

NOT FOR RECORDING  
Director of Property  
Real Estate Department  
City and County of San Francisco  
25 Van Ness Avenue, Suite 401  
San Francisco, CA 94102

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**OFFER OF IMPROVEMENTS**

(1629 Market Street Project – Lots 1 and 2)

MARKET STREET 1629 VENTURES, LP, a Delaware limited partnership ("1629 VENTURES") does hereby irrevocably offer to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City") all of the public street and roadway improvements, public utility facilities and other ancillary improvements constructed or installed by or on behalf of 1629 VENTURES pursuant to the following Improvement Plans and Specifications, prepared by BKF Engineer, entitled: "1613 – 1617 Market Street, Street Improvement Permit Plans", dated 8/23/19; "1 Brady Street, Building A – Street Improvement Permit Plans", dated 8/21/19; and "1125 Stevenson Street, Building D – Street Improvement Permit Plans", dated 8/21/19, which are on file with Public Works for the 1629 Market Street Project – Lots 1 and 2.

The property where the improvements are located is shown on the site plan attached as **Exhibit A** hereto, constituting property owned by the City, located in the City and County of San Francisco.

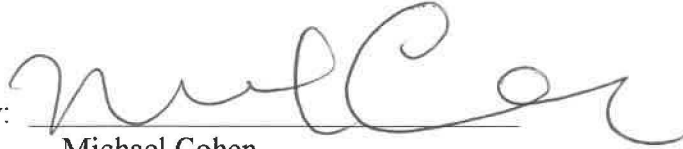
With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of this offer of public improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant 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 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 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10<sup>th</sup> day of January, 2020.

MARKET STREET 1629 VENTURES,  
a Delaware limited partnership

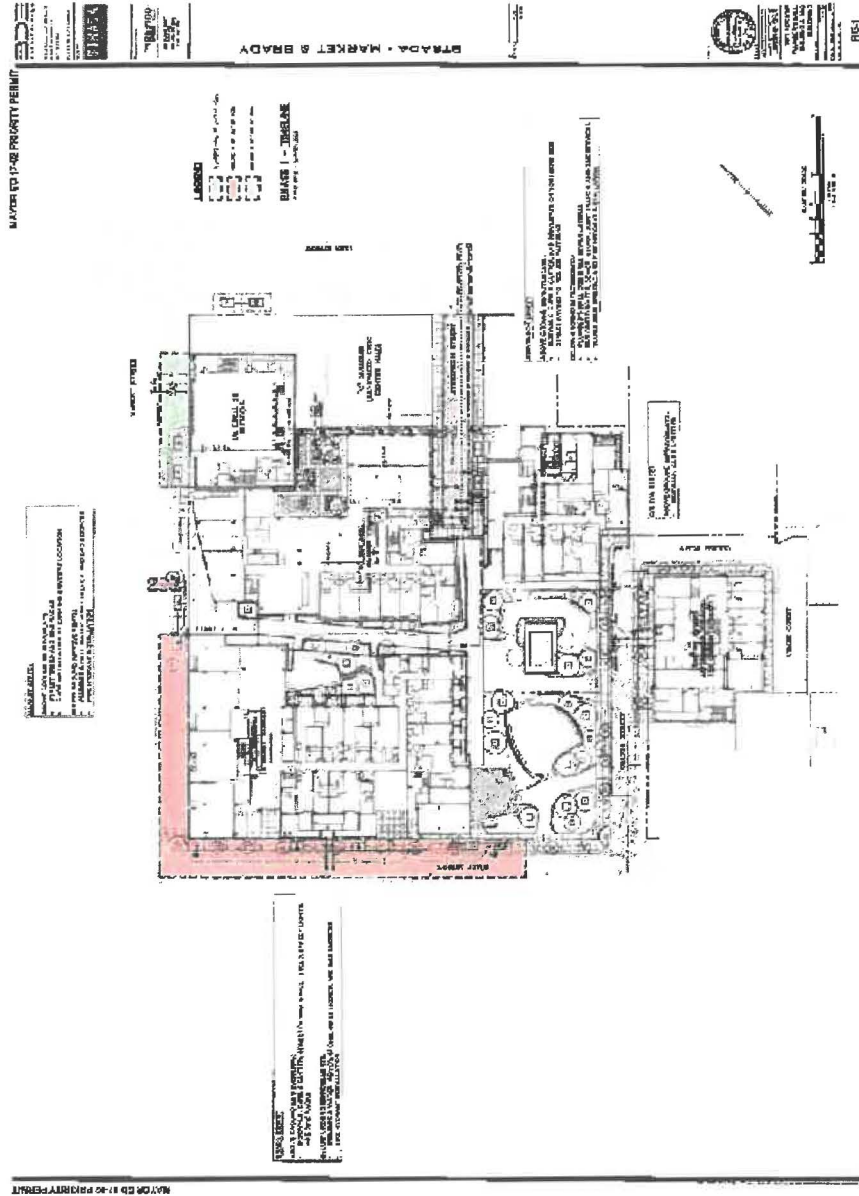
By: \_\_\_\_\_



Michael Cohen  
President

# EXHIBIT A

# SITE PLAN




**CERTIFICATE OF ACKNOWLEDGMENT  
OF NOTARY PUBLIC**

STATE OF CALIFORNIA )  
 ) ss.  
CITY AND COUNTY OF SAN FRANCISCO )

On January 10<sup>th</sup> 2020 before me, Ellen Aurora Weaver,  
personally appeared Michael Scott Cohen,  
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 of Notary Public (Seal)

