

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

San Francisco Port Commission
Pier 1
San Francisco, California 94111
Attn:

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)

Assessor's Parcel No.:

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

DDA AND MASTER LEASE PARTIAL RELEASE
(Phase 1 Horizontal Infrastructure)

This **DDA AND MASTER LEASE PARTIAL RELEASE** (this "**Partial Release**"), dated for reference purposes only as of _____, 2025 (the "**Reference Date**"), is made by the **CITY AND COUNTY OF SAN FRANCISCO** (the "**City**"), operating by and through the **SAN FRANCISCO PORT COMMISSION** ("**Port**"), as landlord, and **SEAWALL LOT 337 ASSOCIATES, LLC**, a Delaware limited liability company ("**Tenant**" or "**Master Developer**"), with reference to the following facts and circumstances:

A. Tenant and Port entered into: that certain Master Lease dated for reference purposes as of August 15, 2018 (the "**Original Master Lease**"), a memorandum of which was recorded in the Official Records of the City and County of San Francisco (the "**Official Records**") on August 17, 2018, as Document Number 2018-K656941-00 (the "**Memo of Lease**"); that certain Memorandum of Technical Corrections, dated as of January 16, 2020 (the "**Memo of Technical Corrections**"), a memorandum of which titled First Amendment to Memorandum of Master Lease was recorded in the Official Records on January 31, 2020 as Document Number 2020-K898106 (the "**First Amended Memo of Lease**"); that certain First Amendment to Master Lease dated as of June 25, 2020 (the "**First Amendment to Master Lease**"); that certain Second Amendment to Master Lease dated October 16, 2020 (the "**Second Amendment to Master Lease**"), a memorandum of which titled Second Amendment to Memorandum of Master Lease was recorded in the Official Records on December 10, 2020, as Document Number 2020-065518 (the "**Second Amended Memo of Lease**"); and that certain Third Amendment of Master Lease dated February 1, 2021 (the "**Third Amendment to Master Lease**"), a memorandum of which titled Third Amendment to Memorandum of Master Lease was recorded in the Official Records on June 3, 2021, as Document Number 2021-090340 (the "**Third Amended Memo of Lease**" and together with the Memo of Lease, the First Amended Memo of Lease and Second Amended Memo of Lease, the "**Memo of Lease**").

B. Master Developer and Port also entered into that certain Disposition and Development Agreement dated August 15, 2018 (as amended and as the same may be further

amended and assigned from time to time, the “**DDA**”) that governs the Project Site. The DDA was recorded in the Official Records on August 17, 2018 as Document No. 2018-K656938-00.

C. On December 18, 2019, Master Developer assigned all of its rights, title, and interest in and to the DDA with respect to a portion of the Project Site to Mission Rock Horizontal Sub (Phase 1), L.L.C., a Delaware limited liability company (“**Phase 1 Horizontal Developer**”), pursuant to that certain Assignment and Assumption Agreement (Mission Rock Project; Phase 1), dated December 18, 2019, by and between Master Developer and Phase 1 Horizontal Developer, recorded on December 19, 2019, as Document No. 2019-E879368 in the Official Records.

D. Master Lease Section 1.4(b) provides that Port and Tenant will execute and record a DDA and Master Lease Partial Release for that portion of the Premises on which Tenant has constructed Horizontal Improvements that have been accepted by Port or other City Agencies, as applicable, in accordance with DDA Section 14.7 (Acceptance of Port Facilities) and DDA Section 14.8 (Acceptance of Other Horizontal Improvements) and DDA Section 18.3(b) provides for the release of the lien of the DDA. By [**insert Port resolution No. , dated_, 20XX**], a copy of which is attached hereto as *Exhibit B*, Port Accepted the Park Parcels and Phase 1 Improvements described in Resolution No. [_] that are contained within that portion of the Premises described in *Exhibit A-1* and shown on the map attached hereto as *Exhibit A-2* (the “**Release Parcel**”), and authorized the Port Executive Director or her designee to sign and record this Partial Release after satisfaction of all conditions required by the Port Commission for acceptance. All conditions to Resolution No. [__] have been satisfied. Accordingly, the Parties wish to enter into this Partial Release and record the same in the Official Records.

E. By recording this Partial Release, the Parties seek to notify third parties that the Premises described in the Master Lease will be further adjusted by the release of the Release Parcel and that the lien of the DDA is released from the Release Parcel.

NOW THEREFORE, in consideration of the foregoing facts, understandings, and agreements, the Parties agree as follows:

AGREEMENT

1. In accordance with Master Lease Section 1.4(b) (Horizontal Improvement Parcels), Port and Tenant hereby release as of the date hereof, the Release Parcel from the Master Lease and as of the date hereof, the “**Premises**” under and as defined in the Master Lease will be adjusted to exclude the Release Parcel.
2. In accordance with DDA Section 18.3(b), Port and Tenant hereby release as of the date hereof, the lien of the DDA from the Release Parcel.
3. Other than the adjustment of the Premises and the partial release of the DDA as set forth in this Partial Release, all other terms and conditions of the Master Lease and DDA remain unchanged.

[Signature appears on following page J

IN WITNESS WHEREOF, the Parties have executed this Partial Release as of the day and year first above written.

Tenant

SEAWALL LOT 337 ASSOCIATES, LLC,
a Delaware limited liability company

By: Mission Rock Partners LLC,
its sole member

By: TSCE 2007 Mission Rock, L.L.C.
its administrative member

By: _____

Name: _____

Title: _____

Phase 1 Horizontal Developer

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

By: SEAWALL LOT 337 ASSOCIATES, LLC,
a Delaware limited liability company,
its sole member

By: Mission Rock Partners LLC,
its sole member

By: TSCE 2007 Mission Rock, L.L.C.
its administrative member

By: _____

Name: _____

Title: _____

[Signatures must be notarized.]

Port

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation, operating by and through the
SAN FRANCISCO PORT COMMISSION

By: _____
Scott Landsittel
Deputy Director, Real Estate and Development

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: _____
Justin Bigelow
Deputy City Attorney

Port Commission Resolution No. __ - __, adopted on _____
Board of Supervisors Resolution No. __ - __, adopted on _____

Exhibit A-1

Legal Description of Release Parcel(s)

DRAFT TO BE UPDATED:

Parcel 1: Dr. Maya Angelou Way Paseo, identified as APN 8719B-001; and

Parcel 2: Bridgeview Way Paseo, identified as APN 8719A-007; and

Parcel 3: Channel Street Open Space, identified as APN 8719C-004; and

Parcel 4: Westerly portion of Toni Stone Crossing, identified as APN 8719B-003; and

Parcel 5: Middle portion of Toni Stone Crossing, identified as APN 8719A-009; and

Parcel 6: Easterly portion of Toni Stone Crossing, identified as APN 8719A-010; and

Parcel 7: Dr. Maya Angelou Way, identified as APN 8719C-002; and

Parcel 8: Bridgeview Way, identified as APN 8719D-001; and

Parcels 9-12: [Port and Developer defining at least four other areas to be removed from Master Lease:

China Basin Park,

Portion of Parcel I,

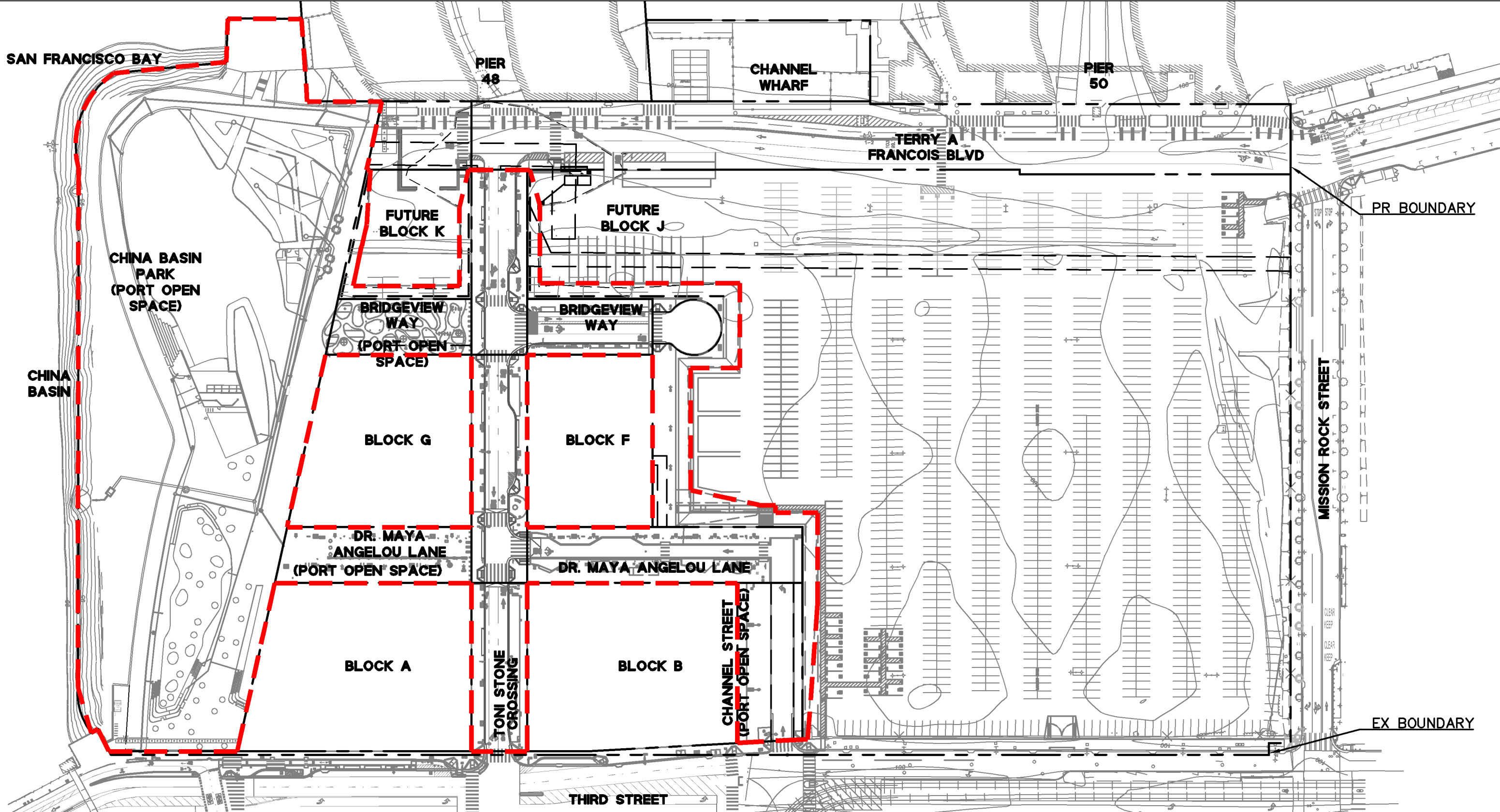
Bridgeview cul de sac, and

walkway along MR Commons. **MR to provide descriptions and drawings]**

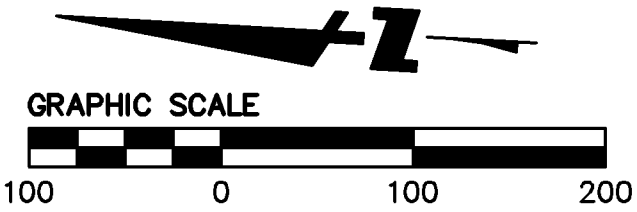
in the City and County of San Francisco, State of California, together with any and all improvements and alterations thereto.

Exhibit A-2

Depiction of Release Parcel(s)



LEGEND
 - - - - AREA TO BE REMOVED FROM MASTER LEASE PREMISES



DRAWING NAME: \\BKF\1\4\2025\050000\Mission Rock\ENR\Exhibit\25_02000 Port Agreement Prelim\25_02000 MasterLeaseExhibit.dwg
 PLOT DATE: 05-09-25
 PLOTTED BY: barra
 Source: BKF ENGINEERS, 2/2025