

**RECORDING REQUESTED BY:
City and County of San Francisco**

**WHEN RECORDED MAIL TO:
Director of Property
Real Estate Department
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102**

**Documentary Transfer Tax is Zero;
No fee for recording pursuant to
Government Code § 27383**

Portions of 25TH Street and Connecticut Street

Space above this line for Recorder's Use

**IRREVOCABLE OFFER OF IMPROVEMENTS
(Phase 1 Street Improvement Permit)**

Bridge-Potrero Community Associates LLC, a California limited liability company, hereby irrevocably offers to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, (i) those certain public improvements located on portions of 25TH Street and Connecticut Street, more particularly described in **Exhibit A** and as shown on **Exhibit B** attached hereto, which improvements are described and depicted in Public Works Permit No. 16IE-1082.

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 with respect to such offer of 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.

(Signatures on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this [____] day of _____, 2022.

DEVELOPER:

BRIDGE-POTRERO COMMUNITY ASSOCIATES, LLC, a California limited liability company

By: BRIDGE Regional Partners, Inc., a California public benefit corporation, its sole member

By: _____

Name: _____

Title: _____

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 _____, before me, _____, a Notary Public, 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 _____

Exhibit A

Description of Improvements

The improvements include the Potrero HOPE SF Phase 1 Infrastructure Improvements and ancillary facilities constructed or installed by or on behalf of BRIDGE within City Right of Way pursuant to Street Improvement Permit #16IE-1082 dated December 5, 2017 for said improvements, and the improvement plans and specifications described therein inclusive of changes incorporated by Instruction Bulletin (the "Improvements"), but excepting therefrom those portions of the Improvements which are identified on the as-built drawings as PG&E service conduits and vaults, AT&T service conduits and boxes, Cablecom service conduits and boxes, and Wave Broadband service conduits and boxes, which are facilities to be transferred to "private" joint trench participants. The list of facilities included with this offer of improvements including but not limited to:

1. Site Electrical and Lighting: Includes but not limited to installation of conduit, junction boxes, wiring, concrete pedestals, light poles and other related hardware required to provide site lighting and electrical.
2. DTIS: Includes but not limited to installation of conduit, junction boxes, wiring, and fire alarm pull stations for Department of Technology and Information Services
3. Water: Includes but not limited to pipe, fittings, valves, air valves, blow-offs, fire hydrant assemblies, and cathodic protection.
4. Combined Sewer: Includes but not limited to pipe, fittings, manholes, catch basins, laterals, cleanouts.
5. Hardscape: Includes but not limited to road section, bus stop, sidewalks, vertical curbs and gutter, curb ramps, concrete collars, and architectural vault covers.
6. Landscape: Includes but not limited to irrigation system and appurtenances, street trees and plantings
7. Retaining Wall: Includes but not limited to concrete footing and wall with reinforcing steel and metal guardrail.

Exhibit "B"
Depiction of Improvements

(See Attached)

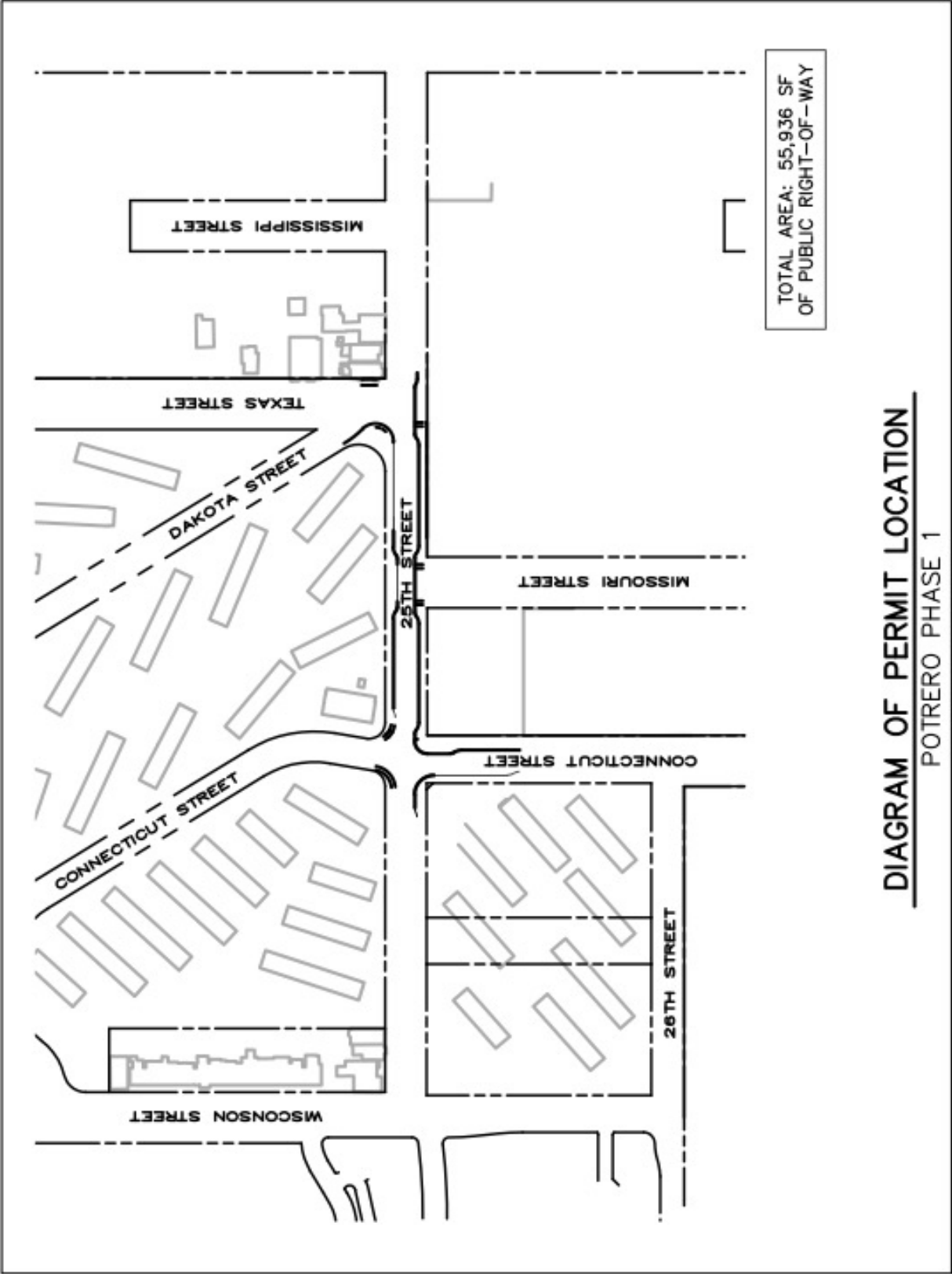


DIAGRAM OF PERMIT LOCATION
POTRERO PHASE 1