

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:
Mayor's Office of Housing and Community Development
of the City and County of San Francisco
1 South Van Ness Avenue, Fifth Floor
San Francisco, California 94103
Attn: Housing Loan Administrator

APN: Block 4022, Lots 240-241 (formerly Lot 028)
Address: 683 Florida Street & 2070 Bryant Street, San Francisco, CA

-----Space Above This Line for Recorder's Use-----

MEMORANDUM OF COMMERCIAL GROUND LEASE

This Memorandum of Commercial Ground Lease ("**Memorandum**") is entered into as of October 31, 2023 by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through its Real Estate Division and the Mayor's Office of Housing and Community Development ("**City**" or "**Landlord**"), and 681 FLORIDA STREET COMMERCIAL LLC, a California limited liability company ("**Tenant**"), with respect to that certain Commercial Ground Lease (the "**Lease**") dated as of October 10, 2023 between City and Tenant.

Pursuant to the Lease, City hereby leases to Tenant and Tenant leases from City the real property more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "**Property**"). The Lease will commence on the date set forth above and will end on October 15, 2095, unless terminated earlier or extended pursuant to the terms of the Lease.

This Memorandum will incorporate herein all of the terms and provisions of the Lease as though fully set forth herein.

This Memorandum is solely for recording purposes and shall not be construed to alter, modify, amend or supplement the Lease, of which this is a memorandum.

This Memorandum may be signed by the parties hereto in counterparts with the same effect as if the signatures to each counterpart were upon a single instrument. All counterparts shall be deemed an original of this Memorandum.

[Signatures Appear on the Following Page]

Executed as of _____, 2023 in San Francisco, California.

LANDLORD:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____

Eric D. Shaw, Director
Mayor's Office of Housing and
Community Development

By: 

Andrico Q. Penick
Director of Real Estate

TENANT:

681 FLORIDA STREET COMMERCIAL LLC,
a California limited liability company

By: Mission Economic Development Agency,
a California nonprofit public benefit corporation,
its managing member

By: _____


Luis Granados,
Chief Executive Officer

By: Turk Street, Inc.,
a California nonprofit public benefit
corporation, its managing member

By: _____


Maurilio Leon,
Chief Executive Officer

APPROVED AS TO FORM:

DAVID CHIU,

City Attorney

By: _____

Deputy City Attorney

[ALL SIGNATURES MUST BE NOTARIZED]

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.

State of California
County of San Francisco)

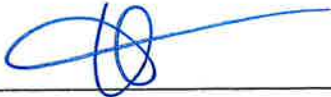
On 2nd day of Oct 2023 before me, James K. Han, Notary Public
(insert name and title of the officer)

personally appeared Luis Granados,
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.

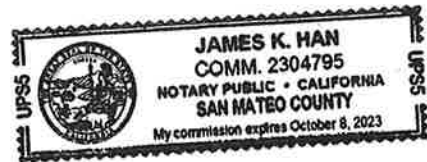
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



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.

State of California
County of San Francisco)

On September 14, 2023 before me, My Tran, Notary Public
(insert name and title of the officer)

personally appeared Maurilio Leon,
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)




Executed as of _____, 2023 in San Francisco, California.

LANDLORD:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By:  _____

Eric D. Shaw, Director
Mayor's Office of Housing and
Community Development

By:  _____

Andrico Q. Penick
Director of Real Estate

TENANT:

681 FLORIDA STREET COMMERCIAL LLC,
a California limited liability company

By: Mission Economic Development Agency,
a California nonprofit public benefit corporation,
its managing member

By: _____
Luis Granados,
Chief Executive Officer

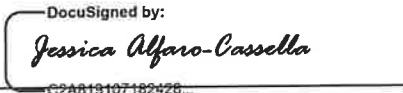
By: Turk Street, Inc.,
a California nonprofit public benefit
corporation, its managing member

By: _____
Maurilio Leon,
Chief Executive Officer

APPROVED AS TO FORM:

DAVID CHIU,

City Attorney

By:  _____
C2A819107182426...


Deputy City Attorney


[ALL SIGNATURES MUST BE NOTARIZED]

Executed as of _____, 2023 in San Francisco, California.

LANDLORD:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: 
Eric D. Shaw, Director
Mayor's Office of Housing and
Community Development

By: 
Andrico Q. Penick
Director of Real Estate

TENANT:

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a California limited liability company

By: Mission Economic Development Agency,
a California nonprofit public benefit corporation,
its managing member

By: _____
Luis Granados,
Chief Executive Officer


By: Turk Street, Inc.,
a California nonprofit public benefit
corporation, its managing member

By: _____
Maurilio Leon,
Chief Executive Officer

APPROVED AS TO FORM:

DAVID CHIU,

City Attorney

By: 
C2A819107182426...
Deputy City Attorney

[ALL SIGNATURES MUST BE NOTARIZED]

ACKNOWLEDGMENT

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State of California
County of San Francisco)

On October 26, 2023 before me, Julie A Fitzgerald, notary public
(insert name and title of the officer)

personally appeared Andrico Q. Penick,
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)

ACKNOWLEDGMENT

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State of California
County of San Francisco)

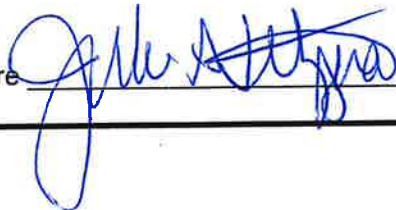
On October 26, 2023 before me, Julie A Fitzgerald, notary public
(insert name and title of the officer)

personally appeared Andrico Q. Penick,
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)



ACKNOWLEDGMENT

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State of California
County of San Francisco

On October 25, 2023 before me, Julie A Fitzgerald, notary public
(insert name and title of the officer)

personally appeared Eric D Shaw
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 Julie A Fitzgerald (Seal)



ACKNOWLEDGMENT

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State of California
County of San Francisco

On October 25, 2023 before me, Julie A Fitzgerald, notary public
(insert name and title of the officer)

personally appeared Eric D Shaw,
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

Julie A Fitzgerald

(Seal)



EXHIBIT A
Legal Description of the Property

Parcel 2:

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

TRACT A:

Parcel 2 as shown on that certain map entitled "Parcel Map 9907", filed for Record December 6, 2019, in Book 50 of Parcel Maps, Pages 11 through 14, inclusive, San Francisco County Records.

Assessor's Lot 240 (formerly Lot 028); Block 4022

TRACT B:

Non-exclusive easements for the benefit of Tract A above as created in that certain "Declaration Establishing Reciprocal Easements and Covenants Running with the Land for the Mixed Use Development Located at 681 Florida Street, San Francisco, California" recorded October 15, 2020, in Official Records under Recorder's Serial Number 2020031160, as more particularly defined in Article 3 therein.

Parcel 3:

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

TRACT A:

Parcel 3 as shown on that certain map entitled "Parcel Map 9907", filed for Record December 6, 2019, in Book 50 of Parcel Maps, Pages 11 through 14, inclusive, San Francisco County Records.

Assessor's Lot 241 (formerly Lot 028); Block 4022

TRACT B:

Non-exclusive easements for the benefit of Tract A above as created in that certain "Declaration Establishing Reciprocal Easements and Covenants Running with the Land for the Mixed Use Development Located at 681 Florida Street, San Francisco, California" recorded October 15, 2020, in Official Records under Recorder's Serial Number 2020031160, as more particularly defined in Article 3 therein.

Street Addresses:

683 Florida Street and 2070 Bryant Street
San Francisco, CA 94110