

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: _____

Space above this line for Recorder's Use

IRREVOCABLE OFFER OF IMPROVEMENTS
(Sunnydale Avenue Extension, Blythdale Avenue Extension, and Brookdale Avenue Extension)

Sunnydale Infrastructure Phase 3, LLC, a California limited liability company, and its successors and assigns, 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 the Sunnydale Avenue Extension, Blythdale Avenue Extension, and Brookdale Avenue Extension, required pursuant to that certain Public Improvement Agreement for Sunnydale Phase 3, executed _____. Such improvements are more particularly described and depicted in Public Works Street Improvement Permit No. _____, as may be amended from time to time, and in **Exhibit A** and **Exhibit B**, and located on the real property described on **Exhibit C** attached hereto.

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 _____, 20__.

SUNNYDALE PHASE 3 INFRASTRUCTURE, LLC,
a California limited liability company

By: New Grid 2, LLC,
a California limited liability company, its member

By: Mercy Housing Calwest,
a California nonprofit public benefit corporation, its sole member

By: 
Ramie Dare
Vice President

By: Related/Sunnydale Infrastructure, LLC,
a California limited liability company, its member

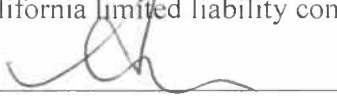
By: 
Ann Silverberg
Vice President

Exhibit A

Description of Improvements

Improvements as permitted in Street Improvement Permit #_____, as may be amended from time to time, located outside of the Phase 3 Final Map area and within the Sunnydale Avenue Extension, Blythdale Avenue Extension, Brookdale Avenue Extension, which areas are generally depicted on Exhibit B.

Exhibit B

Site Map

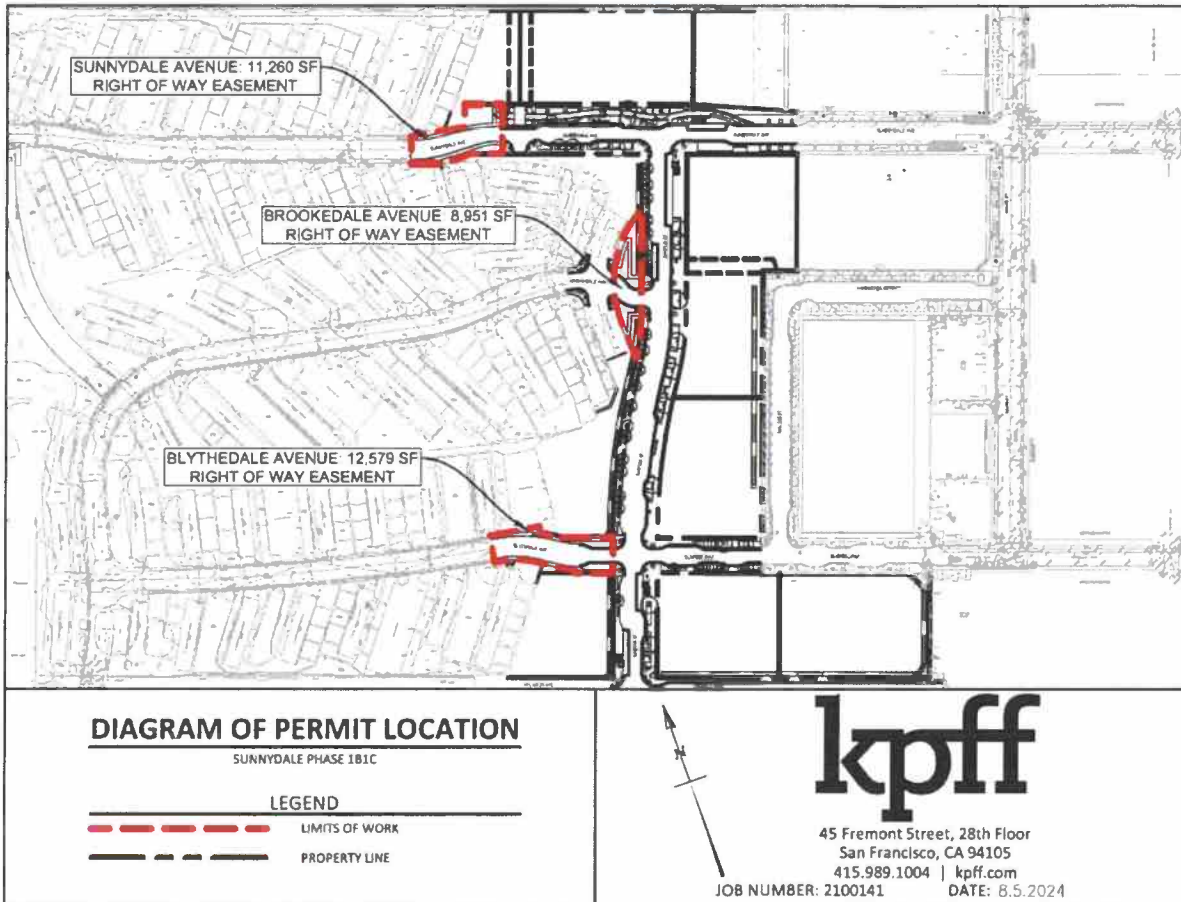


Exhibit C

Legal Description

LEGAL DESCRIPTION OF EASEMENT AREA (SUNNYDALE AVENUE EXTENSION)

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


BEGINNING AT THE SOUTHWEST CORNER OF LOT K, AS SHOWN THAT MAP ENTITLED, "FINAL MAP 12077", FILED _____, 2024, IN BOOK _____ OF FINAL MAPS, PAGES _____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE NORTH 70°36'00" WEST 56.09 FEET; THENCE NORTH 89°57'59" WEST 53.32 FEET TO THE SOUTHERLY LINE OF SUNNYDALE AVENUE (50 FEET WIDE) AS SAID AVENUE IS SHOWN ON THAT MAP ENTITLED, "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941, BOOK "O" OF MAPS, PAGE 57, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG SAID LINE OF SUNNYDALE AVENUE, NORTH 70°36'00" WEST 55.60 FEET; THENCE NORTH 19°24'00" EAST 50.00 FEET TO THE NORTHERLY LINE OF SAID SUNNYDALE AVENUE; THENCE SOUTH 80°09'31" EAST 95.37 FEET; THENCE NORTH 19°24'00" EAST 40.85 FEET; THENCE SOUTH 70°36'00" EAST 67.95 FEET TO THE NORTHWEST CORNER OF SAID LOT K; THENCE ALONG THE WESTERLY LINE OF LOT K, SOUTH 19°24'00" WEST 89.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,260 SQUARE FEET, MORE OR LESS.

EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:
MARTIN M. RON ASSOCIATES, INC
AUGUST 29, 2024


BRUCE A. GOWDY, P.L.S.
SUNNYDALE ROW ESMT.DOCX
08 29 24



SCALE: 1"=60'
 0' 60'

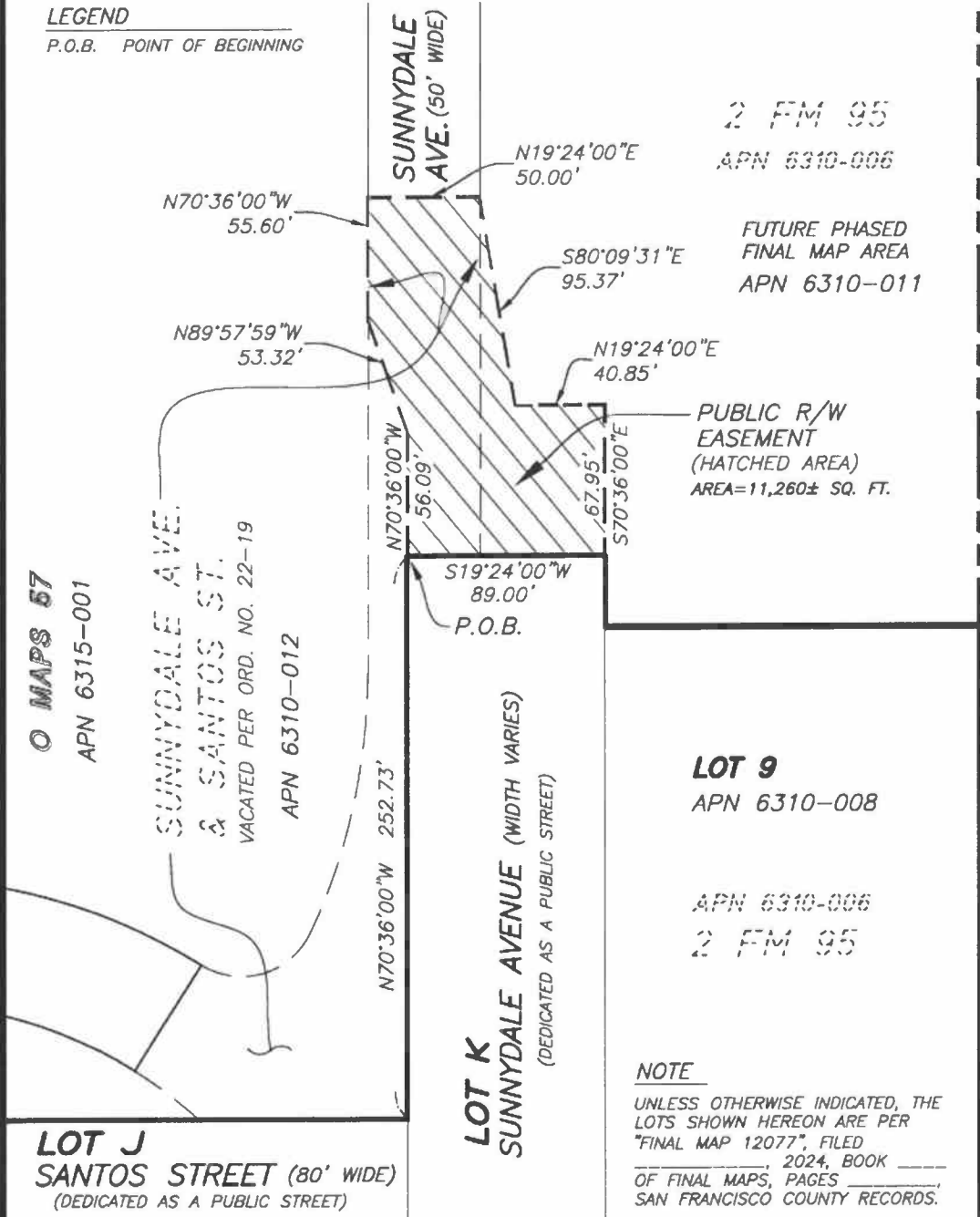
EXHIBIT A-1

PLAT OF EASEMENT AREA (SUNNYDALE AVENUE EXTENSION)



LEGEND

P.O.B. POINT OF BEGINNING



NOTE
 UNLESS OTHERWISE INDICATED, THE LOTS SHOWN HEREON ARE PER "FINAL MAP 12077", FILED _____, 2024, BOOK _____ OF FINAL MAPS, PAGES _____, SAN FRANCISCO COUNTY RECORDS.

LEGAL DESCRIPTION OF EASEMENT AREA (BROOKDALE AVENUE EXTENSION)

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

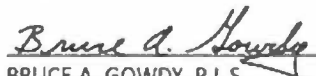
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT K AND THE WESTERLY LINE OF LOT J, AS SHOWN ON THAT MAP ENTITLED, "FINAL MAP 12077", FILED _____, 2024, IN BOOK ____ OF FINAL MAPS, PAGES ____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG SAID LINE OF LOT J, SOUTH 19°24'00" WEST 93.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE OF LOT J, SOUTH 19°24'00" WEST 191.31 FEET; THENCE CONTINUING ALONG SAID LINE OF LOT J, SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 413.00 FEET, THROUGH A CENTRAL ANGLE OF 12°11'35", AN ARC LENGTH OF 87.89 FEET TO THE EASTERLY LINE OF SANTOS STREET (56 FEET WIDE), AS SAID STREET IS SHOWN ON THAT MAP ENTITLED, "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941, BOOK "O" OF MAPS, PAGE 57, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG SAID EASTERLY LINE OF SANTOS STREET, NORTH 03°28'00" WEST 71.15 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SANTOS STREET, NORTHERLY AND NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 65°25'30", AN ARC LENGTH OF 228.38 FEET TO SAID WESTERLY LINE OF LOT J AND THE TRUE POINT OF BEGINNING.

CONTAINING 9,833 SQUARE FEET, MORE OR LESS.

EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:
MARTIN M. RON ASSOCIATES, INC
AUGUST 29, 2024



BRUCE A. GOWDY, P.L.S.
BROOKDALE ROW ESMT.DOCX
08 29 24



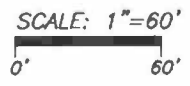
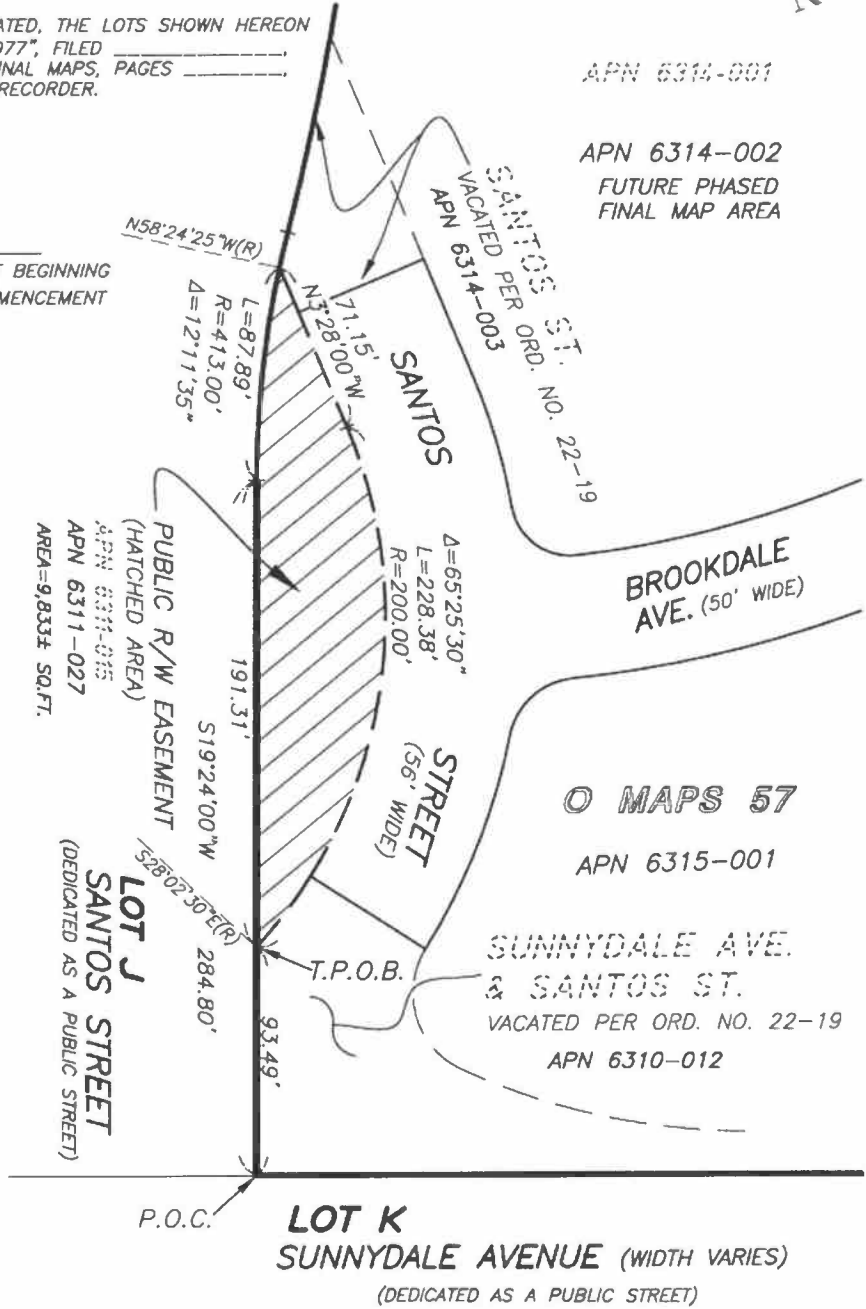
EXHIBIT A-1

PLAT OF EASEMENT AREA (BROOKDALE AVENUE EXTENSION)



NOTE
 UNLESS OTHERWISE INDICATED, THE LOTS SHOWN HEREON
 ARE PER "FINAL MAP 12077", FILED
 2024, BOOK _____ OF FINAL MAPS, PAGES _____,
 SAN FRANCISCO COUNTY RECORDER.

LEGEND
 T.P.O.B. TRUE POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 (R) RADIAL



LEGAL DESCRIPTION OF EASEMENT AREA (BLYTHDALE AVENUE EXTENSION)

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

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF VELASCO AVENUE (49.06 FEET WIDE) AND THE WESTERLY LINE OF LOT J, AS SHOWN ON THAT MAP ENTITLED, "FINAL MAP 12077", FILED _____, 2024, IN BOOK _____ OF FINAL MAPS, PAGES _____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG SAID LINE OF LOT J, NORTH 19°24'00" EAST 187.06 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 70°36'00" WEST 69.73 FEET; THENCE NORTH 19°24'00" EAST 5.97 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 23°03'26" EAST 227.40 FEET, THROUGH A CENTRAL ANGLE OF 14°14'22", AN ARC LENGTH OF 56.51 FEET; THENCE WESTERLY ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 32°48'01", AN ARC LENGTH OF 89.88 FEET TO THE SOUTHERLY LINE OF BLYTHDALE AVENUE (50 FEET WIDE), AS SAID AVENUE IS SHOWN ON THAT MAP ENTITLED, "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941, BOOK "O" OF MAPS, PAGE 57, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO ; THENCE NORTH 09°46'29" EAST 50.00 FEET TO THE NORTHERLY LINE OF SAID BLYTHDALE AVENUE; THENCE EASTERLY ALONG A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 09°46'29" EAST 4065.00 FEET, THROUGH A CENTRAL ANGLE OF 01°16'19", AN ARC LENGTH OF 90.24 FEET; THENCE SOUTH 08°30'41" WEST 7.99 FEET; THENCE SOUTH 24°53'48" EAST 8.55 FEET; THENCE SOUTH 57°46' 31" EAST 28.10 FEET; THENCE SOUTH 70°36'00" EAST 98.41 FEET TO SAID WESTERLY LINE OF LOT J; THENCE ALONG SAID LINE OF LOT J, SOUTH 19°24'00" WEST 64.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 12,579 SQUARE FEET, MORE OR LESS.

EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:
MARTIN M. RON ASSOCIATES, INC
AUGUST 29, 2024



BRUCE A. GOWDY, P.L.S.
BLYTHDALE ROW ESMV1.DOCX
08/29/24



EXHIBIT A-1

PLAT OF EASEMENT AREA (BLYTHDALE AVENUE EXTENSION")



SCALE: 1"=60'
0' 60'

