

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, CA 94102
Attn: Director of Property

Assessor's Block ("AB")
AB:

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

OFFER OF IMPROVEMENTS

MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C., a Delaware limited liability company ("Offeror"), and its successors and assigns, does hereby irrevocably offer to the City and County of San Francisco (the "City"), a municipal corporation, and the City acting by and through the San Francisco Port Commission ("Port"), with the City and Port referred to hereafter collectively as "Offerees," and their successors and assigns, all of the improvement required pursuant to that certain Public Improvement Agreement - Mission Rock Phase 1, dated as of [] between Offeror and the Offerees.

The property where the improvements are located is shown on Exhibit A hereto, which is located in the City.

It is understood and agreed that: (i) the Offerees and their successors or 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 accepted by the appropriate action of the Board of Supervisors and/or the Port Commission, and (ii) either Offeree, in its sole discretion, may accept one or more components of the improvements, without prejudicing either Offeree's discretion subsequently to accept or not accept other components, and (iii) upon acceptance of all or one or more components of this offer of public improvements by formal action of the Offeree, the accepting Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master street encroachment permit authorized pursuant to Public Works Code § 786(b), or a similar agreement, pertaining to one or more of the public improvements offered hereby, or as excluded from acceptance for maintenance and liability in the formal action of the Offeree.

The provisions hereof shall insure to the benefit of, and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12 day of May, 20 20


OFFEROR

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

By: Seawall Lot 337 Associates, LLC, its Sole Member

By: Mission Rock Partners, LLC, its Sole Member

By: TSCE 2007 Mission Rock, L.L.C., Its Administrative Member

By: 
Name: Carl Shannon
Its: Authorized Signatory

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 May 12, 2020 before me, Betty M. Dankas, a notary public in and for said State, personally appeared Carl D. Shannon, 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.

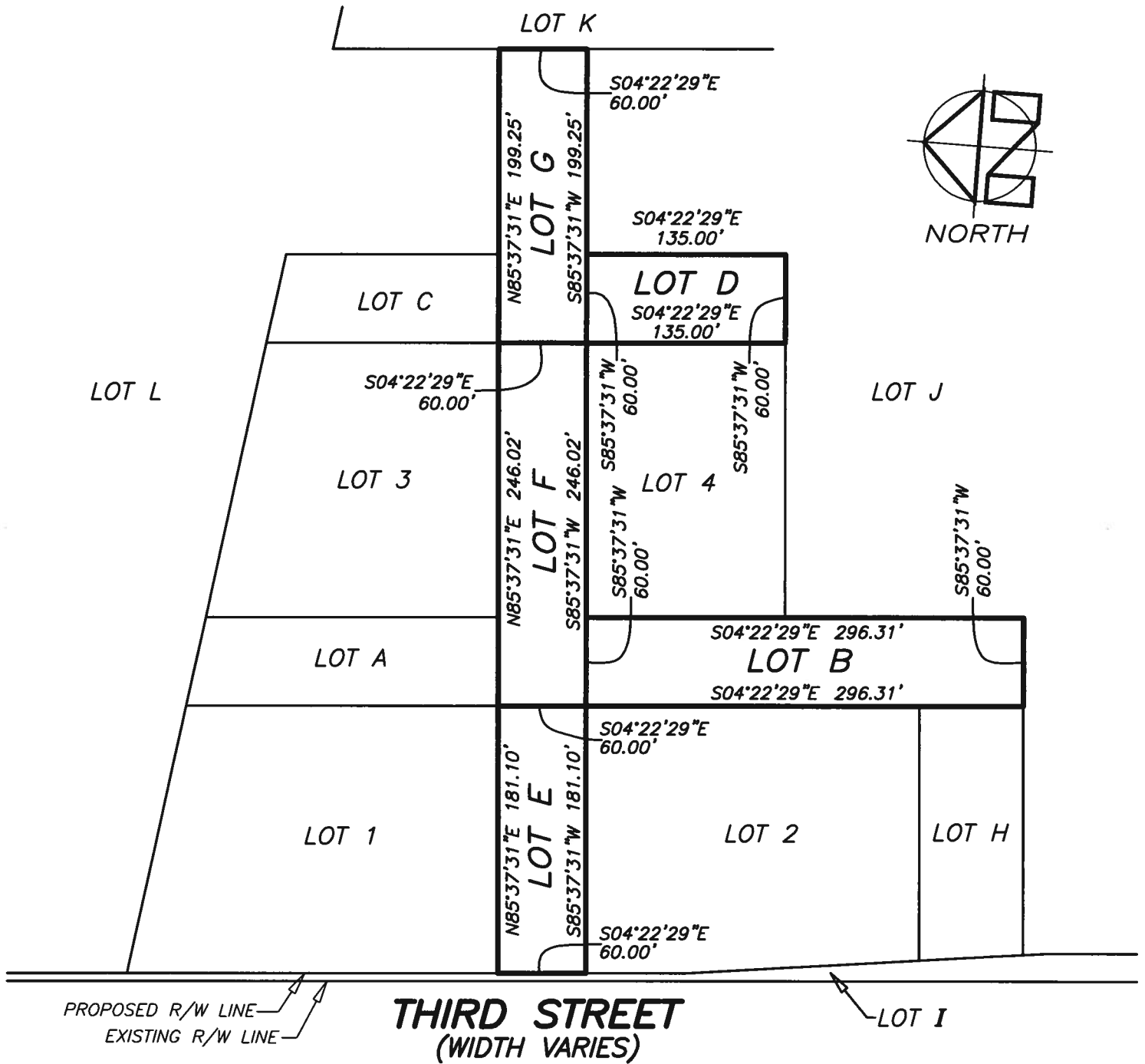
Signature B. Dankas (Seal)



EXHIBIT A

Legal Description and Plat

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

R/W RIGHT OF WAY

NOTES

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. LOTS 1, 2, 3, 4, A, B, C, D, E, F, G, H, I, J, K & L ARE AS SHOWN ON FINAL MAP 9443 TO BE RECORDED.

BASIS OF BEARINGS

THE BEARING OF $S56^{\circ}47'46''W$ BETWEEN POINT NOS. 109 AND 431 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13)

OFFER OF IMPROVEMENTS – PUBLIC STREETS

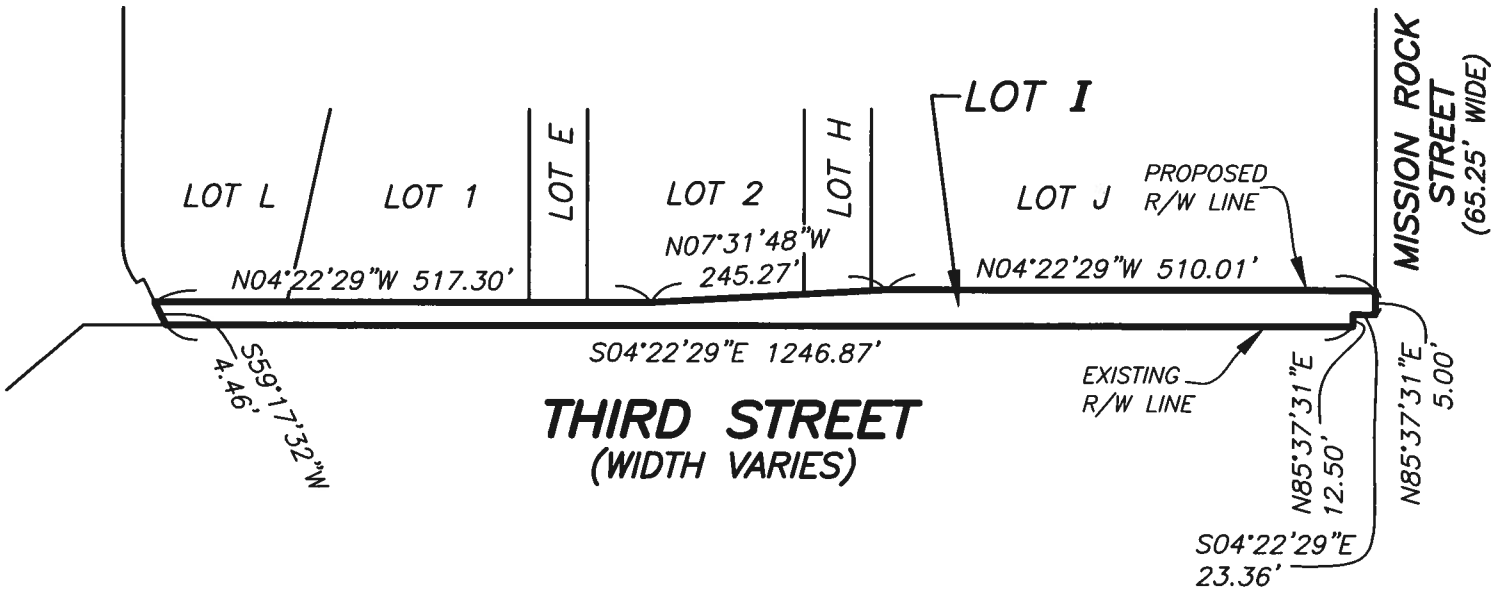
MISSION ROCK
SAN FRANCISCO,
CALIFORNIA

BY JP CHKD. BR DATE 12/12/19 SCALE 1"=100' SHEET 1 OF 1 JOB NO. S-9229

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9229E-FINAL MAP.dwg

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

R/W RIGHT OF WAY

NOTES

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. LOTS 1, 2, E, H, I, J & L ARE AS SHOWN ON FINAL MAP 9443 TO BE RECORDED.

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OFFER OF IMPROVEMENTS – PUBLIC STREET

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BY JP CHKD. BR DATE 12/12/19 SCALE NONE SHEET 1 OF 1 JOB NO. S-9229

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S-9229E-FINAL MAP.dwg

S-9229
12-12-19

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS B, D, E, F AND G, AS SAID LOTS ARE SHOWN ON FINAL MAP 9443 FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF FINAL MAPS, AT PAGES _____ - _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



S-9229
12-12-20

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT I, AS SAID LOT IS SHOWN ON FINAL MAP 9443 FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF FINAL MAPS, AT PAGES _____ - _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

