

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property



Doc # 2021167458

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

11/8/2021	10:04:28 AM	Fees	\$0.00
Pages 7	Title 079 DS	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

Assessor's Block ("AB")
AB:

(Space above this line reserved for Recorder's use only)

OFFER OF IMPROVEMENTS

(12-kV Distribution Line)

MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C., a Delaware limited liability company ("Developer"), and its successors and assigns, does hereby irrevocably offer to the City and County of San Francisco a municipal corporation ("City"), and its successors and assigns, all improvements constructed or installed by or on behalf of Developer, pursuant to Instructional Bulletin No. 3, dated March 10, 2021, inclusive of Revision No. 1 thereto, dated March 19, 2021, amending the Mission Rock Phase 1 Improvement Plans Street Improvement Permit (Street Improvement Permit No. No. 20IE-00486), and the improvement plans and specifications described therein.

The property where the improvements are located is shown on Exhibit A hereto, which is located in the City.

It is understood and agreed that: (i) upon acceptance of this offer of public improvements the City shall own and be responsible for maintenance of the offered public improvements, and (ii) The City and its successors or 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 Board of Supervisors.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of September, 2021

DEVELOPER

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

By: Sewall Lot 337 Associates, LLC, its Sole Member

By: Mission Rock Partners, LLC, its Sole Member

By: TSCE 2007 Mission Rock, L.L.C., Its Administrative Member

By: 

Name: Carl Shannon

Its: Authorized Signatory

Exhibit A

Legal Description and Plat

LEGAL DESCRIPTION

"12KV LINE IMPROVEMENT AREA"

PARCEL 1

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF LOT K, AS SAID LOT IS SHOWN ON "FINAL MAP 9443" FILED JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MOST SOUTHERLY LINE OF SAID LOT K, DISTANT THEREON SOUTH 85°37'31" WEST 45.89 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT K; THENCE ALONG SAID SOUTHERLY LINE OF LOT K, SOUTH 85°37'31" WEST 11.98 FEET; THENCE NORTH 29°01'59" EAST 39.75 FEET; THENCE NORTH 03°38'05" WEST 15.12 FEET; THENCE SOUTH 86°15'52" WEST 8.38 FEET; THENCE NORTH 03°44'08" WEST 30.49 FEET; THENCE NORTH 04°00'54" WEST 216.88 FEET; THENCE NORTH 04°05'34" WEST 193.33 FEET; THENCE NORTH 01°41'08" WEST 217.62 FEET; THENCE SOUTH 30°24'34" WEST 58.08 FEET; THENCE NORTH 06°42'14" WEST 85.73 FEET; THENCE NORTH 83°17'46" EAST 10.00 FEET; THENCE SOUTH 06°42'14" EAST 55.94 FEET; THENCE NORTH 30°24'34" EAST 44.11 FEET; THENCE NORTH 04°22'42" WEST 135.71 FEET; THENCE NORTH 67°40'55" WEST 29.69 FEET; THENCE SOUTH 85°37'31" WEST 13.97 FEET TO THE WESTERLY LINE OF SAID LOT K; THENCE ALONG SAID WESTERLY LINE, NORTH 04°22'29" WEST 18.21 FEET; THENCE SOUTH 67°40'55" EAST 45.32 FEET; THENCE NORTH 04°22'29" WEST 16.89 FEET; THENCE NORTH 85°37'31" EAST 10.00 FEET; THENCE SOUTH 04°22'29" EAST 25.00 FEET; THENCE SOUTH 04°22'42" EAST 140.48 FEET; THENCE SOUTH 01°41'08" EAST 234.91 FEET; THENCE SOUTH 04°05'34" EAST 193.13 FEET; THENCE SOUTH 04°00'54" EAST 215.38 FEET; THENCE SOUTH 37°51'10" EAST 15.02 FEET; THENCE SOUTH 03°38'05" EAST 37.68 FEET; THENCE SOUTH 29°01'59" WEST 36.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,893 SQ.FT. MORE OR LESS

PARCEL 2

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF TERRY A. FRANCOIS BOULEVARD (100.50 FEET WIDE), AS SAID STREET IS SHOWN ON "FINAL MAP 9443" FILED JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MOST SOUTHERLY LINE OF SAID LOT K, AS SAID LOT IS SHOWN ON SAID "FINAL MAP 9443", DISTANT THEREON SOUTH $85^{\circ}37'31''$ WEST 45.89 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT K, SAID POINT OF BEGINNING BEING ON THE NORTHERLY LINE OF SAID TERRY A. FRANCOIS BOULEVARD; THENCE ALONG SAID NORTHERLY LINE OF TERRY A. FRANCOIS BOULEVARD, SOUTH $85^{\circ}37'31''$ WEST 11.98 FEET; THENCE SOUTH $29^{\circ}01'59''$ WEST 47.97 FEET; THENCE SOUTH $18^{\circ}07'19''$ EAST 20.18 FEET; THENCE NORTH $71^{\circ}52'41''$ EAST 10.00 FEET; THENCE NORTH $18^{\circ}07'19''$ WEST 15.82 FEET; THENCE NORTH $29^{\circ}01'59''$ EAST 50.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 671 SQ.FT. MORE OR LESS



12KV LINE IMPROVEMENT AREA

MISSION ROCK
SAN FRANCISCO, CALIFORNIA

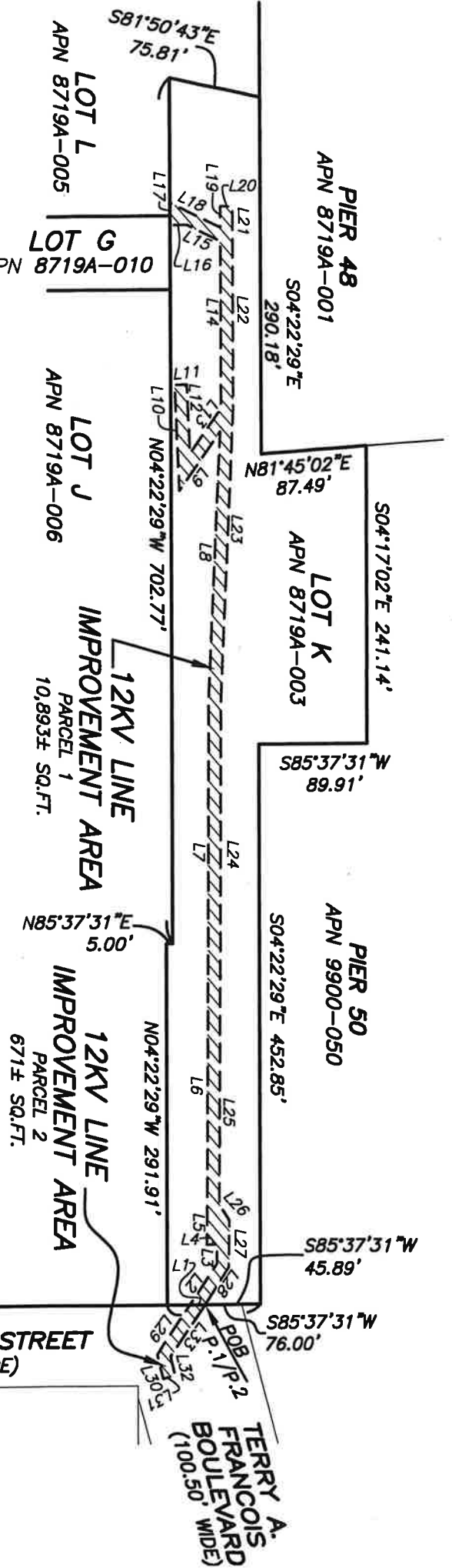
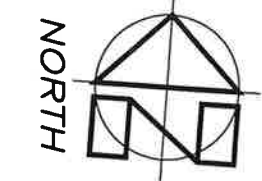
BY DR CHKD. BR DATE 7/13/21 NOT TO SCALE SHEET 1 OF 1 JOB NO. S-92229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 944107
(415) 543-4500
S-92229 KVI12 Easement.dwg

Parcel	Course	Bearing	Distance	Parcel	Course	Bearing	Distance
1	L1	S85°37'31"W	11.98'	L19	N04°22'29"W	16.89'	
1	L2	N29°01'59"E	39.75'	L20	N85°37'31"E	10.00'	
1	L3	N03°38'05"W	15.12'	L21	S04°22'29"E	25.00'	
1	L4	S86°15'52"W	8.38'	L22	S04°22'42"E	140.48'	
1	L5	N03°44'08"W	30.49'	L23	S01°41'08"E	234.91'	
1	L6	N04°00'54"W	216.88'	L24	S04°05'34"E	193.13'	
1	L7	N04°05'34"W	193.33'	L25	S04°00'54"E	215.38'	
1	L8	N01°41'08"W	217.62'	L26	S37°51'10"E	15.02'	
1	L9	S30°24'34"W	58.08'	L27	S03°38'05"E	37.68'	
1	L10	N06°42'14"W	85.73'	L28	S29°01'59"W	36.09'	
1	L11	N83°17'46"E	10.00'				
1	L12	S06°42'14"E	55.94'	L1	S85°37'31"W	11.98'	
1	L13	N30°24'34"E	44.11'	L29	S29°01'59"W	47.97'	
1	L14	N04°22'42"W	135.71'	L30	S18°07'19"E	20.18'	
1	L15	N67°40'55"W	29.69'	L31	N71°52'41"E	10.00'	
1	L16	S85°37'31"W	13.97'	L32	N18°07'19"W	15.82'	
1	L17	N04°22'29"W	18.21'	L33	N29°01'59"E	50.20'	
1	L18	S67°40'55"E	45.32'				

LINE TABLE



LEGEND

POB POINT OF BEGINNING
APN ASSESSOR'S PARCEL NUMBER
P. 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 (SFGS13)

MAP REFERENCE

"FINAL MAP 9443" FILED JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38, OFFICIAL RECORDS.

NOTE

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

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 September 16, 2021 before me, Cheryl Meril, Notary Public, personally appeared Carl Shannon, 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: _____

