

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



Doc # **2021135902**

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

8/24/2021	3:35:10 PM	Fees	\$0.00
Pages 11	Title 079 RS	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

APN: Block 4624, Lot 32

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF IMPROVEMENTS

HV PARTNERS 3, LP, a California limited partnership (“**HV Partners 3**”), 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 located on Lots 8 and 9 constructed or installed by or on behalf of HV Partners 3 as more particularly described and depicted in Street Improvement Permit No. 21IE-00193 and as shown on **Exhibit A** attached hereto, excepting therefrom those portions of the facilities which are identified on the “As-built” drawings delivered to and on file with the City as joint trench private utilities, including, but not limited to, facilities to be owned by Comcast, PG&E, and AT&T.

The improvements are located on the real property in the City and County of San Francisco, State of California, as described on **Exhibit B**, attached hereto and made a part hereof.

With respect to this offer of improvements, it is understood and agreed that: (1) upon acceptance of this offer of 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 formally been 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of April, 2021.

(Signatures on following page)

GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: 
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, 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 San Francisco

On April 26, 2021 before me, Linda Daggs
(here insert name and title of officer), personally appeared Regina Coleman,
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: Linda M. Daggs

(seal)



GRANTOR:

HV PARTNERS 3, LP


By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: 
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

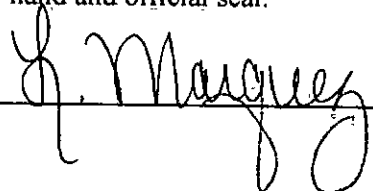
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

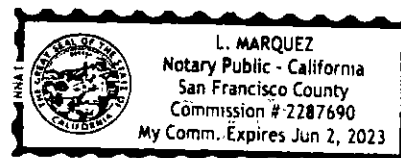
State of California
County of San Francisco

On April 27, 2021 before me, L. Marquez; "Notary Public"
(here insert name and title of officer), personally appeared Jack D. Gardner,
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)



GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
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a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

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Jack D. Gardner, President & CEO

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By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: 
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

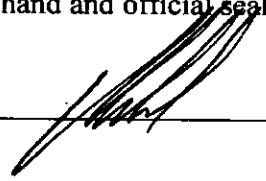
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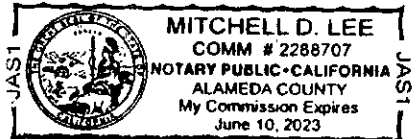
State of California
County of Alameda

On April 27 2021 before me, Mitchell D Lee
(here insert name and title of officer), personally appeared Chau Lee
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

PLAT MAP

EXHIBIT B

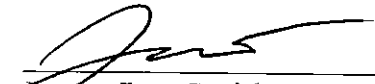
LEGAL DESCRIPTION

EXHIBIT 'B'

The land referred to herein is situated in the City and County of San Francisco, State of California, being describe as follows:

Lot 8 and Lot 9 as shown on that Final Map No. 9677, filed for record in the office of the Recorder of the County of San Francisco, State of California on August 24, 2021 in Book 2 of Survey Maps in Pages, 55-59 inclusive.

Assessors Block 4624, Lot 454 and Lot 453.


James Lee Smith
PLS 8185



5-27-2021
Date

END OF DESCRIPTION