



Doc # **2025019816**

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

3/18/2025	10:23:02 AM	Fees	\$0.00
Pages 23	Title 079 CM	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

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

Assessor Parcel Numbers (APNs): 8719C-002; 8719D-001; 8719B-003; 8719A-009; 8719A-010; 8719A-004; and a portion of Third Street generally spanning from Channel Street to the Third Street Bridge

Documentary Transfer Tax is Zero; Exempt from recording fees under Government Code § 27373

AMENDED AND RESTATED IRREVOCABLE OFFER OF IMPROVEMENTS

(Mission Rock Phase 1A – City Improvements)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1(a)(2)(D) because the document is a real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.

AMENDED AND RESTATED IRREVOCABLE OFFER OF IMPROVEMENTS

(Mission Rock Phase 1A – City Improvements)

MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C., a Delaware limited liability company (“Offeror”), does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation (“Offeree” or “City”), and its successors and assigns, all of the improvements required pursuant to that certain Public Improvement Agreement (Mission Rock – Phase I), recorded in the Official Records of the City (“Official Records”) on June 12, 2020, as Document No. 2020-K940619, as amended (“PIA”), and as specified in those certain Improvement Plans and Specifications prepared for Offeror, entitled “Mission Rock Phase 1 Street Improvement Plans,” prepared by BKF Engineers, dated February 3, 2020, approved by City, as those plans may have been amended or revised from time to time with City’s approval, and as further defined in the applicable Acceptance and Maintenance Matrix for the project dated as of February 14, 2025 and attached hereto as Exhibit A. The property where the public improvements are located consists of:

- (1) The following property, as shown on Final Map No. 9443 (“Final Map No. 9443”), recorded on June 12, 2020, as Document No. 2020-K940602 of Official Records:

Lot B (APN 8719C-002)

Lot D (APN 8719D-001)

Lot E (APN 8719B-003)

Lot F (APN 8719A-009)

Lot G (APN 8719A-010)

a portion of Lot I (APN 8719A-004) as shown on Final Map No. 9443; and

- (2) Improvements within a portion of Third Street generally spanning from Channel Street to the Third Street Bridge and identified as Parcel 7 on Exhibit B;
- (3) Improvements within a portion of Lot J (APN 8719A-006), as shown on Final Map No. 9443 and identified as Parcels 8 and 9 on Exhibit B;
- (4) Improvements within a portion of Lot H (APN 8719C-004) as shown on Final Map No. 9443 and identified as Parcel 10 on Exhibit B.

The foregoing affected property is shown on the plat map attached hereto as Exhibit B.

Public improvements offered for dedication herein include the following, but are not limited to:

(1) Within newly dedicated rights-of-way, including Lots B, D, E, F, G and I of Final Map No. 9443 and within a portion of Third Street:

- a. streets, roadways, sidewalks, and shared public ways, bicycle lanes, trees, street furnishings, streetlights, traffic signal infrastructure (i.e., conduits, poles, electrical wires, cabinets, pullboxes, and traffic signal heads), roadway signage and striping, fire alarm boxes;
- b. lightweight cellular concrete (“LCC”) and utility infrastructure including, but not limited to, electrical power infrastructure, stormwater systems including bioretention facilities, domestic water systems, and auxiliary water systems.

(2) Utilities constructed within Lot J of Final Map No. 9443, denoted as Port Open Space:

- a. San Francisco Public Utilities Commission (“SFPUC”) storm drain main under the Bridgeview cul-de-sac, continuing from the Lot D boundary line to its terminus;
- b. SFPUC low pressure water main under the Bridgeview cul-de-sac, continuing from the Lot D boundary line to its terminus;
- c. SFPUC power conduits adjacent to the Bridgeview cul-de-sac, continuing from the Lot D boundary line to its terminus;
- d. SFPUC electrical meter and appurtenances located south of the southwest corner of Lot 4, east of Lot B.

(3) Facilities constructed within Lot H of Final Map No. 9443, denoted as Port Open Space:

- a. San Francisco Municipal Transportation Agency (“SFMTA”) traffic signal poles, push buttons and appurtenances, located near Channel Street and 3rd Street;
- b. SFPUC light on SFMTA traffic signal pole at northeast corner of Channel Street and 3rd Street;
- c. San Francisco Public Works curb ramp wings which are part of curb ramps constructed in 3rd Street, located near Channel Street and 3rd Street.

It is understood and agreed that: (i) This Amended and Restated Irrevocable Offer of Improvements excludes facilities permitted separately as encroachments, (ii) Offeree and its successors and 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 offered improvements, unless and until such offer has been accepted by appropriate action of the Board of Supervisors, and (iii) Offeree, in its sole discretion, may accept one or more components of this offer of public improvements by formal

action of Offeree, and upon such acceptance, 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 excluded from acceptance for maintenance and liability in the formal action of Offeree.

This Amended and Restated Irrevocable Offer of Improvements replaces in its entirety the previous Irrevocable Offer of Improvements made by MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C., recorded on June 12, 2020, as Document No. 2020-K940595 of Official Records.

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 Amended and Restated Irrevocable Offer of Improvements on February 19, 2025.

OFFEROR:

MISSION ROCK HORIZONTAL SUB (PHASE 1),
L.L.C.
A Delaware limited liability company

By: 

Paul A. Galiano
Authorized Signatory

NOTARY ACKNOWLEDGMENT

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.

New York
State of ~~California~~)

) ss

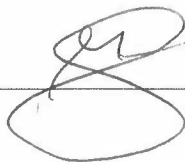
New York
County of ~~San Francisco~~)

On Feb. 19, 2025, before me, Jessica L. Iburg, a notary public in and for said State, personally appeared Paul A. Galiano, 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~~ *New York* that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

JESSICA L. IBURG
Notary Public, State of New York
No. 01IB6142760
Qualified in Kings County
Certificate Filed in New York County
Commission Expires March 20, 2026

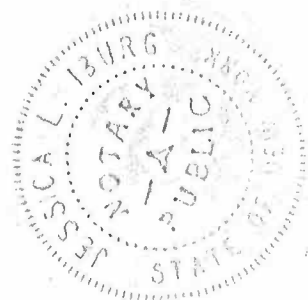


EXHIBIT A

Acceptance and Maintenance Matrix

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: LCC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Mission Rock Acceptance and Maintenance Matrix FINAL - 2/19/25 (Summarized Version)

Notes:

- The Mission Rock Acceptance and Maintenance Matrix is intended to cover all project phases and shall be revised prior to acceptance of each subsequent phase. The current version of the Acceptance and Maintenance Matrix covers work completed through Phase 1.
- The tentative map (included as Figure 1 at end of this Matrix) included two placeholder street names. During Phase 1, the Project sponsor worked with the Public Works Bureau of Street Use and Mapping to establish new permanent names for these rights-of-way. The ROW labeled "Shared Public Way" on the Mission Rock Tentative Map was renamed "Dr. Maya Angelou Lane". The right-of-way labeled "Exposition Street" was renamed "Toni Stone Crossing". The revised street names are used in the table below.
- This Maintenance Matrix is a Summary Version prepared for Phase 1 Acceptance Documents and excludes detailed notes internal to City Departments. Refer to Full Matrix attached to Jurisdictional MOU for additional details.

Document Key

- JMOU = Memorandum of Understanding Regarding Jurisdiction, Acceptance, and Maintenance of Public Improvements at The Mission Rock Special Use District
- IMEP = Interagency Master Encroachment Permit issued by Public Works to the Port. The Port intends to assign its maintenance obligations under the IMEP to the Mission Rock HOA. (Permit Number 25ME-00002)
- GMEP = Master Encroachment Permit issued by Public Works to Mission Rock Utilities (Permit Number 21ME-00004)
- PIA = Mission Rock Phase 1 Public Improvement Agreement, (Effective Date: June 20, 2020)
- Port* = Port intends to fulfill maintenance responsibility by contracting with third party via Management Agreement

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
1.	Real Property underlying Right-of-Way	Real property underneath public streets, as depicted. Improvements to be handled per entries below.	N/A	N/A	Per improvement entries below	Per improvement entries below
	Lightweight Cellular Concrete (LCC) in Public Right-of-Way					
2.	Lightweight Cellular Concrete (LCC) Fill (in Public Right-of-Way)	Lightweight cellular concrete used to raise grades and mitigate consolidation settlement, including geotechnical fabric between the LCC and aggregate base above.	Public Works	Public Works	Public Works.	Public Works Future Excavators (City Agency or 3 rd Party) responsible for restoring LCC per requirements of PW Order XXXXXX.
3.	LCC Perforated Drains for Utility Vaults and Structural Soils in Tree Wells	Perforated drainage system in public right-of-way to drain structural soils and utility vaults where storm water cannot drain through LCC.	Public Works	Port*	Port	Port*
	Components of Public Rights-of-Way					
4.	Standard Roadway (pavement, curb and gutter)	City standard roadway including base paving, asphalt concrete wearing surface, curb and gutter (including mountable and street-facing curb and gutter on cycle track separators on Bridgeview Way)	Public Works	Public Works	Public Works, subject to Public Works Code Section 706, and MOU between Public Works and SFMTA	Public Works

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: ICC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
5.	Standard Sidewalk Corner including curb ramps	Corner curb returns, curb ramps including the wings, sidewalk area at corners between extensions of the adjacent property lines, sidewalk bulb-outs at corners within extensions of property lines.	Public Works	Public Works	Public Works	Public Works
6.	Non-Standard Roadway Treatments	Non-standard treatments, including but not limited to non-standard detectable warning pavement; flush curbs; and valley gutters; raised crosswalks; or other non-standard materials in the ROW.	Public Works	Port	Port	Port*
7.	Non-Standard Roadway Paving	Decorative paving in the roadway including monolithic concrete paving, unit pavers, or other paving not included in the Public Works Standard Paving Palette	Port	Port*	Port	Port*
8.	Non-Standard curb and railing related to PG&E Manhole sited in the 3 rd Street Curb Line fronting China Basin Park	Non-standard assets include a segment that narrows the sidewalk as it wraps around the manhole and a railing preventing pedestrians from tripping due to the non-standard curb geometry	Public Works	Port	Port	Port
9.	Sidewalks and Driveways	City standard concrete sidewalk thoroughway and driveways	Public Works	Public Works	Port	Port*
10.	Non-Standard Sidewalk Corners at Dr. Maya Angelou Way and Toni Stone Crossing	Non-standard corner curb returns, sidewalk area at corners between extensions of the adjacent property lines, sidewalk bulb-outs at corners within extensions of property lines. Includes entire curb and gutter section within extensions of property lines	Public Works	Public Works	Port	Port*
11.	Curb Ramps within Non-Standard Sidewalk Corners at Dr. Maya Angelou Way and Toni Stone Crossing	Curb ramps including wings within non-standard curb returns/sidewalk corners.	Public Works	Public Works	Public Works	Public Works
12.	Sidewalk Street Life Zone	Sidewalk streetscape zone including pavers, intermediate curbs and mid-block bulb-outs, decorative concrete paving not listed within the Public Works Standard Material Palette.	Public Works	Port	Port	Port*
13.	Sidewalk Street Life Zone - Seating	This includes benches or other seating furniture within public rights-of-way	Public Works	Port	Port	Port*
14.	Street Trees	Street trees planted in the sidewalk furnishing zone on 3 rd Street and streets internal to the project	Public Works	Public Works	Public Works	Public Works
15.	Street Life Zone – Understory Plantings, and Tree Grates	Understory plantings and tree appurtenances such as tree grates within the sidewalk landscape zone, fronting private property, and irrigation systems.	Public Works	Port	Port	Port*
16.	Standard Bike Lanes, Cycle Tracks	Class II or Class III bike facilities in the roadway, including but not limited to pavement and striping. Class I or Class IV Cycle Track bike facilities in the public right-of-way, including but not limited to pavement, delineators, curbs and	Public Works	SFMTA	SFMTA	SFMTA

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: LCC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
		<i>gutters facing cycle track, signing, striping, and median separators up to back of curb adjacent to vehicular roadway.</i>				
17.	City Standard Trash/Recycling Receptacles	Trash and/or Recycling Receptacles per City Standards	Public Works	Public Works	Public Works	Public Works
18.	Custom Trash/Recycling Receptacles	Any trash or recycling receptacles which do not meet City standards	Public Works	Port	Port	Port*
19.	Streetlight Protection Elements	Stone Blocks installed on Dr. Maya Angelou Way used to protect streetlights from collisions from adjacent vehicular traffic various	Public Works	Port	Port	Port*
20.	City Standard Bike Racks	SFMTA standard bike racks	Public Works approval with signoff from SFMTA	SFMTA	SFMTA	SFMTA
21.	Non-Standard Bike Rack (N/A Phase 1)	SFMTA approved non-standard bike rack	Public Works approval with signoff from SFMTA	Port	Port	Port*
22.	Non-Standard Roadway Signage	Any additional signage for wayfinding, interpretive, art, etc. that are not traffic control devices; traffic control signs not meeting SFMTA design standards; and any additional signage for interpretive, wayfinding, placemaking, or art	Public Works	Port	Port	Port*
23.	Standard Streetlights in Public Right-of-Way	SFPUC standard streetlights, roadway lighting and pedestrian lighting, including poles, luminaires, pull-boxes, and conduit	Public Works with signoff from SFPUC	SFPUC	SFPUC	SFPUC
24.	Standard Roadway Signage and Striping	Traffic Routing signage and striping per State and Federal Guidelines, including but not limited to stop signs, speed limit signs, travel lane striping and crosswalk striping	Public Works approval with signoff from SFMTA	SFMTA	SFMTA	SFMTA
25.	Stone Columns	Stone columns installed under the ROW used as ground improvements and soil stabilization	Port	Port	Port	Port
26.	Street Rooms and/or similar sculptural Public Art Installations in Public Right-of-Way	Permanent sculptural art, and/or urban design installations intended to activate public open spaces and foster human interaction. Artwork typically includes seating among other features.	Public Works	Port	Port*	Port*
27.	Deepened curb	Non-City Standard reinforced curb sited adjacent to planting areas in the public ROW.	Public Works	Port	Port	Port
28.	Bollards in Dedicated ROW (N/A Phase 1)	Potentially Includes fixed, retractable, and removeable bollards.	Public Works	Port*	Port*	Port*
	Utilities in Public Rights-of-Way					
29.	Non-City/Private Utility Systems	Including but not limited to Gas, Telephone, vaults, conduits, cabinets and pull-boxes, communication, Mission Rock Utility (MRU) District Energy (DE) heating and chilled water lines, MRU	Public Works	Third Party Utility Owner or MRU	Third Party Utility Owner or MRU	Third Party Utility Owner or MRU

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City Ownership-Private/Port Maintenance
Green: City Ownership-Port Maintenance
Orange: LCC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
		Bay Condenser Water (BCW), MRU sewer, MRU non-potable water, MRU and 3 rd Party Telecommunication, etc.				
30.	Sanitary Sewer System upstream of Manhole SSMH #100B (Asset ID MH324116) on 3 rd Street up to private Blackwater Treatment Plant in BLDG B (Lot 2)	Permanent pipes, pipe fittings, manholes and laterals up to face of vertical curb Includes SFFM and upstream collection system to Building B blackwater treatment plant.	Public Works with signoff from SFPUC and Port	Utility Owner (MRU)	Utility Owner (MRU)	Utility Owner (MRU)
31.	Traffic Signals	Traffic signal heads, poles, cabinets, service pedestal cabinet, conduits, APS, pedestrian countdown signals, ADA push button posts, related foundation and infrastructure, vehicle detection equipment including pavement sensors and cameras, CCTV cameras, transit pre-emption/priority equipment, SFMTA Fiber and all related appurtenances (excluding streetlights)	Public Works with signoff from SFMTA	SFMTA	SFMTA	SFMTA
32.	Department of Technology (DT) Facility	Vaults, conduits and pull-boxes for DT fiber-optic network and Public Safety network	Public Works with signoff from DT	DT	DT	DT
33.	SFPUC Power System	Vaults (primary and secondary), conduits, pull-boxes, ground rods, and appurtenances in accordance with SFPUC Rules and Regulations Governing Electrical Service Includes elevated 12KV line sited on TFB feeding permanent underground SFPUC-owned infrastructure on Toni Stone	Public Works with signoff from PUC	SFPUC	SFPUC	SFPUC
34.	Sanitary Sewer System downstream of Private Manhole SSMH #100B (Asset ID MH324116) on 3 rd Street	Permanent pipes, pipe fittings, and manhole	Public Works with signoff from SFPUC	SFPUC	SFPUC	SFPUC
35.	Storm Drain (SD) System in Rights-of-Way Toni Stone Crossing and Dr. Maya Angelou Lane	Permanent pipes, pipe fittings, manholes, drain inlets and laterals up to face of vertical curb, including the stormwater diversion structure	Public Works approval with signoff from SFPUC	SFPUC	SFPUC	SFPUC
36.	Stormwater diversion structure (Toni Stone & Dr. May Angelou Way Intersection)	Public storm drain structure to split required public and private WQ treatment flows from public storm drain system	Public Works	SFPUC	SFPUC	SFPUC
37.	Port Storm Drain (SD) Assets in Public Rights-of-Way and Port Land Draining to Port's Existing Atwater Outfall	Permanent and temporary pipes, pipe fittings, manholes, drain inlets and laterals up to face of vertical curb, along with stormwater diversion structure and Contech CDS trash capture unit	Public Works approval with signoff from SFPUC	Port	Port	Port
38.	Auxiliary Water Supply System (AWSS)	Permanent pipes, pipe fittings, valves, vaults, above ground structures and infrastructure, pumps, manifolds and hydrants	Public Works approval with signoff from SFPUC	SFPUC	SFPUC	SFPUC
39.	Non-potable Water (NPW) Distribution System	Permanent pipes, pipe fittings, valves, laterals up to and including the meters in accordance with SFPUC regulations	Public Works	Utility Owner (MRU)	Utility Owner (MRU)	Utility Owner (MRU)
40.	Low Pressure Water (LPW) System	Permanent pipes, pipe fittings, valves, hydrants, laterals up to and including the meters in accordance with SFPUC regulations	Public Works approval with signoff from SFPUC	SFPUC	SFPUC	SFPUC

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: LFC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
41.	Green Stormwater Infrastructure in Public ROW	SFPUC standard stormwater controls including vegetation, mulch, bioretention soil media, aggregate layer, underdrains, internal piping and fittings, cleanouts, curbs/walls, laterals from facility to connection to SD, etc.	Public Works approval with signoff from SFPUC	SFPUC	SFPUC	SFPUC Port responsible for plants and mulch
42.	Non-Standard Linear Drainage Elements	Valley gutters and trench drains (and grates) located on Dr. Maya Angelou Way and Terry Francois Boulevard, Includes trench drain appurtenances such as drain inlets and discharge fitting to Green Stormwater Infrastructure	Public Works	Port	Port	Port*
43.	Electrical Receptacles (within Dr. Maya Angelou ROW)	Either pedestal-mounted or flush-mounted electrical outlets sited along DMA to support activation (holiday lights, buskers, small performances, etc.)	Public Works with sign-off from the Port	Port	Port*	Port*
Utilities in Parks and Open Spaces						
44.	Power Infrastructure in Paseos and Port Open Space including 12kV Electrical Conduit Serving China Basin Park	Phase 1 electrical infrastructure is located in the Bridgeview Paseo and powers China Basin Park (Conduit runs from SFPUC vault in Toni Stone Crossing, through the Bridgeview Paseo and to the SFPUC electrical meter in the CBP utility yard.)	Port with signoff from SFPUC	Port	Port	Port*
45.	Electrical receptacles within Dr. Maya Angelou and Bridgeview Paseos	Either pedestal-mounted or flush-mounted electrical outlets sited along DMA (both Paseo and street) to support activation (holiday lights, buskers, small performances, etc.)	Public Works with sign-off from the Port	Port	Port*	Port*
46.	Storm Drain (SD) System in Paseos and Port Open Space	Port-owned storm drain pipes in Paseos, China Basin Park, Mission Rock Square, Channel Lane Open Space etc.	Public Works	Port	Port	Port*
47.	Sanitary Sewer (SS) in Paseos and Port Open Space	Port-owned sanitary sewer pipes in Paseos China Basin Park, Mission Rock Square, Channel Lane Open Space, etc.	Public Works	Port	Port	Port*
48.	Existing Storm Drain Outfall	Existing Port outfall to remain at China Basin Park. Stormwater treatment flows drain to green infrastructure in China Basin Park, then to outfall along with other stormwater from area drains within park.	Port	Port	Port	Port
49.	Low Pressure Water (LPW) System and Fire Hydrants in Paseos and Port Open Space	Private water line, meter, and backflow preventer at edge of ROW, and hydrants, potable main, line to F&B pavilion.	Port	Port	Port	Port*
50.	Combined Traffic Signal/Streetlight Pole at NE Corner on 3rd and Channel (within Channel Street ROW)	Combined Traffic Signal/Streetlight Pole on the NE Corner on 3rd and Channel.	Public Works approval for initial design with signoff from SFMTA and SFPUC	SFMTA SFPUC (streetlight and arm)	SFMTA SFPUC (streetlight and arm)	SFMTA (pole and signal) SFPUC (streetlight and arm)
51.	Non-City/Private Utility Systems	Including but not limited to Gas, Telephone, vaults, conduits, cabinets and pull-boxes, communication, MRU Non-Potable Water	Public Works (for Port open space	Third Party Utility Owner or MRU	Third Party Utility Owner or MRU	Third Party Utility Owner or MRU

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City-Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: LCC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
		(NPW), MRU District Energy (DE) heating and chilled water lines, MRU sewer, MRU Bay Condenser Water (BCW), MRU and 3 rd Party Telecommunication, etc. Including but not limited to Gas, Telephone, vaults, conduits, cabinets and pull-boxes, communication, Mission Rock Utility (MRU) District Energy (DE) heating and chilled water lines, MRU Bay Condenser Water (BCW), MRU sewer, MRU non-potable water, MRU and 3 rd Party Telecommunication,	areas permitted under the Phase 1 SIP permit) Port			
52.	Stormwater Trash Collection Structure - China Basin Park		Port	Port	Port	Port
53.	Existing Atwater Storm Drain Outfall	Existing Port Outfall to remain at Pier 48.5 wharf until replaced by Future Channel Wharf Stormwater Outfall	Port	Port	Port	Port
54.	Future Channel Wharf Storm Drain Outfall, including Stormwater Trash Capture Device	New SD outfall with backflow preventer will be constructed at Channel Wharf	Port with SFPUC approval	SFPUC	SFPUC	SFPUC
	Improvements in Parks and Open Spaces					
55.	Lightweight Cellular Concrete (LCC) Fill (in Port Parks and Open Spaces)	Lightweight cellular concrete used to raise grades and mitigate consolidation settlement	Port	Port	Port	Port*
56.	Parks and Open Space Improvements	Mission Rock Square, China Basin Park, Channel Street, Channel Lane, Channel Wharf, Dr. Maya Angelou Way Paseo, Bridgeview Paseo, Terry Francois Blvd Paseo	Port	Port	Port	Port*
57.	Centralized Green Stormwater Infrastructure (GSI) in China Basin Park	Centralized stormwater controls, including the overall treatment system, such as vegetation, mulch, soil media, aggregate layer, underdrains, internal piping and fittings, discharge and overflow structures, conveyance piping and appurtenances, curbs/walls, and laterals, treatment pump station, vaults, pumps and appurtenances, force mains, diversion structures, and sediment removal devices	Port approval with signoff from SFPUC	Port	Port	Port*
58.	Centralized Green Stormwater Infrastructure in Mission Rock Square	Future (Phase 2) Stormwater BMP in Mission Rock Square will treat a mix of stormwater runoff from the ROW, and stormwater runoff from private parcels. May include stormwater controls, such as, vegetation, soil media, aggregate matrix, underdrains, internal piping and fittings, cleanouts, conveyance piping appurtenances, curbs/walls, and laterals from facility, treatment pump station, pumps, force mains, and sediment removal devices	Port	Port	Port	Port*

LEGEND

Yellow: Private/Port Ownership-Private Port Maintenance
Blue: City-Ownership-Private/Port Maintenance
Green: City Ownership and Maintenance
Orange: LCC Incremental Cost
Pink: Private Entity Ownership and Maintenance

Mayor ED 17-02 Priority Permit Project

Row	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance
59.	Street Rooms and Public Art Installations in Paseos	Permanent sculptural art, and/or urban design installations intended to activate public open spaces and foster human interaction. Artwork typically includes seating among other features.	Public Works with sign-off from the Port	Port*	Port*	Port*
60.	Bollards and associated control systems sited within the Paseos and Port Open Space	Retractable, Fixed, Removeable Bollards protecting Port Open Spaces that are rated to withstand vehicular impact. Phase 1 Bollards in Port Open Space include: <ul style="list-style-type: none"> Fixed bollards (lining 3rd Street and at northern and southern ends of Paseos) Retractable "raptor" bollards (at the southern end of Paseos) Removeable bollards (at the 3rd Street bike path) Retractable, removable, and fixed bollards at entry to CBP at the Northern terminus of TFB (in Port open space) 	Public Works	Port*	Port*	Port*
61.	Temporary LCC Edge Protection and Barrier Wall for Fall Protection	Concrete walls or sloped edge protection constructed with LCC and soil fill to cover exposed face of LCC and barrier wall to provide fall protection from elevated streets to existing grade at future building and open space parcels.	Public Works (berms shown in SIP drawings) Port (ramp and staircase allowing access across berm to Lot A) near southern terminus of DMA	Port	Port	Port
Miscellaneous Public Improvements						
62.	Blackwater Treatment Plant	Blackwater plant; sanitary sewer pump station; lift station; blowdown facility	Port Building Department w/ SFPW and SFDPH	Private Entity	Private Entity	Private Entity
63.	Flexible Utility Connections for Public Utilities	Flexible utility connections including pipes and appurtenances to accommodate potential differential settlement where new public utilities connect with existing public utilities at the Phase boundary.	SFPUC	SFPUC	SFPUC	SFPUC

EXHIBIT B

Legal Description and Plat

LEGAL DESCRIPTION

"OFFER OF IMPROVEMENTS - CITY"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING ALL OF LOTS B, D, E, F, AND G, AND PORTIONS OF LOTS I, J, AND H, AS SAID LOTS ARE SHOWN ON FINAL MAP 9443 FILED FOR RECORD ON JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO AND A PORTION OF 3RD STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

LOT B, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 17,779 SQ.FT.

PARCEL 2

LOT D, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 8,100 SQ.FT.

PARCEL 3

LOT E, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 10,866 SQ.FT.

PARCEL 4

LOT F, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 14,761 SQ.FT.

PARCEL 5

LOT G, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443.

CONTAINING 11,955 SQ.FT.

PARCEL 6

BEGINNING AT THE NORTHWEST CORNER OF LOT I, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT I NORTH 59°17'32" EAST 4.46 FEET TO THE EASTERLY LINE OF SAID LOT I; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 517.30 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE SOUTH 07°31'48" EAST 245.27 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE SOUTH 04°22'29" EAST 8.59 FEET; THENCE SOUTH 85°37'31" WEST 17.50 FEET TO THE WESTERLY LINE OF SAID LOT I; THENCE ALONG SAID WESTERLY LINE NORTH 04°22'29" WEST 768.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,848 SQ.FT.

PARCEL 7

BEGINNING AT THE NORTHWEST CORNER OF LOT I, AS SAID LOT IS SHOWN ON SAID FINAL MAP 9443; THENCE ALONG THE WESTERLY LINE OF SAID LOT I SOUTH 04°22'29" EAST 768.81 FEET; THENCE SOUTH 85°37'31" WEST 91.98 FEET; THENCE NORTH 05°44'35" WEST 13.32 FEET; THENCE SOUTH 85°37'31" WEST 8.41 FEET; THENCE NORTH 04°22'02" WEST 80.39 FEET; THENCE NORTH 85°49'33" EAST 8.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 02°21'12" WEST 14.50 FEET; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°25'13", AN ARC LENGTH OF 22.88 FEET; THENCE NORTH 04°22'29" WEST 174.01 FEET; THENCE SOUTH 85°37'31" WEST 7.00 FEET; THENCE NORTH 04°22'29" WEST 28.28 FEET; THENCE NORTH 85°37'31" EAST 7.00 FEET; THENCE NORTH 05°23'46" WEST 3.94 FEET; THENCE NORTH 21°38'26" EAST 1.45 FEET; THENCE NORTH 04°32'28" WEST 19.72 FEET; THENCE SOUTH 85°40'57" WEST 0.50 FEET; THENCE NORTH 04°19'03" WEST 34.51 FEET; THENCE SOUTH 85°40'57" WEST 8.88 FEET; THENCE NORTH 04°22'29" WEST 20.95 FEET; THENCE NORTH 85°37'31" EAST 8.90 FEET; THENCE NORTH 04°23'18" WEST 231.70 FEET; THENCE SOUTH 85°37'31" WEST 8.10 FEET; THENCE NORTH 04°22'29" WEST 38.61 FEET; THENCE NORTH 85°37'31" EAST 6.30 FEET; THENCE NORTH 04°22'29" WEST 88.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 84°20'26" WEST 87.84 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°46'37", AN ARC LENGTH OF 22.65 FEET; THENCE NORTH 57°21'17" EAST 74.78 FEET; THENCE SOUTH 33°31'11" EAST 33.66 FEET TO THE EASTERLY LINE OF 3RD STREET (88.50 FEET WIDE); THENCE ALONG SAID EASTERLY LINE OF 3RD STREET SOUTH 04°22'29" EAST 9.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,037 SQ.FT.

PARCEL 8

BEGINNING AT THE SOUTHWEST CORNER OF LOT D, AS SAID LOT IS SHOWN ON SAID PARCEL MAP 9443; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT D AND ITS EASTERLY PROLONGATION NORTH 85°37'31" EAST 62.00 FEET; THENCE SOUTH 04°22'29" EAST 85.00 FEET; THENCE SOUTH 85°37'31" WEST 62.00 FEET; THENCE NORTH 04°22'29" WEST 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,270 SQ.FT.

PARCEL 9

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, AS SAID LOT IS SHOWN ON SAID PARCEL MAP 9443; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4 NORTH 85°37'31" EAST 8.00 FEET; THENCE SOUTH 04°22'29" EAST 35.00 FEET; THENCE SOUTH 85°37'31" WEST 8.00 FEET TO THE EASTERLY LINE OF LOT B, AS SAID LOT IS SHOWN ON SAID PARCEL MAP 9443; THENCE ALONG SAID EASTERLY LINE NORTH 04°22'29" WEST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 280 SQ.FT.

PARCEL 10

BEGINNING AT THE NORTHWEST CORNER OF LOT H, AS SAID LOT IS SHOWN ON SAID PARCEL MAP 9443; THENCE ALONG THE NORTHERLY LINE OF SAID LOT H NORTH 85°37'31" EAST 25.00 FEET; THENCE SOUTH 04°22'29" EAST 70.00 FEET TO THE SOUTHERLY LINE OF SAID LOT H; THENCE ALONG SAID SOUTHERLY LINE SOUTH 85°37'31" WEST 21.14 FEET TO THE WESTERLY LINE OF SAID LOT H; THENCE ALONG SAID WESTERLY LINE NORTH 07°31'48" WEST 70.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,615 SQ.FT.

THIS DESCRIPTION WAS PREPARED BY ME IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

B. B. Ron


FEBRUARY 14, 2025

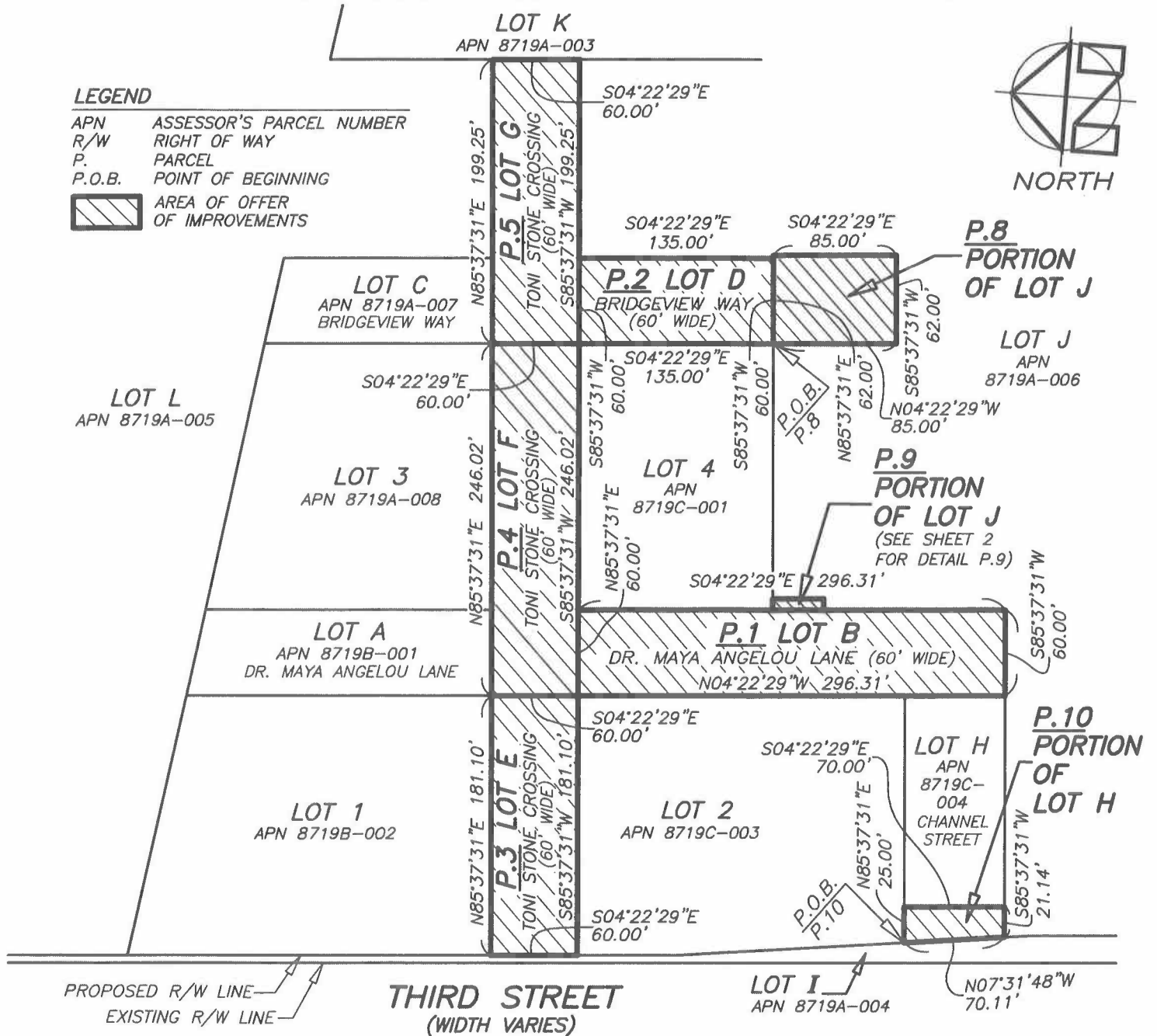
BENJAMIN B. RON, PLS 5015



PLAT TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
P.	PARCEL
P.O.B.	POINT OF BEGINNING
	AREA OF OFFER OF IMPROVEMENTS



NOTES

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL LOTS ARE AS SHOWN ON FINAL MAP 9443 RECORDED JUNE 12, 2020 IN BOOK 1 OF FINAL MAPS, PAGES 28-38, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF BEARINGS

THE BEARING OF S56°47'46"W BETWEEN POINT NOS. 109 AND 431 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13)

OFFER OF IMPROVEMENTS — CITY

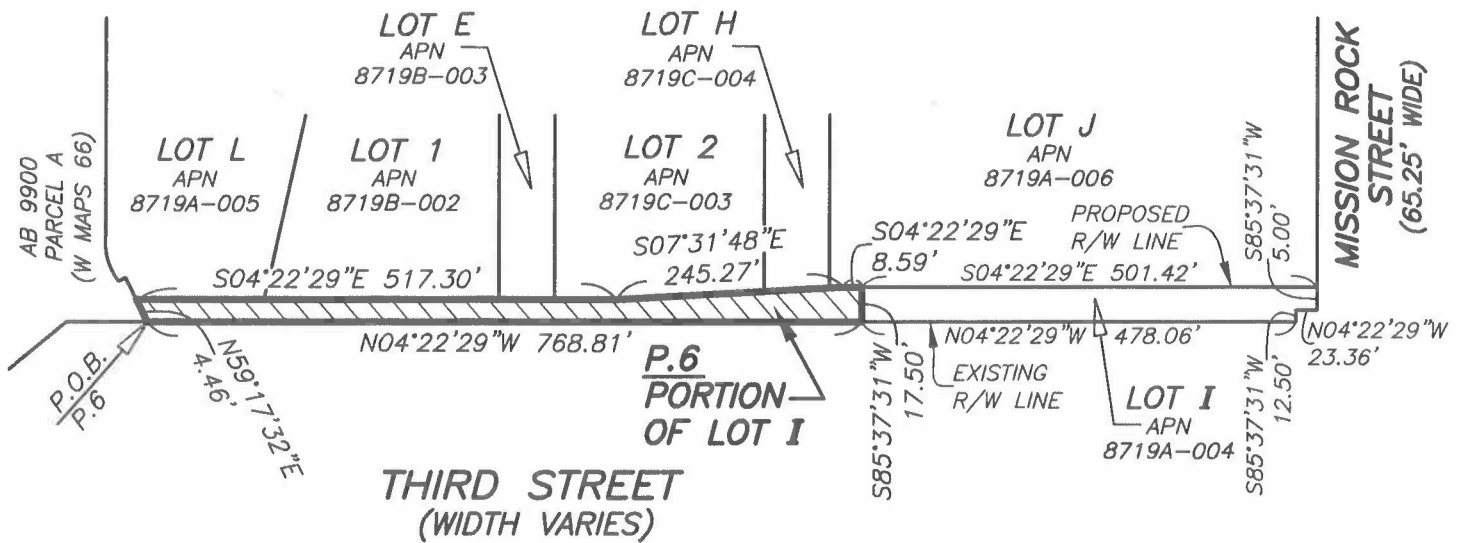
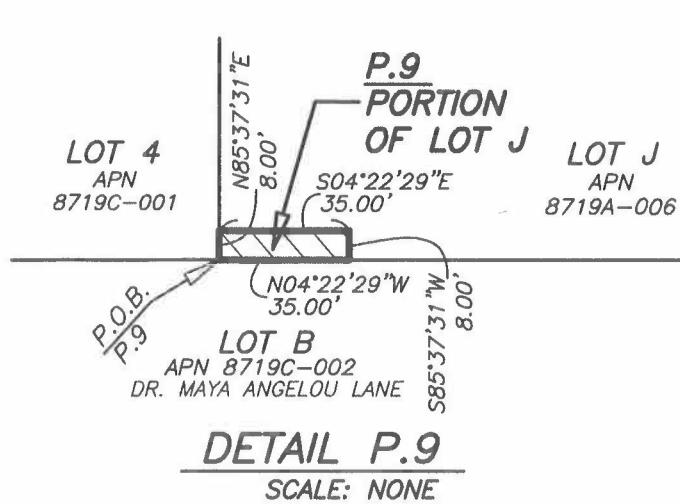
MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/14/25 SCALE 1"=100' SHEET 1 OF 4 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AB	ASSESSOR'S BLOCK
R/W	RIGHT OF WAY
P.	PARCEL
P.O.B.	POINT OF BEGINNING
	AREA OF OFFER OF IMPROVEMENTS

OFFER OF IMPROVEMENTS – CITY

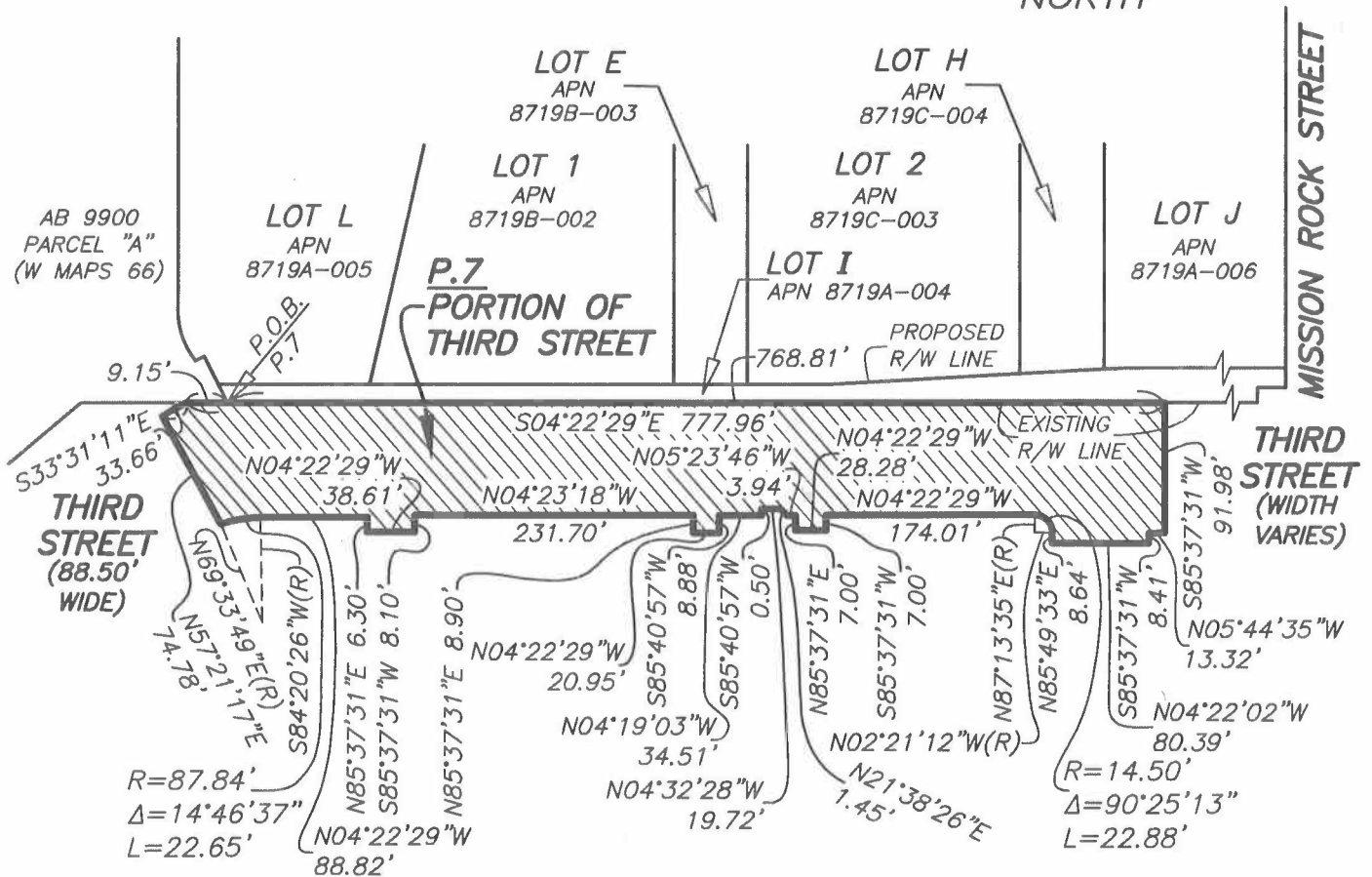
MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/14/25 SCALE NONE SHEET 2 OF 4 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AB	ASSESSOR'S BLOCK
R/W	RIGHT OF WAY
(R)	RADIAL
P.	PARCEL
P.O.B.	POINT OF BEGINNING
	AREA OF OFFER OF IMPROVEMENTS

OFFER OF IMPROVEMENTS – CITY

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/14/25 SCALE NONE SHEET 3 OF 4 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT INFORMATION TABLE

PARCEL	LOT	ASSESSOR'S PARCEL NUMBER	AREA
P.1	LOT B	APN 8719C-002	17,779 SQ.FT.
P.2	LOT D	APN 8719D-001	8,100 SQ.FT.
P.3	LOT E	APN 8719B-003	10,866 SQ.FT.
P.4	LOT F	APN 8719A-009	14,761 SQ.FT.
P.5	LOT G	APN 8719A-010	11,955 SQ.FT.
P.6	PORTION OF LOT I	APN 8719A-004	4,848 SQ.FT.
P.7	PORTION OF THIRD STREET	—————	64,037 SQ.FT.
P.8	PORTION OF LOT J	APN 8719A-006	5,270 SQ.FT.
P.9	PORTION OF LOT J	APN 8719A-006	280 SQ.FT.
P.10	PORTION OF LOT H	APN 8719C-004	1,615 SQ.FT.

OFFER OF IMPROVEMENTS — CITY

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 2/14/25 SCALE NONE SHEET 4 OF 4 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-OFFER OF IMPROVEMENTS.dwg