

[Not for Recording]
City and County of San Francisco
Director of Property
25 Van Ness Avenue
Suite 400
San Francisco, CA 94102

OFFER OF IMPROVEMENTS

(Mission Bay Park P22 Phase 1 and Phase 2 Infrastructure Improvements)

FOCIL-MB, LLC, a Delaware limited liability company ("FOCIL") does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation ("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 FOCIL pursuant to Street Improvement Permit #19IE-00483 (Mission Bay), dated May 17, 2019, issued thereunder, for Mission Bay Park P22 Phase 1 and Phase 2 Infrastructure Improvements, 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, and Comcast service conduits, and AT&T service conduits.

The property where the improvements are located is shown on Exhibit A hereto, constituting City property 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 facilities and 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.

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 _____, 2024.

FOCIL-MB, LLC,
a Delaware limited liability company

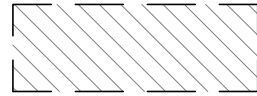
By: FOCIL Management, LLC,
a California limited liability company
Its: Manager

By: _____

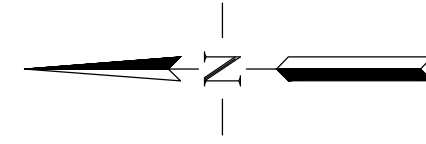
Name: Seth Hamalian
Title: Managing Member

EXHIBIT A

LEGEND



OFFER OF IMPROVEMENT AREA



SAN FRANCISCO BAY

MISSION BAY
BLOCK P22
3.83 ACRES ±

P-21

TERRY FRANCOIS BLVD.

SOUTH STREET

16TH STREET

FB & Associates, Inc.
Land Surveying
701 E. H Street, Benicia, CA 94510
Phone 7) 707(48-4300- Fax 3) 707(61-0295
www.F-3inc.com

PARK P22
OFFER OF IMPROVEMENTS
MISSION BAY
CALIFORNIA COUNTY OF SAN FRANCISCO

SAN FRANCISCO

DESIGN BY:	N/A
DRAWN BY:	STAFF
DATE:	MAY 2024
SCALE:	1"=80'
PAGE OF	1 1
JOB NUMBER:	24XXX