

**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

APN: Block 4624, lots 57, 58, 59 and 60

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF IMPROVEMENTS

HV PARTNERS 2, LP, a California limited partnership (“**HV Partners 2**”), 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 6, 7, 8 and 9 constructed or installed by or on behalf of HV Partners 2 as more particularly described and depicted in Street Improvement Permit No. 14IE-0896 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 29th day of May, 2026.

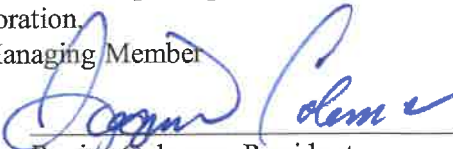
(Signatures on following page)

GRANTOR:

HV PARTNERS 2, LP

By: HV HPAH Phase II, LLC,
a California limited liability company,
Managing General Partner

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its Managing Member

By: 
Regina Coleman, President

By: JSCo Hunters View 2 LLC
a California limited liability company,
Administrative General Partner

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

By: _____
Jack D. Gardner, Chairman of the
Board

By: HV Ustawi LLC
a California limited liability company,
Co-General Partner

By: Devine & Gong, Inc.
a California corporation,
its Managing Member

By: _____
Chan U Lee, President

GRANTOR:

HV PARTNERS 2, LP


By: HV HPAH Phase II, LLC,
a California limited liability company,
Managing General Partner

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its Managing Member

By: _____
Regina Coleman, President

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Administrative General Partner

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

By: 
Jack D. Gardner, Chairman of the
Board

By: HV Ustawi LLC
a California limited liability company,
Co-General Partner

By: Devine & Gong, Inc.
a California corporation,
its Managing Member

By: _____
Chan U Lee, President

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

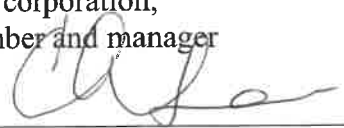
By: JSCo Hunters View 3 LLC
a California limited liability company

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

By: _____
Jack D. Gardner, Chairman of the
Board

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 2, 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.

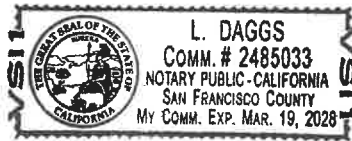
State of California
County of San Francisco

On 5/26/2026 before me, L. Daggs Notary Public
(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: L. Daggs (seal)



HV PARTNERS 2, 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 May 29, 2026 before me, L. Marquez, Notary Public
(here insert name and title of officer), personally appeared Jack D. Gaudner,
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)



HV PARTNERS 2, 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 Alameda

On 5.19.26 before me, Richard Craig, Notary Public
(here insert name and title of officer), personally appeared Chan 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: [Handwritten Signature]

(seal)

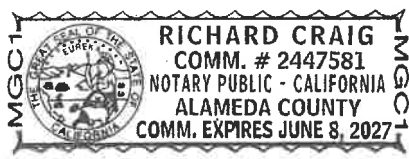
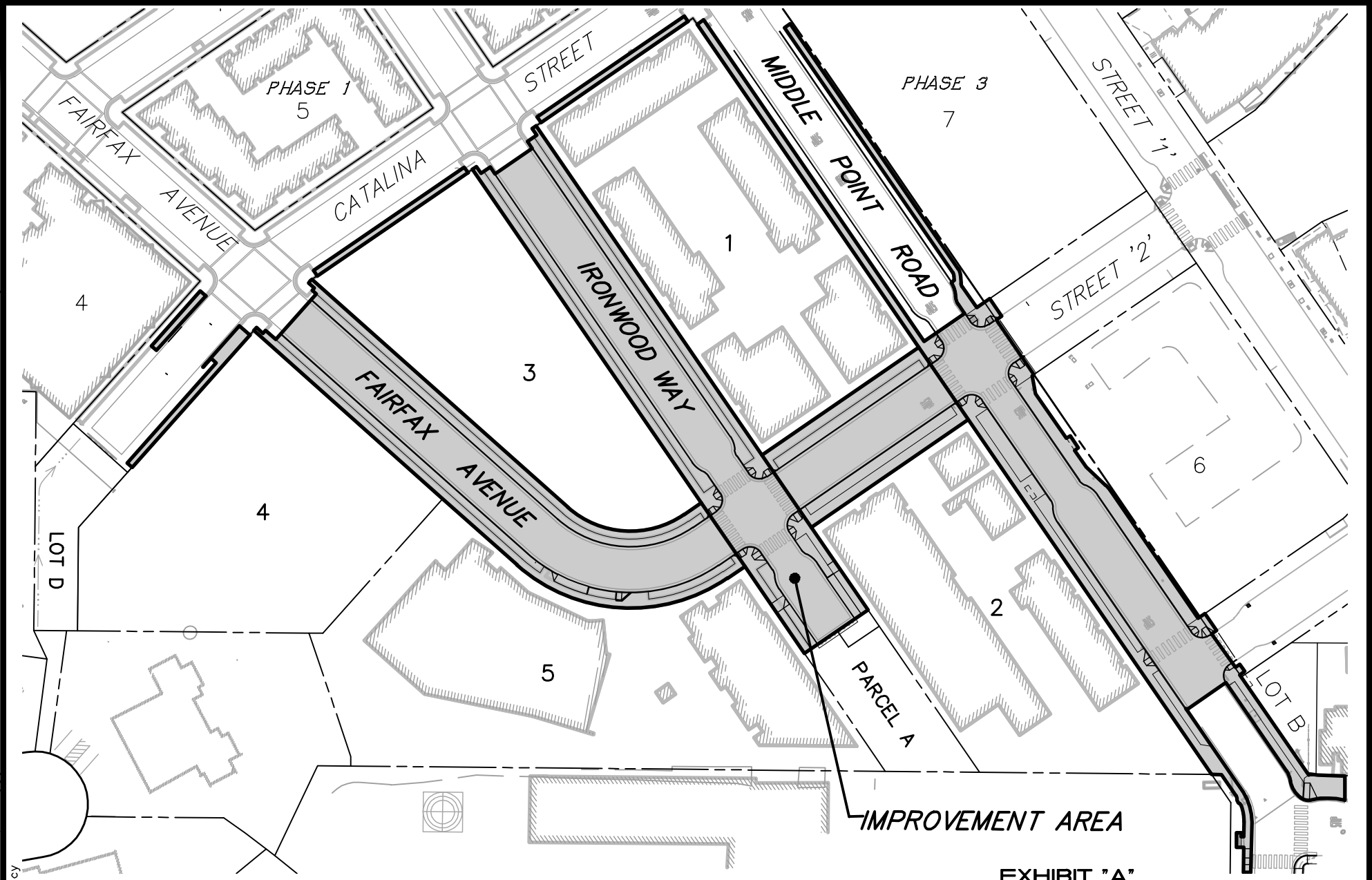


EXHIBIT A

PLAT MAP

AutocAD file name: 07030-PH2-EXH-PH2completion.dwg | Xref files: 07030-PH2-HC; 07030-PH2-SW; 07030-PH3-TP-Post.Demo; 07030-PH2-SSI; 07030-BNDY-PH3]
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CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212



1" = 100'

EXHIBIT "A"
HUNTERS VIEW PHASE 2

PUBLIC IMPROVEMENTS
SAN FRANCISCO, CALIFORNIA

MAY 29, 2026

PROJECT No. 2007030.G1.01

SHEET 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION

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

Lots 6, 7, 8 and 9 as shown on that certain Final Map No. 7545, filed for record on November 21, 2014 in Book FF of Survey Maps, at Pages 16 through 20, inclusive, Official Records of the City and County of San Francisco.

Assessor's Block 4624, lots 57, 58, 59 and 60.