

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lots 37 through 43

OFFER OF IMPROVEMENTS

HV PARTNERS 1, LP, a California limited partnership (“**HV Partners 1**”), does hereby irrevocably offer to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the “**City**”), and its successors and assigns, all of the right-of-way improvements and underground public utility facilities constructed or installed by or on behalf of HV Partners 1 pursuant to Street Improvement Permit # 111E-0336, dated June 7, 2011, issued thereunder, and the improvement plans and specifications described therein, but excepting therefrom those portions of the facilities which are identified on the “As-built” drawings delivered to and on file with the City as PG&E service conduits and vaults, AT&T service conduits, and various existing City service conduits.

The improvements are located on the real property in the City and County of San Francisco, State of California, as shown on Exhibit “A”, attached hereto and made a part hereof.

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 the maintenance of the 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.

(Signatures on following page).

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 ____ day of _____, 2016.

GRANTOR:

HV PARTNERS 1, LP,
a California limited partnership

By: HUNTERS POINT AFFORDABLE
HOUSING, INC.,
a California nonprofit public benefit
corporation,
its managing general partner

By: _____
Regina Coleman
President

By: JSCo HUNTERS VIEW LLC,
a California limited liability company,
its co-general partner

By: JOHN STEWART COMPANY,
a California corporation,
its managing member

By: _____
Jack D. Gardner
President

By: HV AMANI LLC,
a California limited liability company,
its co-general partner

By: DEVINE & GONG, INC.,
a California corporation,
its managing member

By: _____
Chan U Lee
President

HV PARTNERS 1, LP ACKNOWLEDGEMENT

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 _____

On _____ before me, _____
(here insert name and title of officer), 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)

HV PARTNERS 1, LP ACKNOWLEDGEMENT

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State of California
County of _____

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I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

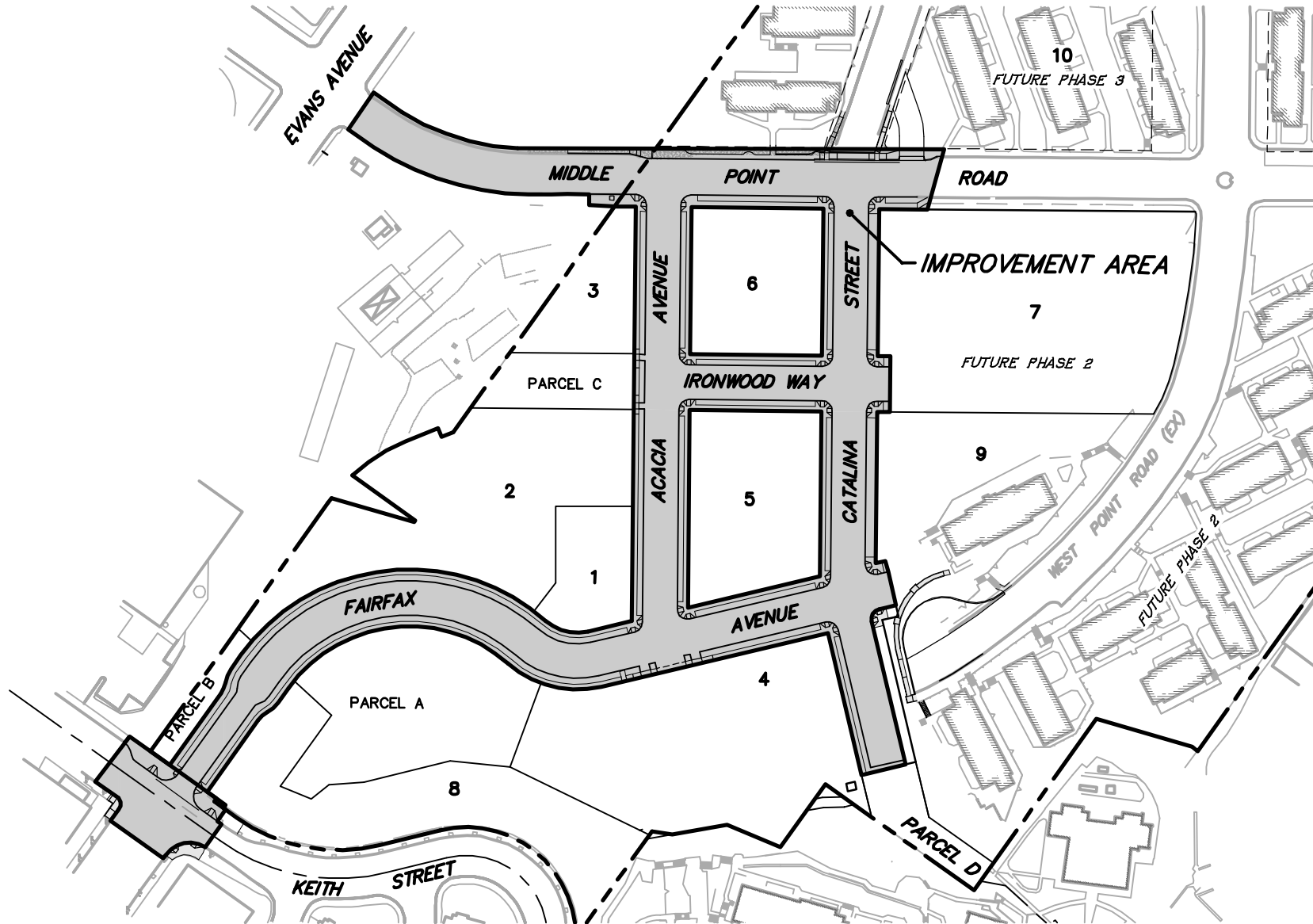
WITNESS my hand and official seal.

Signature: _____ (seal)

EXHIBIT A

[PLAT FOR STREET IMPROVEMENT AREA]

[AutoCAD file name: 07030-PHI-EXH-PH1-completion.dwg] [xref files: 07030-PHI-HC; 07030-PHI-SW; 07030-TP; 07030-PHI-SS1]
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CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212



1" = 150'

EXHIBIT "A"
HUNTERS VIEW PH 1
PUBLIC IMPROVEMENTS
SAN FRANCISCO, CALIFORNIA

OCTOBER 2013

PROJECT No. 2007030.A2.01

SHEET 1 OF 1