

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

APN: 4285B-001, 002, 003, 004, 005, 006

Space above this line for Recorder's Use

AMENDED AND RESTATED IRREVOCABLE OFFER OF IMPROVEMENTS
(Parcel Map No. 9610)

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, those certain public improvements described in **Exhibit A** and as shown on **Exhibit B** attached hereto, which improvements are described and depicted in Public Works Permit No. 21-IE-00075.

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. The previous Irrevocable Offer of Improvements dated April 23, 2021 shall be superseded by this Amended and Restated Offer of Improvements.

(Signatures on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this 2nd day of June, 2025.

BRIDGE-Potrero Community Associates LLC,
a California limited liability company

By: 

Name: Smitha Seshadri

Its: Authorized Signatory

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 California

County of San Francisco

On June 2, 2025 before me, Nikola Cicin-Sain, Notary Public
(insert name and title of the officer)

personally appeared Smitha Seshadri,
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)

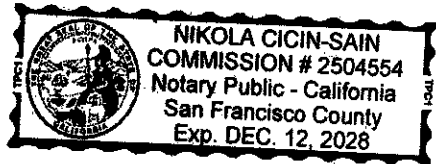


Exhibit A

Description of Improvements

Public Improvements as permitted in Street Improvement Permit #21IE-00075, as amended through Instructional Bulletins (IB) #1 through #4, generally including:

25th Street

- New combined sewer system and water system from approximately 150' east of Wisconsin Street to the boundary of Phase 1 improvements at Connecticut Street
- New underground utilities and new joint trench from Wisconsin Street to Connecticut Street
- New street section from Wisconsin to Connecticut Streets
- New sidewalk on north side with temporary A/C sidewalk and dike from approximately 150 east of Wisconsin Street to boundary of Phase 1 improvements at Connecticut Street
- New curb, sidewalk, street trees, and streetlights on south side of street. Street trees fronting Block A between Wisconsin and Arkansas streets are deferred for future installation via Infrastructure Plan Amendment and IB#4 and are excluded from this offer of improvements.

26th Street

- New combined sewer system and water system from Wisconsin Street to Connecticut Street
- New joint trench
- New street section from Wisconsin to Connecticut Streets
- New curb, sidewalk, street trees, and streetlights on north side of street. Street trees fronting Block A between Wisconsin and Arkansas streets are deferred for future installation via Infrastructure Plan Amendment and IB#4 and are excluded from this offer of improvements.
- New curb, retaining wall and metal beam barricade on south side of street.

Wisconsin Street

- New water system at 25th Street intersection
- New joint trench
- New street section on east half of street from 25th -to 26th Streets
- New curb, sidewalk, and streetlights on east side of street. Street trees fronting Block A between 25th and 26th Streets are deferred for future installation via Infrastructure Plan Amendment and IB#4 and are excluded from this offer of improvements.

Arkansas Street

- New street with water, combined sewer, joint trench, street section, curb, sidewalk, street trees and streetlights. Street trees on west side of street fronting Block A between

25th to 26th Streets are deferred for future installation via Infrastructure Plan Amendment and IB#4 and are excluded from this offer of improvements.

Connecticut Street

- Replacement combined sewer (replace existing 24" with new 32" HDPE)
- New joint trench on west side of street, including supporting facilities for switchgear/primary meter for SFPUC/PG&E interface
- New curb, sidewalk, street trees, and streetlights on west side of street from 25th Street to 26th Street.
- New curb, sidewalk on east side of street to accommodate tabling of intersection for pedestrian accessibility from 26th Street to the north for approximately 107'

Switchgear Room

- All items within the switchgear room located in Block B adjacent to Connecticut Street including the pad mounted switchgear cabinet and associated equipment in the room, related conduits and conductors both inside and below the building and outside the public right of way, lights, monitoring systems, and exhaust fan.

Exhibit B

Site Map

