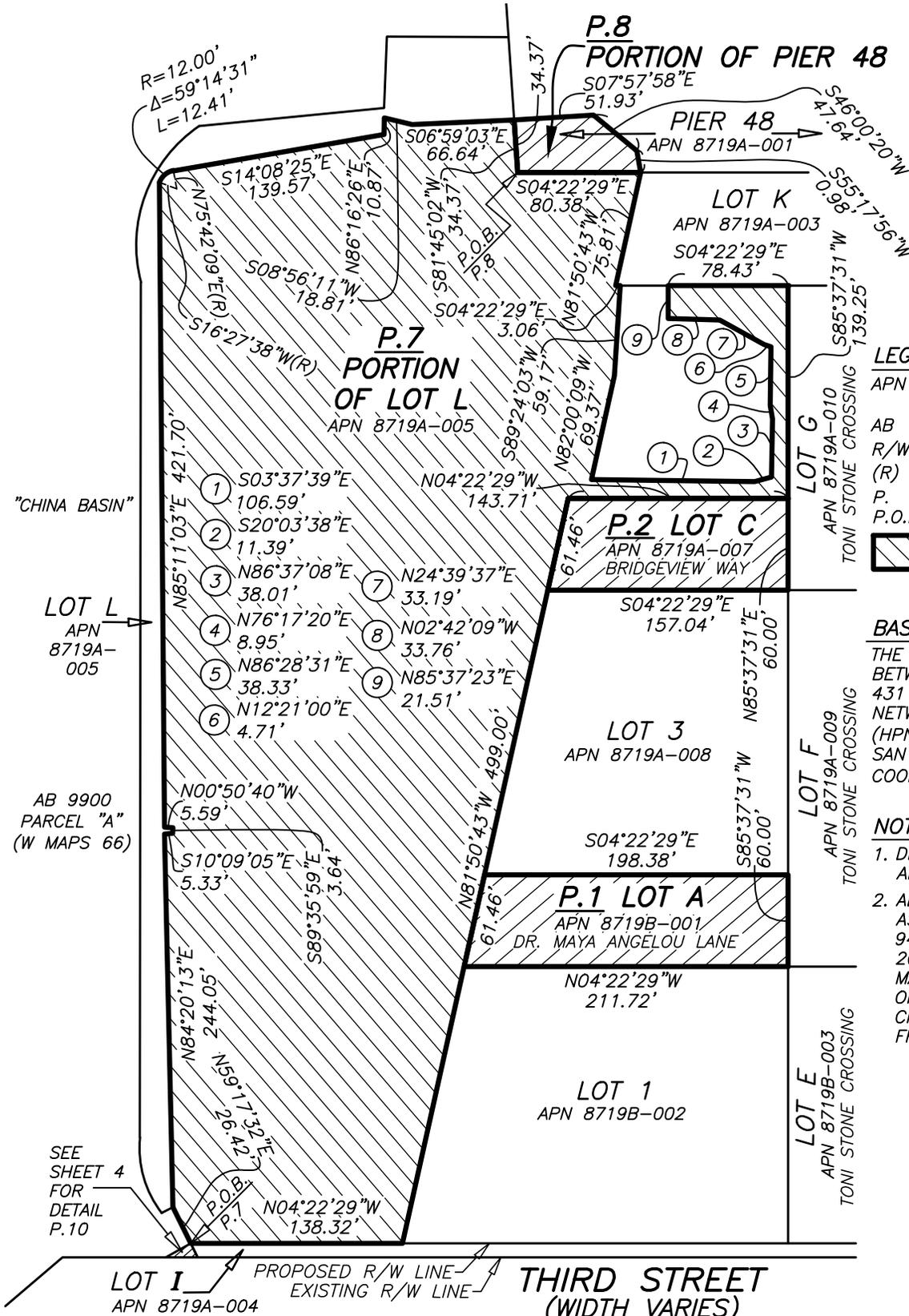


FEBRUARY 6, 2025

BENJAMIN B. RON, PLS 5015



PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AB	ASSESSOR'S BLOCK
R/W	RIGHT OF WAY
(R)	RADIAL
P.	PARCEL
P.O.B.	POINT OF BEGINNING
	OFFER OF IMPROVEMENTS PARCEL

BASIS OF BEARINGS
 THE BEARING OF S56°47'46"W BETWEEN POINT NOS. 109 AND 431 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13)

- NOTES**
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL LOTS AND PIER 48 ARE AS SHOWN ON FINAL MAP 9443 RECORDED JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, PAGES 28-38, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

OFFER OF IMPROVEMENTS – PORT

MISSION ROCK
 SAN FRANCISCO,
 CALIFORNIA

BY JP CHKD. BR DATE 2/6/25 SCALE 1"=100' SHEET 1 OF 8 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
 LAND SURVEYORS

859 HARRISON STREET
 SAN FRANCISCO, CA. 94107
 (415) 543-4500
 S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION

P.5
PORTION
OF
LOT K
(SEE SHEET 3 FOR DETAIL P.5)

PIER 48
APN 8719A-001

P.6
PORTION
OF LOT K
(SEE SHEET 3 FOR DETAIL P.6)

LOT L
APN 8719A-005

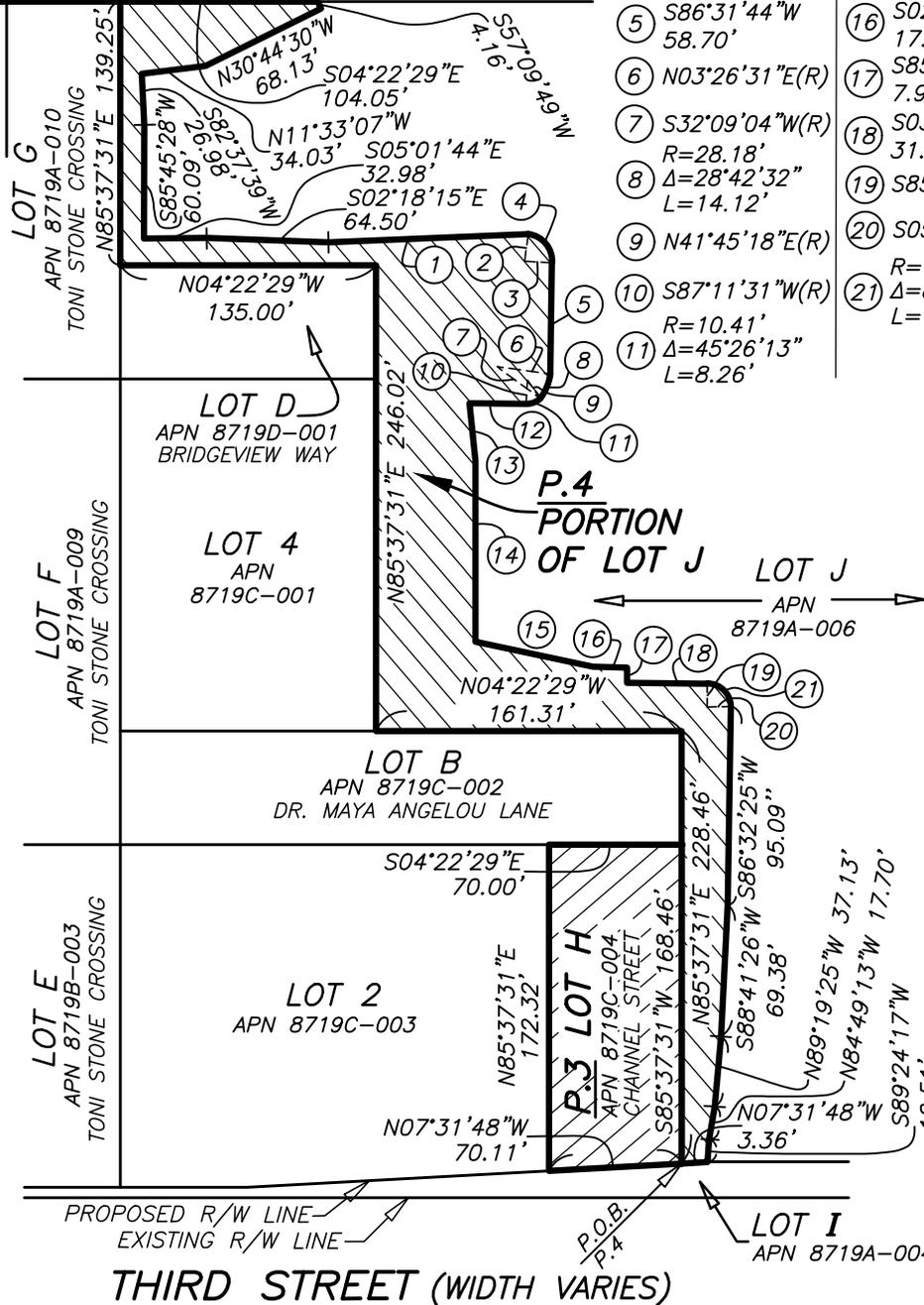
LOT K
APN 8719A-003

- | | |
|--|---|
| ① S06°41'45"E
105.42' | ⑫ N03°29'30"W
38.38' |
| ② N87°16'05"W(R) | ⑬ S79°32'07"W
30.85' |
| ③ S00°52'42"E(R)
R=14.34' | ⑭ S85°37'23"W
103.61' |
| ④ Δ=86°23'23"
L=21.62' | ⑮ S07°38'52"W
72.08' |
| ⑤ S86°31'44"W
58.70' | ⑯ S02°43'04"E
17.99' |
| ⑥ N03°26'31"E(R) | ⑰ S85°37'23"W
7.99' |
| ⑦ S32°09'04"W(R)
R=28.18' | ⑱ S03°48'27"E
31.83' |
| ⑧ Δ=28°42'32"
L=14.12' | ⑲ S85°22'15"W(R) |
| ⑨ N41°45'18"E(R) | ⑳ S05°59'59"E(R)
R=12.57'
Δ=88°37'46"
L=19.44" |
| ⑩ S87°11'31"W(R)
R=10.41'
Δ=45°26'13"
L=8.26' | |
| | ㉑ |



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT OF WAY
- P. PARCEL
- P.O.B. POINT OF BEGINNING
- OFFER OF IMPROVEMENTS PARCEL



OFFER OF IMPROVEMENTS – PORT

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

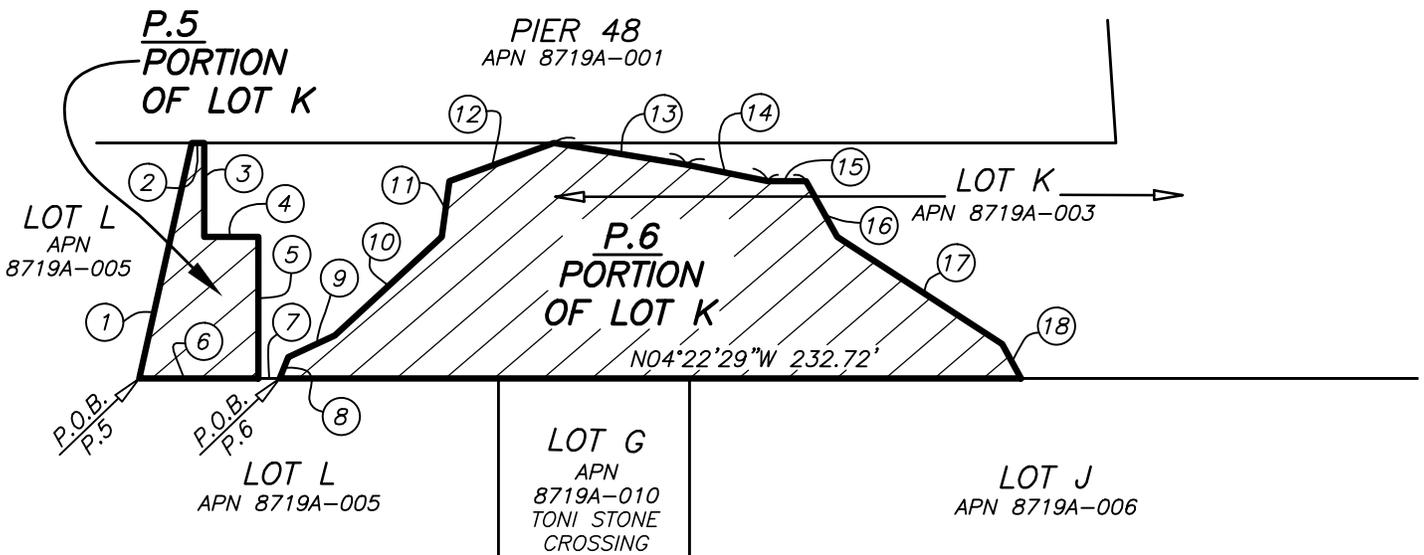
BY JP CHKD. BR DATE 2/6/25 SCALE 1"=100'± SHEET 2 OF 8 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION

- | | | |
|-------------------------|-------------------------|-------------------------|
| ① S81°50'43"E
75.81' | ⑧ S79°46'13"E 2.29' | ⑬ S56°25'54"W
20.05' |
| ② S04°22'29"E
3.98' | ⑨ S36°09'20"E 16.29' | ⑭ S28°39'43"W
61.81' |
| ③ S85°37'31"W
29.50' | ⑩ S47°09'24"E 49.63' | ⑰ S57°09'49"W
12.29' |
| ④ S04°22'29"E
16.93' | ⑪ S86°31'15"E 17.67' | |
| ⑤ S85°37'31"W
44.50' | ⑫ S24°26'16"E
34.98' | |
| ⑥ N04°22'29"W
37.35' | ⑬ S05°00'32"W
42.06' | |
| ⑦ S04°22'29"E
6.74' | ⑭ S06°57'39"W
26.16' | |
| | ⑮ S04°22'29"E
12.00' | |



DETAILS P.5 & P.6

LEGEND

- APN ASSESSOR'S
PARCEL NUMBER
- P. PARCEL
- P.O.B. POINT OF BEGINNING
-  OFFER OF
IMPROVEMENTS
PARCEL

OFFER OF IMPROVEMENTS – PORT

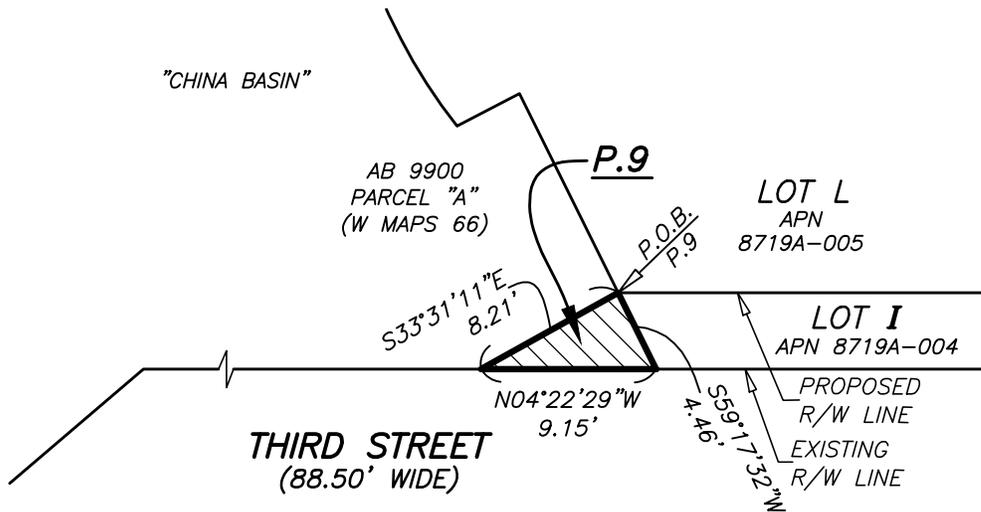
MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/6/25 SCALE 1"=60' SHEET 3 OF 8 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

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S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION



DETAIL P.9

SCALE: 1"=10'

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AB	ASSESSOR'S BLOCK
R/W	RIGHT OF WAY
P.	PARCEL
P.O.B.	POINT OF BEGINNING
	OFFER OF IMPROVEMENTS PARCEL

OFFER OF IMPROVEMENTS – PORT

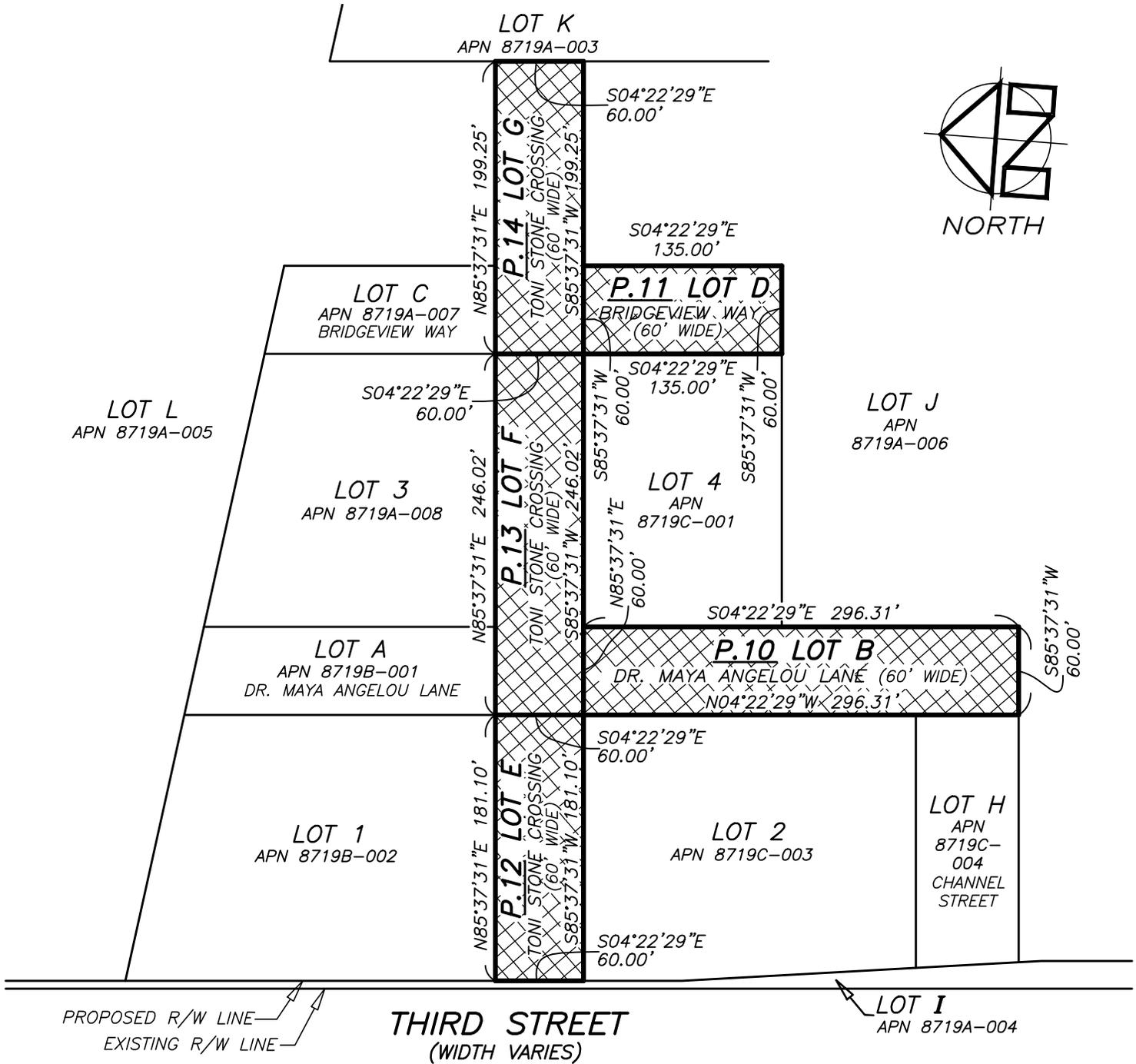
MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/6/25 SCALE 1"=10' SHEET 4 OF 8 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
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PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

APN	ASSESSOR'S PARCEL NUMBER		OFFER OF IMPROVEMENTS
R/W	RIGHT OF WAY		PARCEL WITHIN CITY
P.	PARCEL		ACCEPTED PORT STREETS

OFFER OF IMPROVEMENTS — PORT

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/6/25 SCALE 1"=100' SHEET 5 OF 8 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT INFORMATION TABLE

PARCEL	LOT	ASSESSOR'S PARCEL NUMBER	AREA
P.1	LOT A	APN 8719B-001	12,303 SQ.FT.
P.2	LOT C	APN 8719A-007	9,023 SQ.FT.
P.3	LOT H	APN 8719C-004	11,927 SQ.FT.
P.4	PORTION OF LOT J	APN 8719A-006	27,260 SQ.FT.
P.5	PORTION OF LOT K	APN 8719A-003	1,656 SQ.FT.
P.6	PORTION OF LOT K	APN 8719A-003	10,775 SQ.FT.
P.7	PORTION OF LOT L	APN 8719A-005	173,963 SQ.FT.
P.8	PORTION OF PIER 48	APN 8719A-001	2,405 SQ.FT.
P.9	—————	AB 9900	18 SQ.FT.
P.10	LOT B	APN 8719C-002	17,779 SQ.FT.
P.11	LOT D	APN 8719D-001	8,100 SQ.FT.
P.12	LOT E	APN 8719B-003	10,866 SQ.FT.
P.13	LOT F	APN 8719A-009	14,761 SQ.FT.
P.14	LOT G	APN 8719A-010	11,955 SQ.FT.
P.15	PORTION OF LOT I	APN 8719A-004	4,848 SQ.FT.
P.16	PORTION OF THIRD STREET	—————	64,037 SQ.FT.

OFFER OF IMPROVEMENTS — PORT

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/6/25 SCALE NONE SHEET 8 OF 8 JOB NO. S-9229

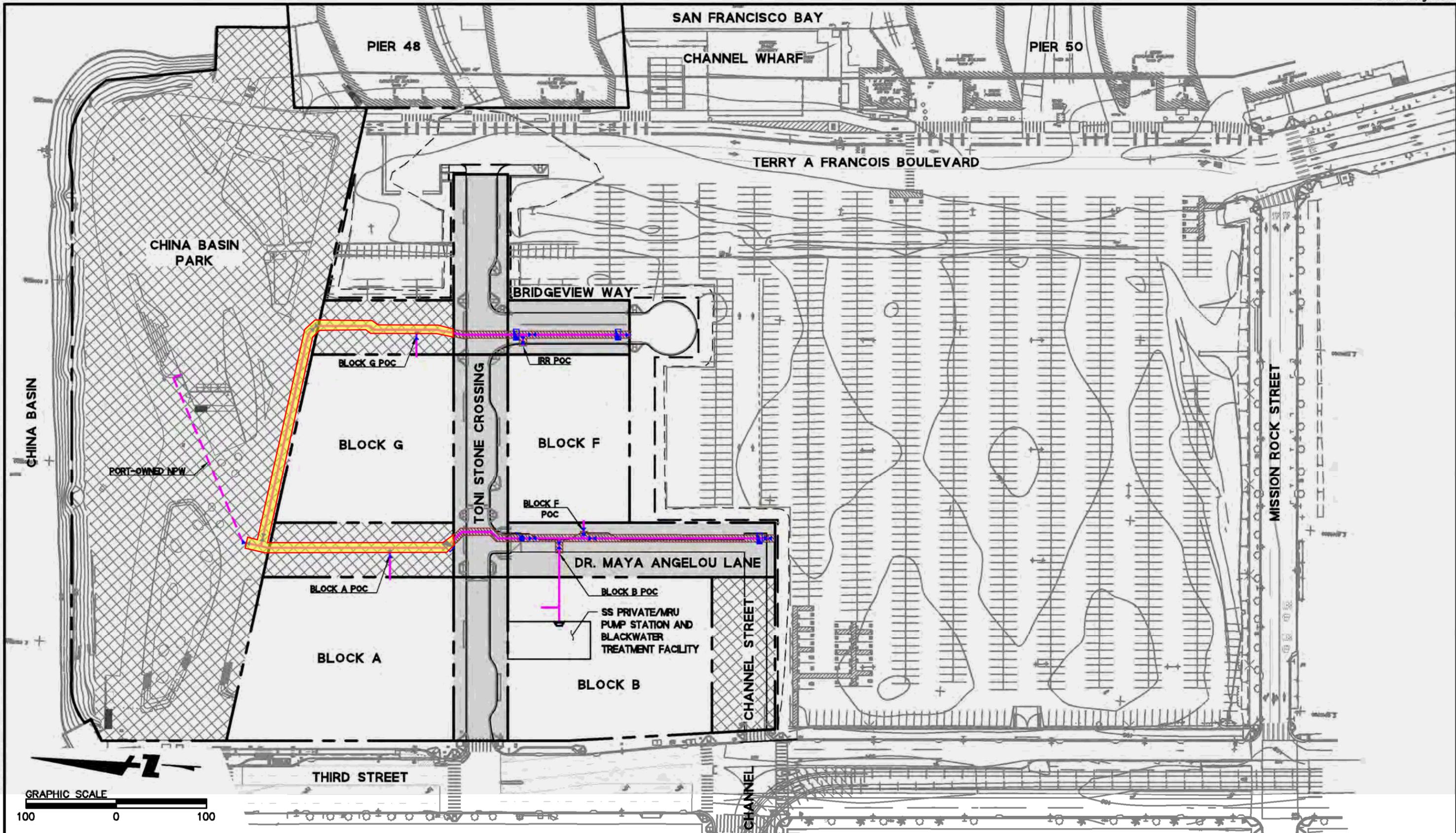
MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

EXHIBIT B

MRU Low-Pressure Water Facilities

DRAWING NAME: \\bkt-01\vol1\2008\080006.Mission Rock\ENG\Exhibits\22_0330 MRU Encroachment Permit\CAD\PHASE 1\Figure 2 Proposed Non-Potable Water System_P1.dwg
PLOT DATE: 08-22-22
PLOTTED BY: err



LEGEND	
	PARCEL BOUNDARY
	PARKS AND OPEN SPACE
	PUBLIC ROW

	PRIVATE NPW
	PORT-OWNED NPW
	PERMIT AREA (SFPW ROW)
	GATE VALVE
	AIR RELEASE VALVE
	BLOW OFF VALVE

DATE: 08/22/2022
 SCALE: 1"=100'
 DESIGN: JW
 DRAWN BY: JM/SH
 APPROVED: JD
 JOB NO: 20080006

MISSION ROCK PARTNERS
 24 WILLIE MAYS PLAZA
 SAN FRANCISCO, CA 94107
 415/488-6676
 415/488-6678 (FAX)

BKF
 EKF ENGINEERS
 150 CALIFORNIA STREET, STE 600
 SAN FRANCISCO, CA 94111
 415/930-7900
 415/930-7948 (FAX)

MISSION ROCK REDEVELOPMENT

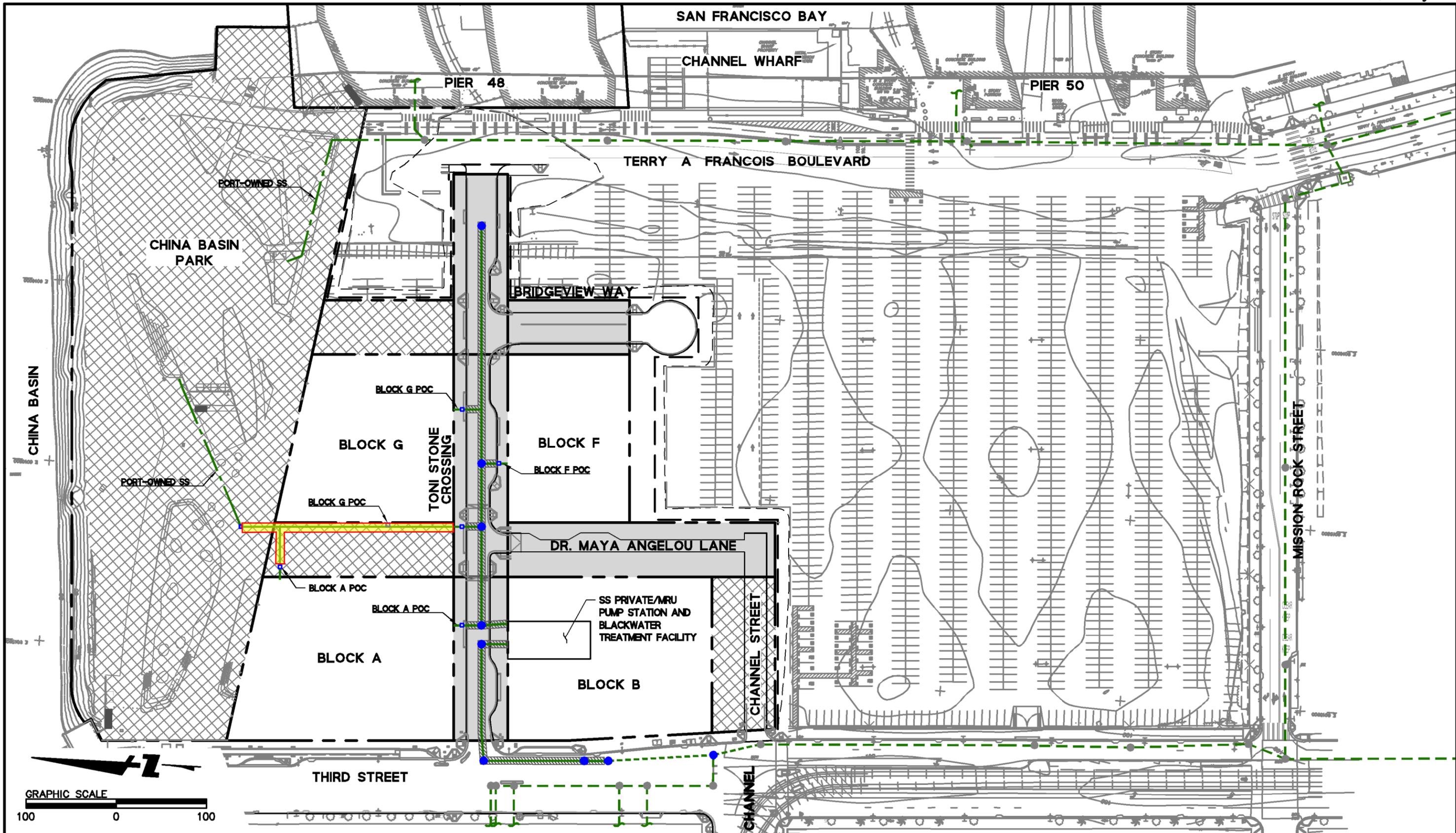
PORT LICENSE AREA FOR MRU

NON-POTABLE WATER SYSTEM

EXHIBIT C

MRU Sanitary Sewer Facilities

DRAWING NAME: \\bkt-es1\vol1\2008\080006_Mission_Rock\ENG\Exhibits\22_0330_MRU_Encroachment_Permit\CAD\PHASE 1\Figure 1 Sanitary Sewer System Ownership_P1.dwg
PLOT DATE: 08-24-22
PLOTTED BY: grr



LEGEND	
	PARCEL BOUNDARY
	PARKS AND OPEN SPACE
	PUBLIC ROW

	LICENSE AREA (SF PORT)		EX SSMH
	EXISTING SS		PR SSMH
	PRIVATE SS		PR SSC0
	PORT-OWNED SS		
	SFPUC-OWNED SS		
	PERMIT AREA (SFPW ROW)		

DATE: 08/22/2022
 SCALE: 1"=100'
 DESIGN: JW
 DRAWN BY: JM/SH
 APPROVED: JD
 JOB NO: 20080006

MISSION ROCK PARTNERS
 24 WILLIE MAYS PLAZA
 SAN FRANCISCO, CA 94107
 415/488-6676
 415/488-6678 (FAX)

BKF
 EKF ENGINEERS
 150 CALIFORNIA STREET, STE 600
 SAN FRANCISCO, CA 94111
 415/930-7900
 415/930-7948 (FAX)

MISSION ROCK REDEVELOPMENT

PORT LICENSE AREA FOR MRU

SANITARY SEWER SYSTEM