

NO RECORDING FEE

RECORDING REQUESTED BY
and When Recorded Mail To:

Attn: Real Estate Director
San Francisco Public Utilities Commission
City and County of San Francisco
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

WITH A CONFORMED COPY TO:

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

Treasure Island Director
Treasure Island Development Authority
39 Treasure Island Road, Suite 241
San Francisco, California 94130

Situs:

OFFER OF IMPROVEMENTS

(Improvements on TIDA Open Space)

TREASURE ISLAND SERIES 2, LLC, a Delaware limited liability company (“Offeror”), and its successors and assigns, does hereby irrevocably offer to the Treasure Island Development Authority, a California public benefit corporation (“TIDA”), and to the City and County of San Francisco, a municipal corporation (“City”), with TIDA and City referred to hereafter collectively as “Offerees,” and their its successors and assigns, all of those improvements described in that certain Public Improvement Agreement – Treasure Island - Final Map No 10347 Improvements, between Offeror and the Offerees (hereafter “PIA”), and as further defined in the applicable Ownership & Maintenance Matrix for the project dated as of 12/3/25 and attached hereto as Exhibit A. The property where the public improvements are located consists of:

(1) The following property, as shown on Final Map No. 10347, recorded _____ as Document No. _____ of Official Records:

- Lot C (APN – 8934-038)

- Lot G (APN – 8945-010)
- Lot K (APN – 8934-039)
- Lot L (APN – 8934-040)
- Lot N (APN – 1939-191)
- Lot O (APN – 1939-192)
- Lot P (APN – 8931-005)
- Lot R (APN – 8945-009)
- Lot X (APN – 1939-183)

(2) Improvements outside of Final Map No. 10347 boundary:

- None in this offer.

The foregoing property is shown on the map attached hereto as Exhibit B.

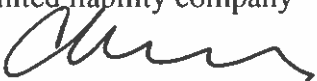
It is understood and agreed that: (i) the Offerees and their successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of the Board of Supervisors or the TIDA Board of Directors, (ii) either Offeree, at 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 this offer of public improvements by formal action of an Offeree, the Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements.

The provisions hereof shall inure 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 5th day of DECEMBER 2025.

GRANTOR:

TREASURE ISLAND SERIES 2, LLC
a Delaware limited liability company

By: 
Name: Christopher Meany
Title: Authorized Signatory

NOTARY ACKNOWLEDGMENT

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

County of San Francisco

On December 5 2025 before me, Renee Adams,
Notary Public, personally appeared Christopher Meany 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.

Renee Adams

Signature of Notary Public

(Notary Seal)

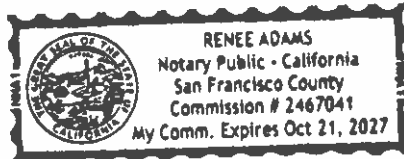


EXHIBIT A

(Ownership and Maintenance Matrix)

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
	General Notes: 1) "N/A" in funding columns means that standard City sources will provide funding, with no special arrangements required. 2) Developer will hold HOA responsibility at all times before Master HOA is formed. 3) Where HOA is responsible for maintenance of City-owned improvements, MEP will give permission for such maintenance and set maintenance standards, bonding, etc.. These will be combined to the greatest extent possible into a single master permit. Where HOA owns improvements (other than sidewalks and street trees) in public ROW, MEP will allow private encroachment and additionally provide for maintenance. These may also be combined as convenient.								
	Real Property underlying Right of Way	Real property only - improvements to be handled per entries below.	N/A	TIDA	See entries below for specific improvements			May be shifted to City ownership w/SLC approval.	
	Improvements in Right of Way:								
1.	Survey Monuments	Survey monuments in public right-of-way.	Public Works	City - Public Works	Public Works	N/A	N/A		
2.	Standard roadway(pavement, curb and gutter, curb only, curb ramps)	City standard roadway, including base paving, asphalt concrete wearing surface, curb and gutter (including street-facing curb and gutter on cycle track separator)	Public Works	City - Public Works	Public Works	N/A	N/A	SFMTA will maintain striping and traffic control/parking signage. Stage 2 reference description/drawing: In instances where water lines run under pedestrian bulbouts and do not meet the minimum distances from outside diameter of pipe to face of curb (4' for SFWS and Recycled Water, 4.5' for Potable Water), HOA to be responsible for funding bulbout repair only when caused by PUC maintenance of the lines. This obligation will be documented in the MEP. See Stage 2 Sheets C6.01, C602, C6.05B , C6.06, C6.11 There are no street facing-curb and gutters on cycle track separators in Stage 2, and no streetlights are within 5' of curb ramps.	
3.	Sidewalk Pedestrian Throughway	Standard concrete sidewalk throughway	Public Works	City - Public Works	Adjoining Property Owner ("APO"), per PWC sec. 706A	N/A	HOA Fees (CC&RS) or TIDA Funds	<ul style="list-style-type: none">APO for private residential parcels could be Master or Sub HOA. For private residential lots, DPW to note in permit database that HOA is single point of contact for sidewalk enforcement.Authority Housing Developments will be contribute their share of sidewalk maintenance through the MHOA assessments.Ownership, maintenance and funding will be equivalent for standard and non-standard sidewalks.Where sidewalks front TIDA open space or property, TIDA to be considered the APO.	
4.	Sidewalk Furnishing/Landscaping Zone	Sidewalk streetscape/street furniture zone including pavers, landscape (not including street trees), irrigation, drip irrigation, shrubs, groundcover, decomposed grantie in lieu of mulch, courtesy strip, intermediate curbs and mid-block bulb-outs.	Public Works	City - Public Works	Adjoining Property Owner ("APO"), per PWC 706A and 810B	Major Encroachment Permit ("MEP") for non-standard treatments (eg, pavers)/Landscape Permit under 810B for landscaping	HOA Fees (CC&RS) or TIDA Funds	This entry includes surface & landscaping in furnishing zone -specific categories of furniture described below. Stage 2 reference description/drawing: All non-standard materials within the sidewalk furnishing/landscaping zone will be documented in the MEP.	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
5.	Street Trees	Trees planted within the sidewalk landscape zone, fronting private property	Public Works	City - Public Works	Public Works, or HOA if desired	Voluntary Agreement under Charter § 16.129(c)	HOA Fees (CC&Rs) if HOA chooses to maintain	If HOA chooses to maintain, HOA will need separate agreement to maintain street trees per Charter § 16.129(c)	
6.	Traffic signals	Traffic signal heads, poles, cabinets, conduits conduit, APS, pedestrian countdown signals, ADA push button posts, related foundations and infrastructure, vehicle detection equipment including pavement sensors and cameras, CCTV cameras, transit pre-emption/priority equipment, any other related appurtenances (excluding street lights)	SFMTA	City - SFMTA	SFMTA	N/A	N/A	If signals are installed on city standard streetlights, City - SFPUC is ownership party (SFMTA is still responsible for the signal related equipment on streetlight pole). Stage 2 reference description/drawing: See TS1.03 - TS1.05	
7.	SFPUC Power System	Vaults, conduits, pull-boxes, ground rods, and appurtenances in accordance with SFPUC Rules and Regulations Governing Electrical Service	SFPUC	City - SFPUC	SFPUC	SFPUC		In cases where the SFPUC approves easement facilities, ownership and maintenance will be governed by the SFPUC Rules and Regulations Governing Electrical Service and TI/YBI Subdivision Regulations.	
8.	Sanitary Sewer (SS) System	Permanent force mains, permanent gravity pipes, pipe fittings, manholes and laterals up to face of vertical curb	SFPUC	City - SFPUC	SFPUC	N/A		Excludes SS facilities owned and maintained by U.S. Dept. of Labor Job Corps (Job Corps) and U.S. Coast Guard (USCG). Where the SFPUC approves easement facilities, ownership and maintenance will be governed by the TI/YBI Subdivision Regulations.	
9.	Storm Drain (SD) Conveyance System	Permanent pipes, pipe fittings, manholes, stormwater inlets, and laterals (up to face of vertical curb), and diversion structure (diverts treatment flow from storm drain,	SFPUC	City - SFPUC	SFPUC	N/A		Excludes SD facilities owned and maintained by U.S. Dept. of Labor Job Corps and U.S. Coast Guard. Where the SFPUC approves easement facilities, ownership and maintenance will be governed by the TI/YBI Subdivision Regulations. Excludes stormwater treatment facilities.	
10.	Low Pressure Water (LPW) System	Permanent pipes, pipe fittings, valves, hydrants and laterals up to and including the meters in accordance with SFPUC Rules and Regulations Governing Water Service to Customers	SFPUC	City - SFPUC	SFPUC; SFFD (for certain hydrant tasks)	N/A		Division of responsibility between SFFD and SFPUC per 2015 MOU. Where the SFPUC approves easement facilities, ownership and maintenance will be governed by the TI/YBI Subdivision Regulations and the SFPUC Rules and Regulations Governing Water Service to Customers	
11.	Recycled Water (RW) Distribution System	Permanent pipes, pipe fittings, valves, temporary inter-connection to LPW System, laterals up to and including the meters, in accordance with SFPUC Rules and Regulations Governing Water Service to Customers	SFPUC	City - SFPUC	SFPUC	N/A		Where the SFPUC approves easement facilities, ownership and maintenance will be governed by the TI/YBI Subdivision Regulations and the SFPUC Rules and Regulations Governing Water Service to Customers	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
12.	Centralized Stormwater Treatment Facilities in Right-of-Way, including Stormwater Treatment Lift Facility(s)	Stormwater controls, including the Clipper Cover Avenue stormwater treatment lift wet well, inlet piping, treatment pump station, pumps, and force mains, cleanouts, internal piping and fittings, air release valve appurtenances, valve vault drain pipe, stormwater diversion manhole, rain gauge, electrical facilities.	SFPUC	TIDA	TIDA	Maintenance Funding Agreement between TIDA/HOA allocating responsibility for maintenance costs between the two parties	Maintenance Funding Agreement	Provides treatment of parcels, open spaces, and/or ROW stormwater. Stage 2 reference description/drawing: See Stage 2 SW.10, SW.11, & SW.13.	
13.	Decentralized Stormwater Treatment Facilities	Stormwater controls, including the treatment system, vegetation, soil media and aggregate matrix, underdrains, Internal piping and fittings. overflow structures, appurtenances, laterals from facility up to face of vertical curb, and non-standard curbs and walls.	SFPUC	TBD	TBD	TBD	TBD	Provides treatment of ROW stormwater only. No such facilities currently proposed under project. Stage 2 reference description/drawing: No such facilities are proposed in Stage 2.	
14.	Department of Technology (DT) Facility	Vaults, conduits and pull-boxes for DT fiber-optic network and Public Safety network.	DT	City - DT	DT	N/A	N/A	DT installs SFMTA fiber on behalf of SFMTA	
15.	Non-City Utility Systems	PG&E Gas facilities, AT&T communication facilities, Comcast CATV facilities, and TICD fiber facilities including: vaults, conduits, cabinets, pull- boxes, equipment, conductors, and fiber optic cables.	Public Works	Utility Owner	Utility Owner	N/A	N/A	Will not be accepted by the City. These facilities will be owned by private utility providers. TICD fiber facilities would be included in the MEP - TO BE CONFIRMED.	
16.	Street Lights	SFPUC standard street lights, and approved non-standard FGP street lights, roadway lighting and pedestrian lighting, including poles, luminaires pull-boxes and conduit	SFPUC	City - SFPUC	SFPUC	N/A	N/A	Developer to provide 10% stock for standard street lights, 20% for non- standard. Stage 2 reference description/drawing: FGP street lights at M Street and Avenue D are non-standard, but PUC has approved the variance authorizing them.	
17.	Supplemental Fire Water System (SFWS)		SFPUC	City - SFPUC	SFPUC	N/A	N/A	Where the SFPUC approves easement facilities, ownership and maintenance will be governed by the TI/YBI Subdivision Regulations and the SFPUC Rules and Regulations Governing Water Service to Customers.	
18.	Non-standard roadway treatments	Raised intersections and cross-walks, pavers or other non-standard materials in the roadway.	Public Works	City - Public Works	HOA	MEP	HOA Fees (CC&Rs)	At City discretion, HOA may be required to contract its responsibility to Public Works via maintenance funding agreement. Stage 2 reference description/drawing 2: 8" Min PCC Over Compacted Soil Subgrade. See Paving Plan C1.11, Stage 2. 2" Raised Concrete Intersection. See Paving Plan C1.12,	
19a	Non-standard roadway treatments — signage, striping	Striping, signage (if any)	SFMTA	SFMTA (striping and signage)	SFMTA			SFMTA will maintain required pavement striping and signage on non-standard roadway treatments, including raised intersections, crosswalks etc.,	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
19.	Standard Sidewalk Corners	Corner curb returns, curb ramps including the wings, sidewalk area at corners between extensions of the adjacent property lines, sidewalk bulb-outs at corners within extensions of property lines	Public Works	City - Public Works	Public Works	N/A	N/A		
20.	Non-Standard Sidewalk Corners	Non-standard corner curb returns, sidewalk area at corners between extensions of the adjacent property lines, sidewalk bulb-outs at corners within extensions of property lines	Public Works	City-Public Works	HOA	MEP	HOA Fees (CC&Rs)	Treatments on bulb-outs directed by SFMTA would be owned by Public Works, SFMTA would be responsible for maintenance (pending separate DPW/SFMTA agreement)	
		Curb ramps including the wings within non-standard curb returns/sidewalk	Public Works	City-Public Works	Public Works	N/A	N/A	<p>Stage 2 reference description/drawing: Non-standard sidewalk corners (unless directed by SFMTA) do not occur in Stage 2.</p> <p>Stage 2 reference description/drawing: This condition does not occur within Stage 2.</p>	
21.	Driveways	Driveway sidewalk aprons, including the curb (Curb-cut) along width of driveway	Public Works	APO	APO	N/A	APO		
22a	Driveways: Temporary Fire Truck Turnaround Driveway	Temporary 3" AC (HMA) over 6" AB Driveway for Truck Turnaround.	Public Works	City - Public Works	Adjoining Property Owner ("APO"), per PWC sec. 706A	N/A	APO (TIDA)	<p>Stage 2 reference description/drawing: Where sidewalks front TIDA open space or property, TIDA to be considered the APO. In Stage 2, all these improvements occur adjacent to TIDA open space.</p> <p>See C1.12 Stage 2 , C3.03 Stage 2, C3.04 Stage 2, C11.06 Stage 2,</p>	
22.	Bike lane	Class II or III bike facilities in the public right-of-way, including pavement and striping.	SFMTA	City - Public Works	Public Works/SFMTA	N/A	N/A	Public Works will maintain paving. SFMTA will maintain striping and signage.	
23.	Bike Share Stations	Bike rental and sharing facilities within the public right-of-way.	SFMTA	TIMMA or Private Entity	TIMMA or Private Entity	Special Bike Share Station Permit through SFMTA	Private Entity	SFMTA may also need to apply for a permit with Public Works for the facilities themselves.	
		Bike rental and sharing facilities within parks.	TIDA	TIMMA or Private Entity	TIMMA or Private Entity	TIDA permit (TBD)	Private Entity		
24.	Non-landscaped street median	Medians, including curb, gutter, landscaping, and paving.	Public Works	City - Public Works	Public Works	N/A	n/a; or HOA Fees (CC&Rs) if non-standard materials	Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
25.	Landscaped street median	Medians, including curb, gutter, landscaping, irrigation and paving; including on causeway, but not including bus islands or cycle track separators.	Public Works	City - Public Works	HOA	MEP	HOA Fees (CC&Rs)	Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
26.	Non-Muni Bus Stop (Shuttle) Improvements	Signage, striping, signals, shelter	Treasure Island Mobility Management Agency (TIMMA)	TIMMA or TIDA	TIMMA	MEP	TIMMA		

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
		Concrete raised island, concrete bus pad and adjacent bike lane (including pavement and facing curbs, & curb ramp), transit island from back of street curb, striping, at stops for island shuttles.	Public Works	City - Public Works	Public Works	N/A	N/A	SFMTA to perform standard review as part of SIP permit review process. Stage 2: See Shuttle Stop on Paving Plan C1.12 Stage 2, C3.59 Stage 2.	
27.	MUNI Bus Stop Improvements	Signage, striping, signals, shelter	SFMTA	City - SFMTA	SFMTA	N/A	N/A	Per pending Public Works/SFMTA MOU	
		Concrete bus pad and adjacent bike lane (including pavement and facing curbs), transit island from back of street curb	Public Works	City - Public Works	Public Works	N/A	N/A	Per pending Public Works/SFMTA MOU Stage 2: See Bus Layover Zone on C1.11 and Concrete Bus Pad on C1.11	
28.	Cycle tracks	Class IV bike facility in ROW, including signs, striping including any green paint, delineators, channelizers, raised medians, jersey barriers/k- rail and safe-hit posts to separate bicycles from motor vehicles.	SFMTA	City - SFMTA	SFMTA	N/A	N/A		
		Path surface, curbs and gutters facing cycle track, signing, median separators (up to back of street curb)	Public Works	City — Public Works	Public Works	N/A	N/A		
29.	Seating	Benches, other seating, leaning posts within the public right-of-way (not a City improvement)	Public Works	TIDA	HOA	MEP Maintenance agreement between HOA and TIDA	HOA Fees (CC&Rs)	City will not accept benches.	
30.	City Standard Trash/Recycling Receptacles	Trash and/or Recycling Receptacles per City Standards	Public Works	City - Public Works	Public Works	N/A	N/A	City responsible for collecting trash and recycling from trash receptacles in the public right-of-way.	
31.	Custom Trash/Recycling Receptacles	Any trash or recycling receptacles which do not meet City standards	Public Works	TIDA	HOA	MEP Maintenance agreement between HOA and TIDA	HOA Fees (CC&RS)	<ul style="list-style-type: none"> City will not accept custom receptacles. City responsible for collecting trash and recycling from trash receptacles in the public right-of-way. 	
32.	Non-standard roadway signage	Signs that are not traffic control devices; traffic control signs not meeting SFMTA design standards; and any additional signage for interpretive, wayfinding, placemaking or art.	Public Works	TIDA	TIDA (funded by HOA)	MEP Maintenance agreement between HOA and TIDA	HOA Fees		
33.	Standard roadway signage and striping and colored curbs	Traffic routing signage and striping per State and Federal Guidelines, including but not limited to stop signs, speed limit signs, lane striping and crosswalk striping. Colored curbs including red and loading zones (white, green, blue, and yellow).	SFMTA	City-SFMTA	SFMTA	N/A	N/A		
34.	Standard bike racks	SFMTA standard bike rack	SFMTA	City-SFMTA	SFMTA	N/A	N/A		
35.	Non-standard bike racks	SFMTA approved non-standard bike racks	SFMTA	TIDA	HOA	MEP Maintenance agreement between HOA and TIDA	HOA		

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36.	Parking meters in trust streets		TIDA	TIDA	TIDA	N/A	N/A	Revenues to trust account. Implementation of the Treasure Island Transportation Implementation Plan ("Transportation Plan") is subject to the provisions of Board of Supervisors Resolution No. 110-14 and the Parking Management Plan negotiated by TIMMA and the SFMTA.	
37.	Parking meters in non-trust streets		SFMTA	City-SFMTA	SFMTA	N/A	N/A	Separate Parking Agreement being negotiated between TIMMA and SFMTA to fund SFMTA legislation, posting, enforcement, revenue collection and maintenance activities. Implementation of the Treasure Island Transportation Implementation Plan ("Transportation Plan") is subject to the provisions of Board of Supervisors Resolution No. 110-14 and the Parking Management Plan negotiated by TIMMA and the SFMTA.	
38.	On-street electric vehicle charging stations		TIDA	TIDA	TIDA	Permit through Public Works, but not MEP — possibly a Minor Encroachment Permit or Excavation Permit. TBD	N/A		
Public Improvements Outside the Right-of-Way									
39.	Temporary Centralized Stormwater Treatment Facilities in Right-of-Way	Outlet piping that drains temporary bioretention basin that crosses Clipper Cove Avenue.	SFPUC	TIDA	TIDA	Maintenance Funding Agreement between TIDA/HOA allocating responsibility for maintenance costs between the two parties	Maintenance Funding Agreement	Provides treatment of parcels, open spaces, and/or ROW stormwater. Stage 2 reference description/drawing: See Approved Stage 2 Interim Stormwater Control Plan Sheet SM-7. Note that a portion of the SD pipes are in the PROW (at Clipper Cove Ave).	
40.	Temporary Street Connections at Job Corps Ave. D.	Temporary 3" AC (HMA) over 6" AB Street connection and striping at Avenue D / Job Corps.	Job Corps	Job Corps	Job Corps	N/A	N/A	Will not be accepted by City. These facilities shall by shall be privately owned and maintained by Job Corps. Stage 2 reference description/drawing: See Streets C1.11 Stage 2 & Streets 3.05A Stage 2.	
41.	Temporary AC Truck Turnaround Area in Eastside Commons	Temporary 3" AC (HMA) over 6" AB Truck Turnaround in sidewalk area.	Public Works	TIDA	TIDA	N/A	TIDA	Stage 2 reference description/drawing: See Streets C1.11 & C1.12 Stage 2. This turnaround will be in an easement area.	
42.	AC Truck Turnaround Area in TTM Lot 33	3" AC (HMA) over 6" AB Truck Turnaround.	Public Works	Privately Owned	N/A	N/A	N/A	Stage 2 reference description/drawing: This turnaround will be in an easement area.	
43.	Retaining Walls that Support Public Right-of-Way.		Public Works	TIDA	TIDA	N/A	TIDA Funds	No retaining walls are currently proposed but may be implemented on a future parks and open space project	
44.	Parks and Open Spaces	Including but not limited to landscaping, stormwater facilities, utilities, furnishings, screening and signage and the underlying real property	TIDA	TIDA	TIDA	N/A	N/A	Centralized stormwater facilities addressed under Item 12	
45.	Ferry Terminal Bus Shelter	Bus shelter facility for TIMMA service, at ferry terminal	TIDA	TIDA	TIMMA	N/A	N/A	Alternately, maintenance could follow ferry plaza per open space plan. Stage 2 reference description/drawing: This condition does not occur in Stage 2.	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
46.	Bus operator restrooms	Separate restrooms for exclusive use of MUNI and AC transit bus operators located at intermodal hub	SFMTA	City - SFMTA	SFMTA/ AC Transit	N/A	N/A	Separate restrooms per SFMTA. SFMTA/AC Ttransit may need separate agreement to contract out responsibility for maintenance. Stage 2 reference description/drawing: Location of Bus Operator Restroom shown on Stage 2 L1.07.	
47.	Toll Facility		TIMMA	TIMMA	TIMMA	N/A	N/A	TIDA to confirm details. Clarify if this will be in Public Right-of-Way Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
48.	Centralized Stormwater Treatment Facilities in Parks and Open Spaces	Stormwater controls, including the flow distribution structure (i.e. flow splitter); trash and sediment removal devices (i.e., CDS units); Macky Lane treatment pump station, pumps, and force main; vegetation and soil media and aggregate matrix; underdrains, cleanouts, internal piping and fittings, overflow structures, appurtenances, laterals from facility up to face of vertical curb, and non-standard curbs and walls.	SFPUC	TIDA	TIDA	Maintenance Funding Agreement between TIDA/HOA allocating responsibility for maintenance costs between the two parties	Maintenance Funding Agreement	Provides treatment of parcels, open spaces, and/or ROW stormwater.	
49.	Temporary Centralized Stormwater Treatment Facilities in Parks and Open Spaces	Stormwater controls, including the Clipper Cover Avenue bioretention basin, berms, liner, aggregate, bioretention media, irrigation, mulch, planting, signage, force mains, forebay structures, overflow structures, piping, perforated underdrain pipe, outfall check valves, cleanouts, area drains, manholes, catchbasins, catch basin sandtraps, and existing clay stormdrain pipe outlet, check valve at outfall.	SFPUC	TIDA	TIDA	Maintenance Funding Agreement between TIDA/HOA allocating responsibility for maintenance costs between the two parties	Maintenance Funding Agreement	Provides interim treatment of parcels, open spaces, and/or ROW stormwater. Stage 2 reference description/drawing: See Approved Stage 2 Interim Stormwater Control Plan Sheets SM-5 through SM-11.	
50.	Recycled Water Treatment and Storage	Recycled water treatment and storage facility(s)	SFPUC	City-SFPUC	SFPUC			Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
51.	Public Storm Drain (SD) Conveyance System	Permanent pipes, pipe fittings, manholes, diversion structure (diverts treatment flow from storm flow) , CDS diversion manhole, CDS Unit, storm drainage backflow structure, and stormdrain outfall, and outfall apron.	SFPUC	City-SFPUC	SFPUC			In addition to the SD Conveyance System in Rights of Way (above), select SD sewers extend beneath parks (aka, outside the Rights of Way). Excludes SD facilities that solely serve Job Corps or USCG, and stormwater treatment facilities and park-specific drainage owned and maintained by TIDA. Stage 2 reference description/drawing: See Stage 2 C5.04A, C5.04B and OFI.01.	
52.	Private Storm Drain (SD) Conveyance System	Permanent pipes, pipe fittings, air release vavles, vaults, cleanouts, stormwater treatment lift valve vault.	SFPUC	TIDA	TIDA	Maintenance Funding Agreement with HOA responsibility based on the proportionate square footage of private land relative to public land.	Maintenance Funding Agreement	Stage 2 reference description/drawing: See SW.12 and SW13 Stage 2.C5.04A Stage 2 and C5.04B Stage 2 for private storm drain force main.	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
53.	Storm Drain Lift Stations	Lift stations and appurtenances	SFPUC	City - SFPUC	SFPUC	N/A		Excludes SD facilities owned and maintained by U.S. Dept. of Labor Job Corps and U.S. Coast Guard. Stage 2 reference description/drawing: There are no storm drain pump or lift stations that convey large stormwater flows (e.g. 5yr and 100yr storms) in Stage 2. Stormwater treatment lift stations are discussed in separate item above under stormwater treatment facilities.	
54.	Wastewater Treatment Plant (WWTP)	Replacement WWTP, including outfall	SFPUC	City - SFPUC	SFPUC	N/A	N/A	Consistent with the project Infrastructure Plan and Development Agreement, a geotechnically-improved land pad will be provided by TICD. Subsequent construction of the WWTP subject to separate memorandum of understanding (MOU) (in prep), including SFPUC Commission review and approval. Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
55.	Temporary Sanitary Sewer Force Main	Temporary sanitary sewer force main, including pipe, pipe fittings, valves, vaults, and temporary connections to permanent system	SFPUC	TIDA	Per Operating Agreement between TICD, TIDA and SFPUC.	Per Operating Agreement between TICD, TIDA and SFPUC.		Temporary Force Main ownership and maintenance as defined in TI/YBI Subdivision Regulations, Appendix A section VII.D. Stage 2 reference description/drawing: Temporary force main ("TFM") and pipe fittings and appurtenances to connect the 17.5" SSFM at Califorina Ave Sta 24+72.66 to the existing 17/5" SSFM in the Sailing Center. See Sheets C7.14 Stage 2 and C7.15 Stage 2. This sanitary sewer force main will be located in an easement.	
56.	Sanitary Sewer Pump and Lift Stations	Pump and lift stations, and appurtenances	SFPUC	City - SFPUC	SFPUC	N/A		Excludes SS facilities that solely serve U.S. Dept. of Labor Job Corps or U.S. Coast Guard. Stage 2 reference description/drawing: See Improvement Plans for Tradewinds SSPS	
57.	Electrical switch yard	Electrical switch yard facility and appurtenances for SFPUC Power	SFPUC	City - SFPUC	SFPUC	N/A	N/A	There are no WDTs. The PUC systems start back in Oakland Stage 2 reference description/drawing: This condition does not occur in Stage 2	
58.	Job Corps Storm Drain Line	Storm drain facility from Job Corps land, across TIDA land to Bay, including pipes, pipe fittings, manholes and standalone outfall and apron structure	Job Corps	Job Corps	Job Corps	N/A	N/A	May require an MEP if the pipe crosses ROW Stage 2 reference description/drawing: This condition does not occur in Stage 2	
59.	Private Streets	Privately owned roadways, such as Mid-Block Breaks	Private	HOA	HOA, potentially by contract with Business Improvement District (BID)	CC&R's	APO/BID Funds HOA Fees (CC&Rs)	Privately owned - refer to operative easement documents. Private party to be responsible for paving, signage, striping, traffic control including signals. Stage 2 reference description/drawing: This condition does not occur in Stage 2.	

	Specific Improvement	General Description	Jurisdiction	Ownership Party	Party Responsible for Maintenance and Liability	Instrument for Maintenance Responsibility/Funding	Funding Source for Maintenance	Additional Notes	Comments
60.	Bike paths in parks	Class 1 bike facility in parks, including path surface, adjacent curb and gutter, striping and any signage	TIDA	TIDA	TIDA	N/A	N/A	TIDA/CFD will maintain parks including paving/striping, potentially by contracting work to Public Works	
61.	Potable Water tanks on Yerba Buena Island		SFPUC	City - SFPUC	SFPUC	N/A	N/A	Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
62.	Non-City Utility Systems (not in public right of way)	PG&E Gas facilities, AT&T communication facilities, Comcast CATV facilities, and TICD fiber facilities including: vaults, conduits, cabinets, pull- boxes, conductors, fiber optic cables, and service feeds.	Public Works	Utility Owner	Utility Owner	N/A	N/A	Will not be accepted by the City. These facilities will be owned by private utility providers.	
	Other Improvements								
63.	Adaptive Management Improvements - fixed civil improvements	Improvements dictated by the adaptive management plan that do not require routine maintenance, including but not limited to dikes, levees, berms, sea walls, etc.	TIDA	TIDA	TIDA	N/A	N/A	Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
64.	Adaptive Management Improvements - active improvements	Improvements dictated by the adaptive management strategy (AMS) plans which require ongoing routine maintenance, including but not limited to sea level rise and stormwater pumps, pipes, outfalls, etc.	SFPUC and SFPW	TBD	TBD	TBD		TICD and TIDA to develop SLR Adaptive Management Plan. City ownership, maintenance, and associated liability responsibilities subject to plan preparation, review, negotiation, and memorandum of understanding, as well as SFPUC Commission review and approval. Stage 2 reference description/drawing: This condition does not occur in Stage 2.	
65.	Ferry terminal water-side improvements		TIDA	TIDA	TIDA	N/A	N/A	Stage 2 reference description/drawing: This condition does not occur in Stage 2.	

EXHIBIT B

(Map of Properties Including Public Improvements Irrevocably Offered)

EXHIBIT A-4 TIDA OPEN SPACE IMPROVEMENTS

