

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

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)

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

**IRREVOCABLE OFFER OF IMPROVEMENTS
(Easterly side of Niantic Ave.)**

Tam Yin Kwan ("Grantor"), as owner of 10 Niantic Avenue, does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation ("City"), and its successors and assigns, the sidewalk improvements on the easterly side of Niantic Avenue, generally bounded by Panama Street to the north and Saint Charles Avenue to the west and opposite to Assessor's Block 7178 and Assessor's Block 7151 more particularly described and depicted in Public Works Permit No. 13IE-0657 and as shown on site diagrams, attached as **Exhibit A-1**, to this instrument.

With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of this offer of public 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 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 formally accepted by the Director of Public Works or the Board of Supervisors.

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, this Agreement has been executed by the parties hereto on

 Sep. 25th , 2017 .


CITY:

CITY AND COUNTY OF SAN
FRANCISCO, a municipal corporation

GRANTOR:

TAM YIN KWAN, an individual

By: _____
JOHN UPDIKE
Director of Property

By:  _____
TAM YIN KWAN
Owner of 10 Niantic Avenue

APPROVED AS TO FORM:

DENNIS HERRERA,
City Attorney

By: _____

Deputy City Attorney
DESCRIPTION CHECKED/APPROVED:

Bruce Storrs P.L.S.
City and County Surveyor
City and County of San Francisco
LS 6914

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)
) ss
County of San Francisco)

On Sep. 25. 2017, before me, Fiona N. Lee, a notary public in and for said State, personally appeared Yin Kwan Tam, 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)
FIONA N. LEE
COMM.#2198339
EXP: MAY 21, 2021



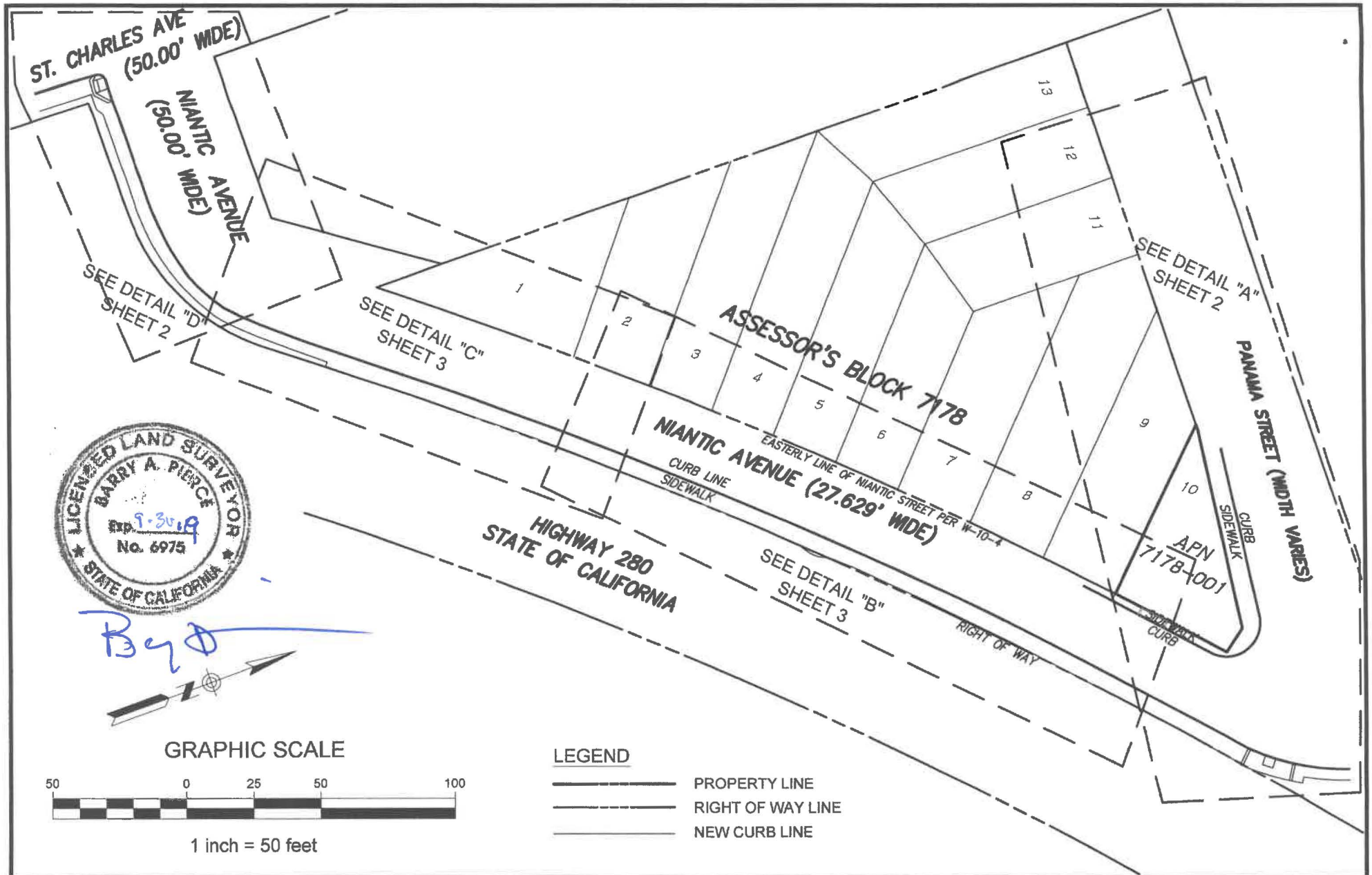
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in public improvements conveyed by this deed dated _____, from the grantor to the City and County of San Francisco, a charter city and county, is hereby accepted by order of its Board of Supervisors' Ordinance No. _____, adopted on _____, 20____, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

CITY AND COUNTY OF SAN FRANCISCO

By: _____
JOHN UPDIKE
Director of Property



TRANSAMERICAN ENGINEERS
 Fox Plaza, 1390 Market St., Suite 201
 San Francisco, CA 94102
 415-553-4092 FAX: 415-553-4071

**OFFER OF DEDICATION OF NEWLY
 CONSTRUCTED SIDEWALK
 SOUTHEASTERLY ALONG
 NIANTIC BLVD ADJACENT TO AB 7178**

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 20'

SHEET No.: 1 OF 3

EXHIBIT "A"

DATE: NOVEMBER 2017

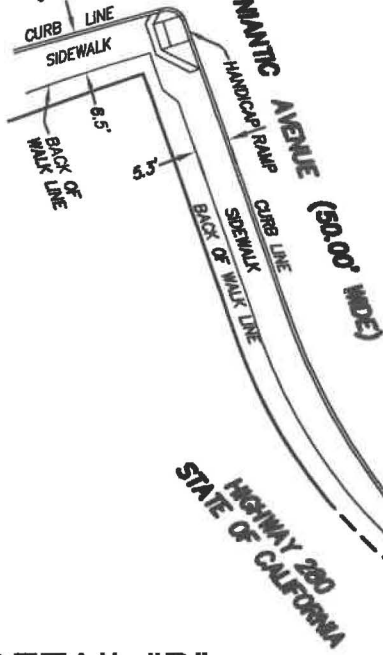
SURVEYED BY: J.B.

DRAWN BY: B.P.

CHECKED BY: B.P.

JOB No.: 5323

ST. CHARLES AVENUE
(50.00' WIDE)

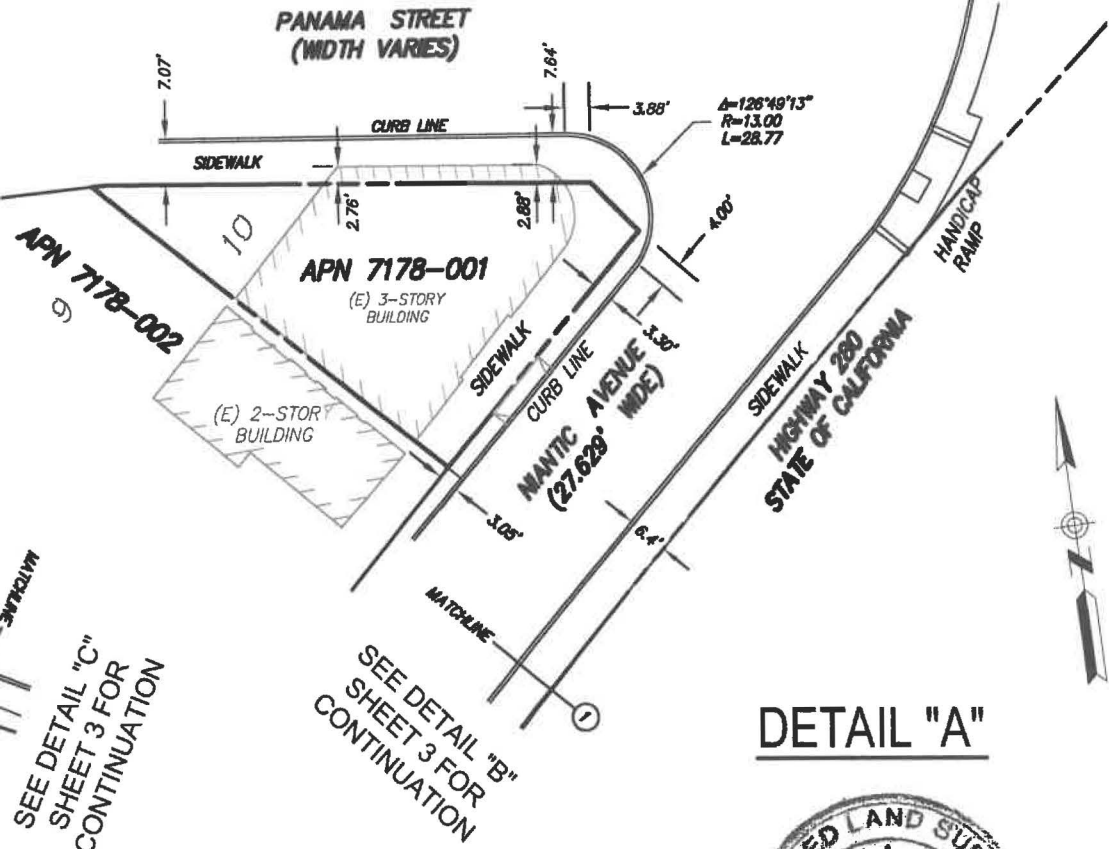


DETAIL "D"

GRAPHIC SCALE



1 inch = 30 feet



DETAIL "A"

SEE DETAIL "C"
SHEET 3 FOR
CONTINUATION

SEE DETAIL "B"
SHEET 3 FOR
CONTINUATION

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- NEW CURB LINE



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SAN FRANCISCO

CALIFORNIA

EXHIBIT "A"

SURVEYED BY: J.B.

DRAWN BY: B.P.

CHECKED BY: B.P.

SCALE: 1" = 20'

SHEET No.: 2 OF 3

DATE: NOVEMBER 2017

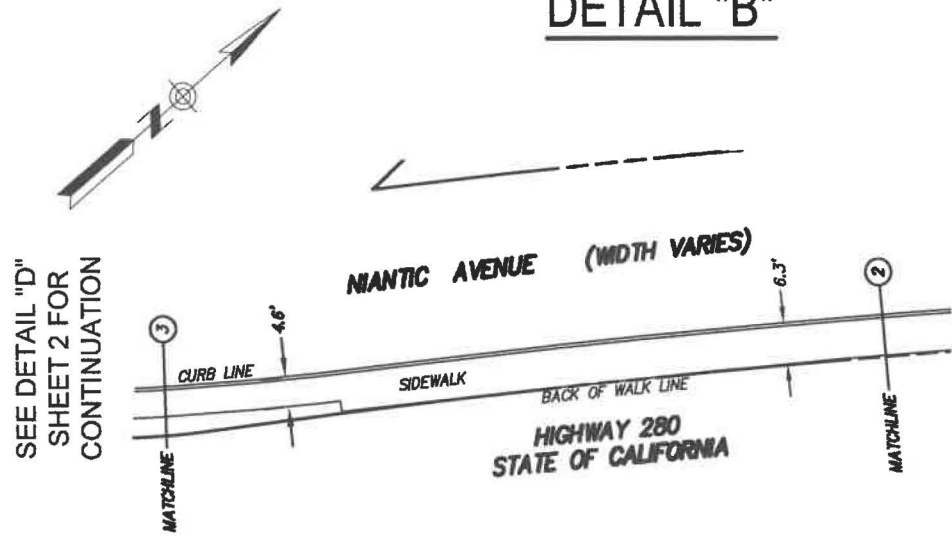
JOB No.: 5323



SEE DETAIL "C"
THIS SHEET FOR
CONTINUATION

SEE DETAIL "A"
SHEET 2 FOR
CONTINUATION

DETAIL "B"



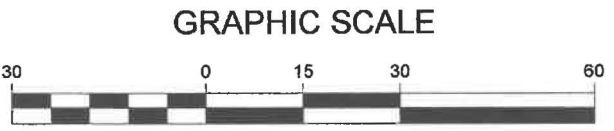
SEE DETAIL "D"
SHEET 2 FOR
CONTINUATION

SEE DETAIL "B"
THIS SHEET FOR
CONTINUATION



BAP

DETAIL "C"



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- NEW CURB LINE

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SAN FRANCISCO CALIFORNIA

SCALE: 1" = 20'

SHEET No.: 3 OF 3

EXHIBIT "A"

DATE: NOVEMBER 2017

SURVEYED BY: J.B.

DRAWN BY: B.P.

CHECKED BY: B.P.

JOB No.: 5323