

RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:

Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 401  
San Francisco, CA 94102  
Attn: Director of Property

APN:

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

Situs: Final Map No. 4231, Lots 169 - 177

**OFFER OF IMPROVEMENTS**

(Hunters Point Shipyard – Phase 1)

HPS DEVELOPMENT CO. LP, a Delaware limited partnership (“Grantor”), and its successors and assigns, does hereby irrevocably offer to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City"), and its successors and assigns, all of the public improvements constructed or installed by or on behalf of Grantor pursuant to that certain Public Improvement Agreement for Hunters Point Shipyard Phase 1, dated as of July 21, 2009, between Grantor and the City and the former Redevelopment Agency of the City and County of San Francisco, as amended October 14, 2011, and any subsequent amendments thereto.

The property where the public improvements are located is shown on Exhibit A hereto, constituting property owned by the City, located in the San Francisco.

With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of all or one or more components of this offer of public improvements by formal action of the Board of Supervisors, the City shall own and be responsible for public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master encroachment permit authorized pursuant to the Public Works Code Section 786, or a similar agreement, pertaining to one or more of the public improvements offered hereby, or as may be excluded from acceptance for maintenance and liability in the formal action of the City pursuant to the Municipal Code including, but not limited to Public Works Code Section 706; and (ii) the City, in its sole discretion, may accept one or more components of the improvements, without prejudicing the City's discretion subsequently to accept or not accept other components; and (iii) 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 instrument, shall not assume any responsibility for the public improvements, unless and until such offer has been formally accepted by the appropriate action of 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 \_\_\_\_ day of

\_\_\_\_\_.

**GRANTOR:**

HPS DEVELOPMENT CO., LP,  
A Delaware limited partnership

By: CP/HPS Development Co. GP, LLC, a Delaware limited liability company, its  
General Partner

By: \_\_\_\_\_  
Name: Ryan Hawck  
Title: Vice President

**CERTIFICATE OF ACKNOWLEDGMENT  
OF NOTARY PUBLIC**

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 Contra Costa )

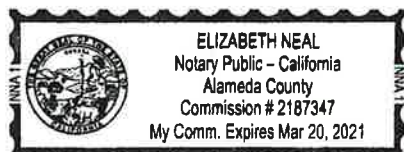
On December 23, 2019, before me, Elizabeth Neal,  
a Notary Public, personally appeared Ryan Haack,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same  
in 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.

[Affix seal here]

Elizabeth Neal  
Signature of Notary Public



**EXHIBIT A**  
**Legal Description**

THE PROPERTY CONSISTS OF ALL OF LOTS 169 THROUGH 177 INCLUSIVE, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON FINAL MAP NO. 4231, RECORDED AUGUST 12, 2009 IN BOOK CC OF SURVEY MAPS PAGES 165 - 175 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.