

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

APN: 7334-007; 7333B-001; 7333A-001; 7334-008;
7334-009; 7333-004; 7333-008; 7337-003; 7334-010

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

IRREVOCABLE OFFER OF IMPROVEMENTS
(Parkmerced Phase 1C)

MAXIMUS PM PHASE 1C OWNER LLC, a Delaware limited liability company (“Subdivider”), hereby irrevocably offers to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“City”), all of the public sidewalk, public street and roadway improvements, municipal utility facilities and other ancillary improvements constructed or installed by or on behalf of Subdivider pursuant to Public Works Permit No. _____, as may be modified with City’s approval, but excepting from such offer those portions of the improvements defined as “Interim Facilities” and “Privately Owned Infrastructure” in that certain Parkmerced Blocks 3W & 4 (Subphase 1C) - Public Improvement Agreement, dated as of _____ between Subdivider and City.

The property where the public improvements are located is shown on **Exhibit “A”** hereto, which is located in the City and County of San Francisco.

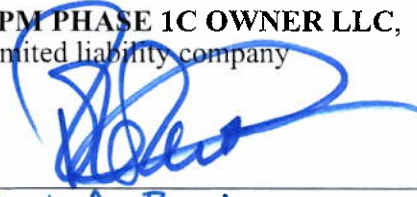
With respect to this offer of improvements, it is understood and agreed that: (i) on acceptance of this offer of public improvements, the City shall own and be responsible for the maintenance of the public facilities and improvements, subject to the maintenance obligation of fronting property owners 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.

(Signatures on following page)

Executed as of this _____ day of _____, 2023.

MAXIMUS PM PHASE 1C OWNER LLC,
a Delaware limited liability company



By: _____
Name: Robert A. Rorania
Its: President

ACKNOWLEDGMENT

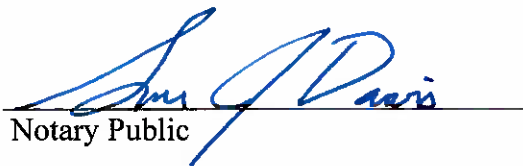
STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 30th day of November in the year 2023 before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A. Rosania, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SARA J. DAVIS
Notary Public, State of New York
No. 01DA6370931
Qualified in Kings County
Commission Expires February 12, 2026


Notary Public

[SEAL]

My commission expires:

EXHIBIT A

Legal Description of Property



DCJ

09/14/2023

LAKE MERCED BLVD.

VIDAL DR.

ACEVEDO AVE.

TAPIA DR.

SERRANO DR.

HIGUERA AVE.

DEVELOPMENT
BLOCK 6

GONZALEZ DR.

DEVELOPMENT
BLOCK 3W

ARBALLO DR.

RIVAS DR.

PHASE 1C BOUNDARY

GARCES DR.

DEVELOPMENT
BLOCK 4

GONZALEZ DR.



BROTHERHOOD WAY