

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

Assessor's Block ("AB")  
AB:

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

**OFFER OF IMPROVEMENTS**

HPS DEVELOPMENT CO., LP a Delaware limited partnership ("HPS"), and its successors and assigns, 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 public improvements required pursuant to that certain Public Improvement Agreement - Hunters Point Shipyard Phase 1, dated as of July 21, 2009, by and between HPS, City and the Former Redevelopment Agency of the City and County of San Francisco, as amended by that certain First Amendment to Hunters Point Shipyard Phase 1 Public Improvement Agreement, dated October 14, 2011, and that certain Second Amendment to Hunters Point Shipyard Phase 1 Public Improvement Agreement, dated \_\_\_\_\_.

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

It is understood and agreed that: (i) 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 public improvements, unless and until such offer has been accepted by the appropriate action of the Board of Supervisors, and (ii) the City, in its sole discretion, may accept one or more components of the improvements, without prejudicing the City's discretion subsequently to accept or not accept other components, and (iii) upon acceptance of all or one or more components of this offer of public improvements by formal action of the Board of Supervisors, the City shall own and be responsible for maintenance of the accepted public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master street encroachment permit authorized pursuant to Public Works Code § 786(b), or a similar agreement, pertaining to one or more of the public improvements

offered hereby, or as may be excluded from acceptance for maintenance and liability in the formal action of the City.

It is further understood that the improvements offered hereby expressly exclude those subsurface drains, cleanouts, and v-ditches described in City Department of Building Inspection (“DBI”) Permit Nos. 200601263172 (Address: 4591A/077, Oakdale Avenue) and 200601263179 (Address: 4591A/076, Innes Avenue), and on file with DBI.


The provisions hereof shall insure to the benefit of, and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5<sup>th</sup> day of December, 2019

**HPS**

HPS DEVELOPMENT CO., LP, A Delaware limited partnership

By: CP/HPS Development Co. GP, LLC, a Delaware limited liability company, its General Partner

By:   
Name: RYAN HRUICK  
Title: VICE PRESIDENT

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 )

) ss

County of San Francisco )

On 12-5-19, before me, Matthew Walkup, a notary public in and for said State, personally appeared Ryan Hauck, 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.

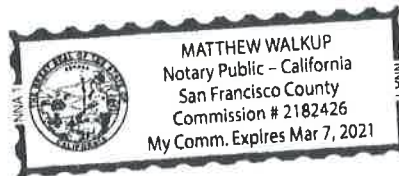
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**EXHIBIT A**

Legal Description and Plat

NOVEMBER 26, 2019  
JOB NO. 1804-001

**EXHIBIT A  
LEGAL DESCRIPTION  
STREET IMPROVEMENT DEDICATION AREA  
LOTS 132, 133, 136, AND 137, FINAL MAP NO. 5255  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA**

REAL PROPERTY, SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 132, 133, 136, AND 137, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON FINAL MAP NO. 5255, RECORDED AUGUST 12, 2009, IN BOOK CC OF SURVEY MAPS, AT PAGE 176, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



  
\_\_\_\_\_  
SABRINA KYLE PACK, P.L.S.  
L.S. NO. 8164

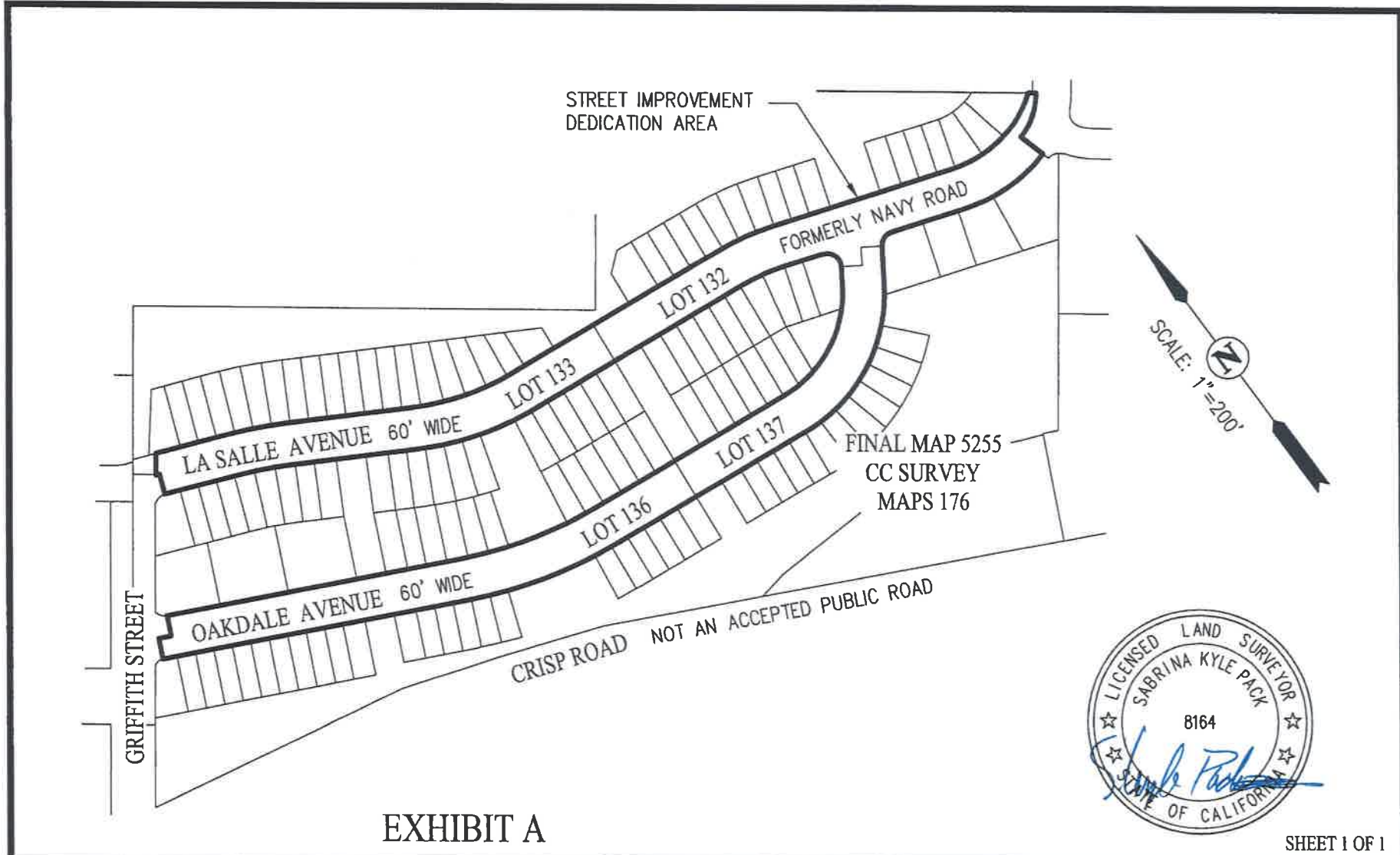


EXHIBIT A

SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION

STREET IMPROVEMENT DEDICATION AREA  
 HILLSIDE, FINAL MAP 5255 (CC SURVEY MAPS 176)  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

NOVEMBER 26, 2019



SAN RAMON (925) 866-0322  
 SACRAMENTO (916) 375-1877  
 WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS