

RECORDING REQUESTED BY:
City and County of San Francisco



Doc # **2021189860**

WHEN RECORDED MAIL TO
Director of Property
Real Estate Department
City and County of San Francisco
25 Van Ness Avenue, Suite 401
San Francisco, CA 94102

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

12/28/2021	10:05:12 AM	Fees	\$0.00
Pages 4	Title 079 ES	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

Documentary Transfer tax is Zero:
No fee for recording pursuant to
Government Code 278

3505-516

OFFER OF IMPROVEMENTS

(1629 Market Street Project – Deferred Street Improvements)

MARKET STREET 1629 VENTURES, LP, a Delaware limited partnership ("1629 VENTURES") does hereby irrevocably offer to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City") all of the public street and roadway improvements, public utility facilities and other ancillary improvements constructed or installed by or on behalf of 1629 VENTURES pursuant to the following Improvement Plans and Specifications, prepared by BKF Engineer, entitled: "1629 Market Street, building B – Street Improvement Permit Plans", dated November 18, 2021 , which are on file with Public Works for the 1629 Market Street Project.

The property where the improvements are located is shown on the site plan attached as **Exhibit A** hereto, constituting property owned by the City, located in the City and County of San Francisco.

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 hereunder with respect to such offer of public improvements, and shall not assume any responsibility for the offered 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14 day of DECEMBER, 2021.

MARKET STREET 1629 VENTURES,
a Delaware limited partnership

By: _____



Michael Cohen
President

**CERTIFICATE OF ACKNOWLEDGMENT
OF NOTARY PUBLIC**

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On Dec. 14, 2021, before me, Rhonda McRae, Notary Public,
personally appeared Michael Cohen,
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.

Rhonda McRae

Signature of Notary Public

(Seal)

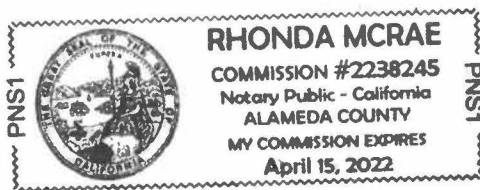


EXHIBIT A SITE PLAN

MAJOR ED 17-02 PRIORITY PERMIT

MAJOR ED 17-01 PRIORITY PERMIT

BDE
BUSINESS DEVELOPMENT
ENGINEERS

STRADA
ENGINEERS

STRADA - MARKET & BRADY

MARKET STREET
 ABOVE GROUND IMPROVEMENTS
 - STREET TREES AND BIKE RACKS
 BELOW GROUND IMPROVEMENTS
 - RAILROAD CROSSING SERVICES

BRADY STREET
 ABOVE GROUND IMPROVEMENTS
 - SIDEWALK, CURB & GUTTER, STREET TREES, STREET LIGHTS, AND BIKE RACKS

N. LINN STREET
 ABOVE GROUND IMPROVEMENTS
 - SIDEWALK, CURB & GUTTER, STREET TREES, STREET LIGHTS, AND BIKE RACKS
 STREET PAVING TO INCLUDE CURBING AND REPAIRS

STEVENSON STREET
 ABOVE GROUND IMPROVEMENTS
 - SIDEWALK, CURB & GUTTER ON WESTERN PORTION SIDE
 - SIDEWALK ON EASTERN SIDE
 - STREET PAVING TO INCLUDE CURBING AND REPAIRS
 BELOW GROUND IMPROVEMENTS
 - BUILDING'S PAVES, SEWER, AND STORM SEWER

LEGEND
 - - - - - ALIGNMENT OF NEW SIDEWALK
 - - - - - ALIGNMENT OF NEW CURB
 - - - - - EXISTING SIDEWALK

PHASE 2 - IMPLINE
 WITH 2011 PLAN SET

