

ORIGINAL

MEMORANDUM of TECHNICAL CORRECTIONS

This Memorandum of Technical Corrections is entered into between the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, operating by and through the **SAN FRANCISCO PORT COMMISSION** ("**Port**"), and **SEAWALL LOT 337 ASSOCIATES, LLC**, a Delaware limited liability company ("**Tenant**") as of January 16, 2020 (this "**Memorandum**"). Port and Tenant entered into Lease No. L-16417 dated as of August 15, 2018 (as may be amended from time to time, the "**Lease**"). All capitalized terms not defined in this Memorandum are as defined in the Lease.

The Lease provides in Section 1.5, Premises Expansion, that the Premises will be expanded from time to time to include the following areas, each an "**Expansion Area**":

1. China Basin Park, "**Expansion Area A**", pursuant to Lease Section 1.5(a)
2. Portions of Terry A. Francois Boulevard, "**Expansion Area B**", pursuant to Lease Section 1.5(b)
3. Northern Strip of SWL 337, "**Expansion Area C**", pursuant to Lease Section 1.5(c)
4. Eastern Parking Strip, "**Expansion Area D**", pursuant to Lease Section 1.5(d)

The Lease provides in Section 1.10, Memorandum of Technical Corrections, that Port and Tenant may acknowledge and agree to enter into a memoranda of technical corrections hereto to reflect certain non-material changes in the actual legal description and square footages of the Premises as shall be reasonably determined by Port's Executive Director and Tenant following the Commencement date, and upon full execution thereof, such memoranda will be deemed to become part of this Lease. As of the date of this Memorandum, the Premises are hereby revised, as depicted and described on Exhibit A (Revised) to this Memorandum, and hereby replaces Exhibit A of the Lease.

Port and Tenant will execute, acknowledge and record an update to the Memorandum of Lease relating to the Lease that was recorded on August 17, 2018 in the Official Records of the City and County of San Francisco (the "**Update**"), in form reasonably acceptable to both parties, such that the recorded memorandum of the Lease reflects the revised Premises set forth in this Memorandum; provided, however, the parties agree and acknowledge that failure to execute or record the Update will have no effect on the validity or effectiveness of this Memorandum.

The parties enter into this Memorandum of Technical Corrections as of the date first set forth above.

PORT:

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

By: _____

Elaine Forbes, Executive Director

TENANT:

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

By: _____

Name: **JACK BAIR**

Title: **PRESIDENT**

EXHBIT A (REVISED)

LEGAL DESCRIPTION OF PREMISES

LEGAL DESCRIPTION

"MASTER LEASE PROPERTY"

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

A PORTION OF PARCEL "A", AS SAID PARCEL IS SHOWN ON THAT MAP ENTITLED, "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY AND COUNTY OF SAN FRANCISCO", FILED IN BOOK "W" OF MAPS, PAGES 66 THROUGH 72, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE FORMER WESTERLY LINE OF THIRD STREET (100.00 FEET WIDE) WITH THE FORMER SOUTHWESTERLY LINE OF FOURTH STREET (102.50 FEET WIDE), AS SAID STREET LINES ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED RECORD OF SURVEY MAP OF MISSION BAY" RECORDED JUNE 3, 1999, IN BOOK "Z" OF MAPS AT PAGES 74-94 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO; THENCE ALONG THE PROLONGATION OF SAID LINE OF THIRD STREET N04°22'29"W 65.02 FEET; THENCE N85°37'31"E 106.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N04°22'29"W 510.01 FEET; THENCE N07°31'48"W 245.27 FEET; THENCE N04°22'29"W 517.30 FEET; THENCE N59°17'32"E 26.42 FEET; THENCE N32°09'08"W 8.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S42°16'51"E 69.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°44'43", AN ARC LENGTH OF 52.75 FEET; THENCE N85°41'50"E 559.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S19°15'16"E 94.45 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°31'42", AN ARC LENGTH OF 116.26 FEET; THENCE S09°55'40"E 121.53 FEET; THENCE N87°44'40"E 46.81 FEET; THENCE S04°08'52"E 79.53 FEET; THENCE S81°45'02"W 88.72 FEET; THENCE S04°22'29"E 80.38 FEET; THENCE N81°50'43"W 75.81 FEET; THENCE S04°22'29"E 702.77 FEET; THENCE S85°37'31"W 5.00 FEET; THENCE S04°22'29"E 291.91 FEET TO THE NORTHERLY LINE OF FUTURE TERRY A. FRANCOIS BOULEVARD (100.50 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE OF FUTURE TERRY A. FRANCOIS BOULEVARD AND ALONG THE NORTHERLY LINE OF FUTURE MISSION ROCK STREET (65.25 FEET WIDE), S85°37'31"W 607.87 FEET TO THE TRUE POINT OF BEGINNING.

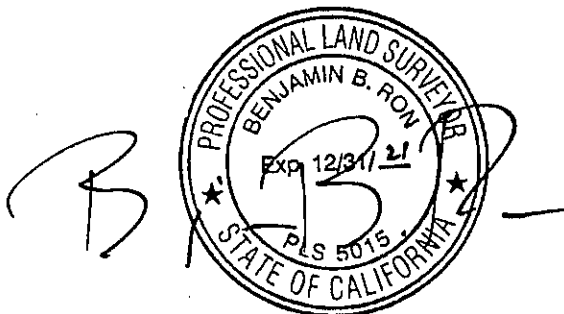
CONTAINING 842,650 SQ.FT. OR 19.34 ACRES, MORE OR LESS

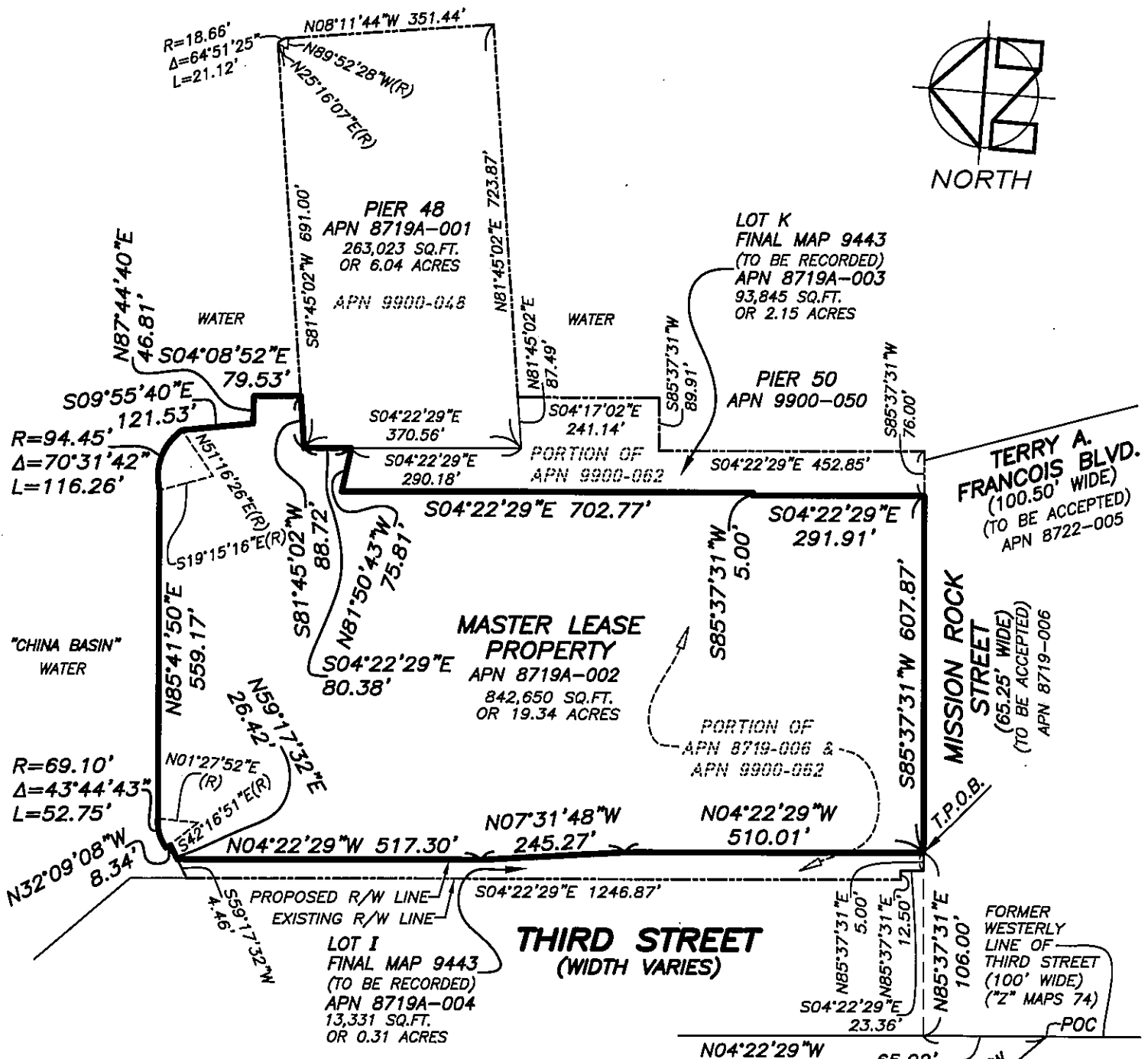
THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE BEARING OF S56°47'46"W BETWEEN POINT Nos. 109 AND 431 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY AND COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13).

EXCEPTING THEREFROM, ALL SUBSURFACE MINERAL DEPOSITS, INCLUDING OIL AND GAS DEPOSITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ON SAID LAND FOR EXPLORATION, DRILLING AND EXTRACTION OF SUCH MINERAL, OIL AND GAS DEPOSITS, AS EXCEPTED AND RESERVED BY THE STATE OF CALIFORNIA IN THAT CERTAIN ACT OF THE LEGISLATURE ("THE BURTON ACT") SET FORTH IN CHAPTER 1333 OF THE STATUTES OF 1968 AND AMENDMENTS THERETO, AND UPON TERMS AND PROVISIONS SET FORTH THEREIN.

AND FURTHER EXCEPTING THEREFROM:

UNTO THE STATE OF CALIFORNIA, ITS SUCCESSORS, AND ASSIGNS, FOREVER, ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED IN THE HEREINAFTER DESCRIBED PORTION OF THE ABOVE DESCRIBED REAL PROPERTY INCLUDING, BUT NOT LIMITED TO, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE, AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF THOSE MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE STATE OF CALIFORNIA OR TO ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS CONVEYED AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE LANDS CONVEYED, OR TO INTERFERE WITH THE USE THEREOF BY THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO, ITS SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT ANY MINING ACTIVITIES OF ANY NATURE WHATSOEVER ABOVE A PLANE FIVE HUNDRED FEET (500') BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED PORTION OF THE ABOVE DESCRIBED REAL PROPERTY, AS RESERVED IN THAT CERTAIN PATENT FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO, A CHARTER CITY AND COUNTY, RECORDED JULY 19, 1999, IN REEL H429, IMAGE 518, AS INSTRUMENT NO. G622166, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, AND AS SET FORTH IN CHAPTER 1143, STATUTES OF 1991, AND AMENDMENTS THERETO UPON THE TERMS AND PROVISIONS SET FORTH THEREIN SUCH PORTION OF THE ABOVE DESCRIBED REAL PROPERTY.





LEGEND

R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINNING
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
—	MASTER LEASE PROPERTY LINE
----	MISSION ROCK PERIMETER BOUNDARY

BASIS OF BEARINGS

THE BEARING OF S56°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)

MASTER LEASE PROPERTY

BY JP CHKD. BR DATE 1/27/20 SCALE 1\"=250' 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

MISSION ROCK
SAN FRANCISCO,
CALIFORNIA