



**City and County of San Francisco  
Joaquín Torres, Assessor-Recorder**

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

Doc #	<b>2024009693</b>	Fees	\$0.00
1/25/2024	10:26:32 AM	Taxes	\$0.00
ES	Electronic	Other	\$0.00
Pages	9 Title 079	SB2 Fees	\$0.00
Customer	2327	Paid	\$0.00

Assessor Parcel Numbers (APNs): 3941-042; 4111-005; 4114-001; 4111-007; 4114-002; 4116-004; 4114-010 (a portion); APN 4114-004 (a portion); a portion of Final Transfer Map 9597 Lot CC within 20<sup>th</sup> Street (being a portion of APN 3941-041); a portion of Final Transfer Map 9597 Lot Z within Maryland Street immediately south of 22<sup>nd</sup> Street (being a portion of APN 4115-002); a portion of 20<sup>th</sup> between Lot CC and Third Street that includes a portion of the intersection of 20<sup>th</sup> Street and Illinois; a portion of 22<sup>nd</sup> Street that spans between Illinois Street; a portion of Illinois Street between 20<sup>th</sup> Street and 22<sup>nd</sup> Street; and Final Map 9585 Lot F that includes a portion of the intersection of 22<sup>nd</sup> Street and Illinois

[Address: Pier 70 28-Acre Site]

Exempt from recording fees under Government Code §27373

AMENDED AND RESTATED 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 OFFER OF  
IMPROVEMENTS**

**Final Map 9585 Lot/APN:**

**Lot A (APN 3941-042); Lot B (APN 4111-005); Lot C (APN 4114-001); Lot D (APN 4111-007); Lot E (APN 4114-002),  
Lot F (APN 4116-004); and**

**a portion of Final Transfer Map 9597 Lot CC within 20th Street (being a portion of APN 3941-041); a portion of Final Transfer Map 9597 Lot Z within Maryland Street immediately south of Lot F (being a portion of APN 4115-002); a portion of 20th between Lot CC and Illinois Street that includes a portion of the intersection of 20th Street and Illinois; a portion of 22nd Street that spans between Illinois Street and Lot F that includes a portion of the intersection of 22nd Street and Illinois; and**

**Auxiliary Water Supply System (AWSS) Earthquake Resistant Ductile Iron Pipe and appurtenances extended approximately 300 linear feet along 20th Street from the project boundary on 20th Street at Illinois to a connection at 3rd Street;**

**Traffic signal conduit installed within a portion of the Illinois Street right-of-way connecting the intersections of 20<sup>th</sup> Street and 22<sup>nd</sup> Street**

**The Building 15 structural frame located primarily within portions of Final Map 9585 Lot J (APN 4114-004) and Lot F (APN 4116-004) and encroaches onto Final Map 9585 Lot 4 (APN 4114-010).**

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 September 15, 2020 as specified in those certain Improvement Plans and Specifications prepared for Subdivider, entitled “Pier 70 SUD Phase 1 Improvement Plans” prepared by BKF Engineers, dated January 14, 2019, and approved by the City, dated March 13, 2019, as those plans may have been amended or revised from time to time with the City’s or Port’s approval. The property where the public improvements are located consists of:

(1) the following property, as shown on Final Map No. 9585, recorded on October 23, 2020 as Doc. No. 2020035295 in the Official Records of the City and County of San Francisco (the “**Official Records**”):

Lot A (APN 3941-042);  
Lot B (APN 4111-005) (a Port Street);  
Lot C (APN 4114-001);  
Lot D (APN 4111-007);  
Lot E (APN 4114-002);  
Lot F (APN 4116-004); and

(2): the following property:

- a portion of Lot CC (as shown on Final Transfer Map 9597 recorded in the Official Records on February 07, 2019, in Book HH of Maps at pages 89-98, inclusive (“**Final Map 9597**”), lying within 20<sup>th</sup> Street (being a portion of Lot 3941-041);
- a portion of 20th Street between Lot CC (as shown on Final Map 9597) and Illinois Street that includes a portion of the intersection of 20th St and Illinois;
- a portion of 22nd street that spans between Illinois Street and Lot V (as shown on Final Map 9597) that includes a portion of the intersection of 22nd St and Illinois; and
- a portion of Lot Z (future Maryland Street) lying directly south of Lot V (as those Lots are shown on Final Map 9597); and

(3) 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; and

(4) Traffic signal conduit and appurtenances located within the Illinois Street right-of-way between the intersections of 20<sup>th</sup> Street and 22<sup>nd</sup> Street, which conduits and appurtenances were approved in the Pier 70 SUD Street Improvement Permit #19IE 00245; and

(5) The Building 15 structural frame that is located primarily within portions of Final Map 9585 Lots J (APN 4114-004) and F (APN 4116-004), and encroaches onto Final Map 9585 Lot 4 (APN 4114-010) that will be owned by the Port upon Port Commission acceptance.

The foregoing affected 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 by the Board of Supervisors or the Port Commission, as applicable, except as may be provided by separate instrument, such as a permit under Public Works Code section 786, or other local law.


This Amended and Restated Offer of Improvements amends and restates in its entirety that certain Offer of Improvements recorded October 23, 2020 as Document Number 2020035280 in the Official Records of the City and County of San Francisco.

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 19<sup>th</sup> day of January, 2024.

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

By:   
Name: Ketan Patel  
Title: President

**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.

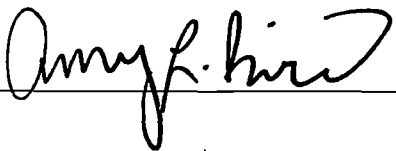
STATE OF OHIO

COUNTY OF CUYAHOGA

On January 8, 2024 before me, Ketan Patel, personally appeared, 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 Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_

(Seal)

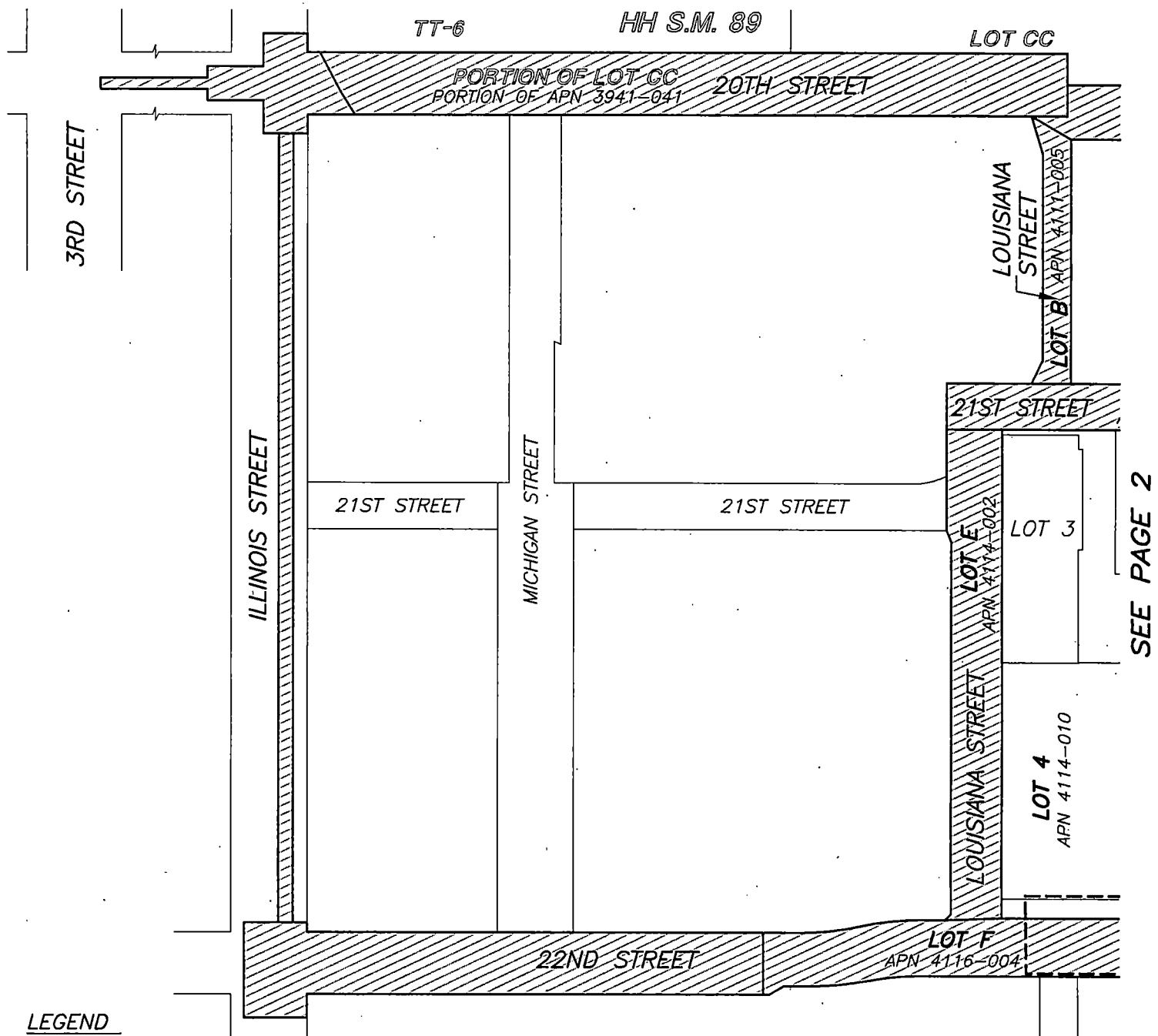


**EXHIBIT A**

**PLAT MAP OF PROPERTY**


**Attached.**

**EXHIBIT A  
PLAT MAP OF PROPERTY**



SEE PAGE 2

**LEGEND**

-  OFFER OF IMPROVEMENT AREA
- LOT CC** LOTS PER FINAL TRANSFER MAP 9597 RECORDED FEBRUARY 7, 2019 IN BOOK HH OF SURVEY MAPS, AT PAGES 89-98, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- LOT A** LOTS PER FINAL MAP 9585, RECORDED OCTOBER 23, 2020 IN BOOK 1 OF FINAL MAPS, PAGES 94-103, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



**OFFER OF IMPROVEMENTS**

**SAN FRANCISCO  
CALIFORNIA**

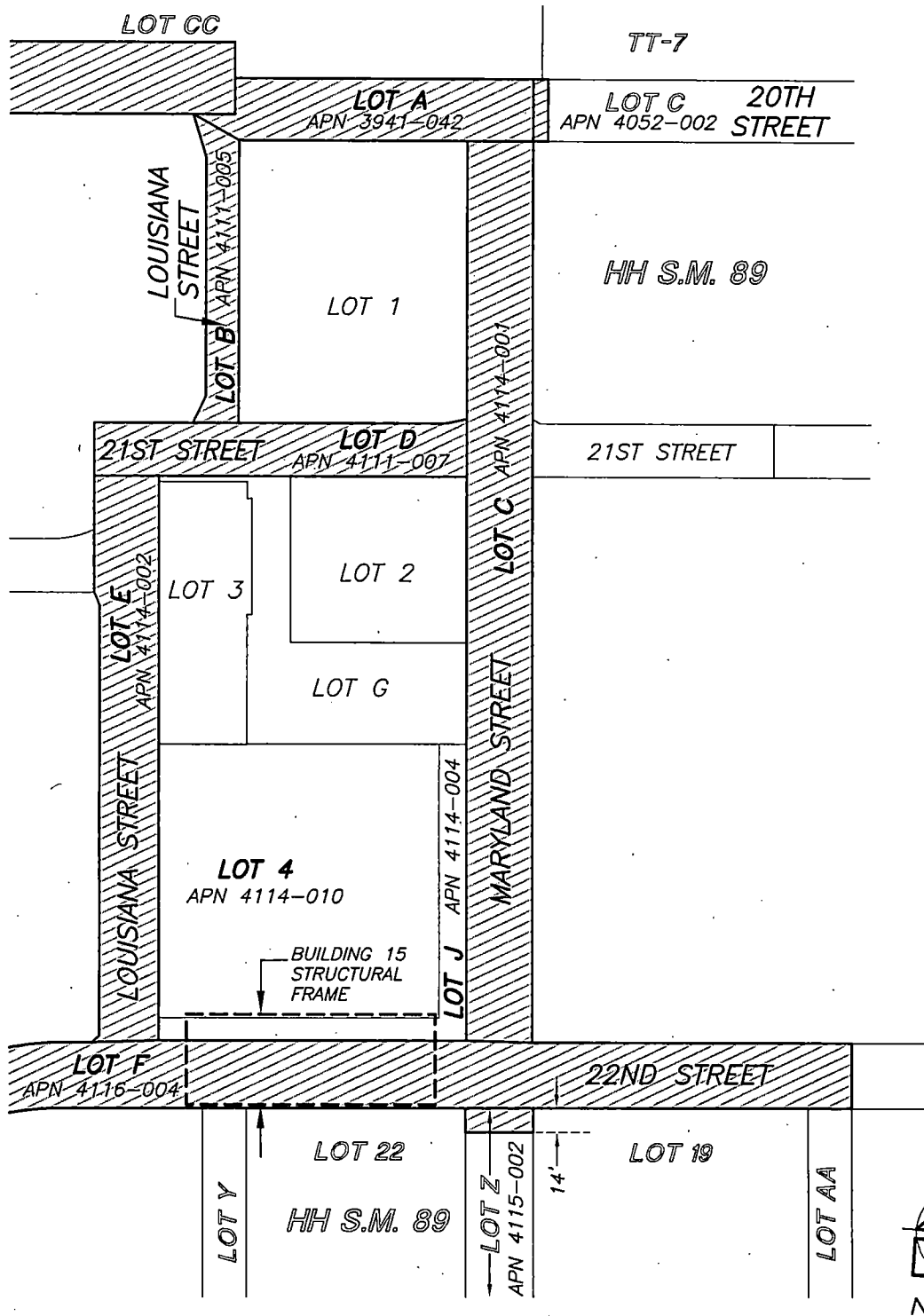
BY BG CHKD. BG DATE 01-17-24 SCALE 1"=150'± PAGE 1 OF 2 JOB NO. S-9037

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

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



# EXHIBIT A PLAT MAP OF PROPERTY



SEE PAGE 1

## OFFER OF IMPROVEMENTS

SAN FRANCISCO  
CALIFORNIA

BY BG CHKD. BG DATE 01-17-24 SCALE 1"=150'± PAGE 2 OF 2 JOB NO. S-9037

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S-9037 PIER 70\_OFFER OF IMPROVEMENTS.dwg