

NO RECORDING FEE

RECORDING REQUESTED BY
and When Recorded Mail To:

City and County of San Francisco
Director of Property
25 Van Ness Avenue
Suite 400
San Francisco, CA 94102

APN: 1939-087

Situs: Final Map No. 9228, Lot J

OFFER OF IMPROVEMENTS

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“TI Series 1”), and its successors and assigns, does hereby irrevocably offer to the City and County of San Francisco (“the City”), a municipal corporation and the Treasure Island Development Authority (“TIDA”), a California public benefit corporation, (collectively “Offerees”), and their successors and assigns, all of the improvements required pursuant to that certain Public Improvement Agreement for Yerba Buena Island dated as of March 29, 2019 between TI Series 1 and the Offerees.

The property where the improvements are located is shown on Exhibit A hereto, constituting TIDA property 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 TIDA Board of Directors, and (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 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.

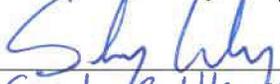
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

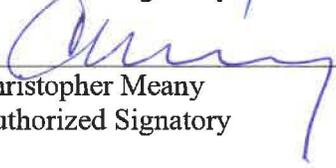
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day
of March, 2018.

GRANTOR:

TREASURE ISLAND SERIES 1, LLC
A Delaware limited liability company

By: 
Name: Sandy Goldberg
Title: Authorized Signatory

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 March 22, 2018 before me, Renee Adams, Notary Public, personally appeared Sandy Goldberg 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.

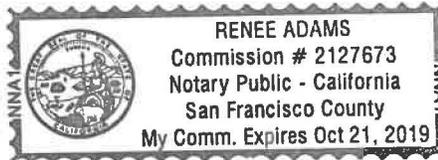
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Renee Adams

Signature of Notary Public

(Notary Seal)



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.

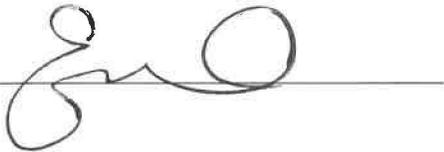
State of CALIFORNIA
County of SAN FRANCISCO

On **March 22, 2018** before me, EMERALD ROSE BLOOM-JOHNSON, notary public, personally appeared CHRISTOPHER MEANY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

Exhibit A
Legal Description
[Attached]



December 14, 2017
Project No. 20140015-50

SLT-UE #31
LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Parcel SPT1.6 as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County, and being more particularly described as follows:

BEGINNING at the southeasterly corner of Lot V (Macalla Road) as shown on said map (see sheet 11 of 16), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence South 76°55'00" East, 31.51 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 82°19'31" East;

Thence southerly along said curve having a radius of 1,909.00 feet, through a central angle of 02°57'40", for an arc length of 98.66 feet to the beginning of a reverse curve;

Thence along said curve having a radius of 1,191.00 feet, through a central angle of 08°30'05", for an arc length of 176.72 feet to the beginning of a reverse curve;

Thence along said curve having a radius of 525.00 feet, through a central angle of 46°27'21", for an arc length of 425.67 feet to the beginning of a compound curve;

Thence along said curve having a radius of 421.00 feet, through a central angle of 06°08'35", for an arc length of 45.14 feet;

Thence North 75°19'29" East, 0.86 feet to the southerly corner of Lot 19, as shown on said map (see sheet 12 of 16);

Thence along the southerly line of Lot 19 as shown on said map (see sheet 12 of 16) and continuing easterly along last said line, 88.37 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 38°25'06" East;

Thence southeasterly leaving said southerly line of Lot 19 and along said curve having a radius of 215.00 feet, through a central angle of 03°17'25", for an arc length of 12.35 feet;

Thence South 54°52'19" East, 47.82 feet to the beginning of a tangent curve to the left;

Thence southeasterly along said curve having a radius of 115.00 feet, through a central angle of 16°05'48", for an arc length of 32.31 feet;



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Thence South $70^{\circ}58'07''$ East, 122.80 feet to the southerly line of Lot 24 as shown on said map (see sheet 12 of 16) and the beginning of a non-tangent curve concave northeasterly;

Thence southeasterly along said southerly line, along said curve whose radius point bears North $26^{\circ}42'10''$ East, having a radius of 1175.47 feet, through a central angle of $04^{\circ}56'30''$, for an arc length of 101.38 feet to the beginning of a non-tangent curve concave northeasterly;

Thence southeasterly along said southerly line, along said curve whose radius point bears North $17^{\circ}00'24''$ East, having a radius of 865.83 feet, through a central angle of $06^{\circ}34'19''$, for an arc length of 99.31 feet;

Thence leaving said southerly line of Lot 24, South $70^{\circ}58'07''$ East, 122.74 feet;

Thence South $79^{\circ}08'39''$ East, 100.89 feet to the beginning of a tangent curve to the right;

Thence easterly along said curve having a radius of 95.00 feet, through a central angle of $05^{\circ}54'27''$, for an arc length of 9.80 feet;

Thence South $73^{\circ}14'12''$ East, 9.05 feet to the beginning of a tangent curve to the right;

Thence southeasterly along said curve having a radius of 45.00 feet, through a central angle of $45^{\circ}59'09''$, for an arc length of 36.12 feet;

Thence South $27^{\circ}15'03''$ East, 44.96 feet to the beginning of a tangent curve to the left;

Thence southeasterly along said curve having a radius of 70.00 feet, through a central angle of $50^{\circ}00'00''$, for an arc length of 61.09 feet;

Thence South $77^{\circ}15'03''$ East, 98.01 feet to the beginning of a tangent curve to the left;

Thence easterly along said curve having a radius of 115.00 feet, through a central angle of $44^{\circ}20'23''$, for an arc length of 89.00 feet;

Thence South $77^{\circ}14'19''$ East, 51.37 feet;

Thence North $72^{\circ}06'49''$ East, 111.35 feet;

Thence North $17^{\circ}41'21''$ West, 3.75 feet;



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Thence North $77^{\circ}14'19''$ West, 102.91 feet to the beginning of a non-tangent curve concave westerly, whose radius point bears North $59^{\circ}27'12''$ West;

Thence northerly along said curve having a radius of 87.50 feet, through a central angle of $19^{\circ}59'19''$, for an arc length of 30.53 feet;

Thence North $72^{\circ}06'49''$ East, 80.46 feet to the beginning of a tangent curve to the right;

Thence easterly along said curve having a radius of 329.00 feet, through a central angle of $02^{\circ}11'37''$, for an arc length of 12.60 feet to the common line of Lot 21 and Parcel SPT1.6 as shown on said map (see sheet 14 of 16);

Thence along said common line, the following five (5) courses:

1. South $55^{\circ}45'12''$ East, 84.36 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $34^{\circ}14'47''$ East;
2. Southeasterly along said curve having a radius of 50.00 feet, through a central angle of $22^{\circ}54'50''$, for an arc length of 20.00 feet;
3. South $78^{\circ}40'02''$ East, 46.07 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North $11^{\circ}19'56''$ East;
4. Easterly along said curve having a radius of 50.00 feet, through a central angle of $25^{\circ}27'30''$, for an arc length of 22.22 feet;
5. North $75^{\circ}52'28''$ East, 63.27 feet to the common corner of Lot 21, Parcel SPT1.6 as shown on said map (see sheet 14 of 16) and Parcel 57935-1 as described in that certain Quitclaim Deed recorded on October 26, 2000 as Document No. 2000-G855531;

Thence along the northwesterly line of said Parcel 57935-1, the following five (5) courses:

1. South $40^{\circ}19'23''$ West, 206.62 feet;
2. South $49^{\circ}40'37''$ East, 62.00 feet;
3. South $40^{\circ}19'23''$ West, 145.50 feet;
4. North $49^{\circ}40'37''$ West, 62.00 feet;
5. South $40^{\circ}19'23''$ West, 67.34 feet;

Thence leaving said northwesterly line of Parcel 57935-1, North $51^{\circ}57'24''$ West, 84.93 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North $18^{\circ}57'00''$ West;

Thence westerly along said curve having a radius of 159.00 feet, through a central angle of $20^{\circ}20'34''$, for an arc length of 56.45 feet;



Thence North $88^{\circ}36'25''$ West, 180.26 feet to the beginning of a tangent curve to the right;

Thence westerly along said curve having a radius of 230.00 feet, through a central angle of $21^{\circ}39'00''$, for an arc length of 86.91 feet;

Thence North $66^{\circ}57'26''$ West, 486.10 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $20^{\circ}15'07''$ East;

Thence northwesterly along said curve having a radius of 970.00 feet, through a central angle of $10^{\circ}33'04''$, for an arc length of 178.63 feet to the beginning of a compound curve;

Thence along said curve having a radius of 646.00 feet, through a central angle of $42^{\circ}52'40''$, for an arc length of 483.44 feet;

Thence South $72^{\circ}47'39''$ West, 10.00 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North $73^{\circ}40'03''$ East;

Thence northerly along said curve having a radius of 656.00 feet, through a central angle of $21^{\circ}44'26''$, for an arc length of 248.91 feet;

Thence South $82^{\circ}50'42''$ East, 10.00 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South $84^{\circ}37'09''$ East;

Thence northerly along said curve having a radius of 646.00 feet, through a central angle of $07^{\circ}50'03''$, for an arc length of 88.33 feet to the beginning of a reverse curve;

Thence along said curve having a radius of 1,070.00 feet, through a central angle of $08^{\circ}30'05''$, for an arc length of 158.76 feet to the beginning of a reverse curve;

Thence along said curve having a radius of 2,030.00 feet, through a central angle of $03^{\circ}17'04''$, for an arc length of 116.37 feet;

Thence South $76^{\circ}55'00''$ East, 20.24 feet to the southwesterly corner of Lot V (Macalla Road) as shown on said map (see sheet 11 of 16);

Thence along the southerly line of Lot V (Macalla Road), 69.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 430,868 square feet or 9.891 acres, more or less.

Horizontal Datum & Reference System



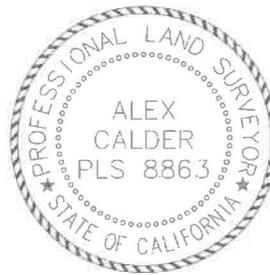
December 14, 2017
Project No. 20140015-50

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

Alex M. Calder, PLS 8863



12/14/2017

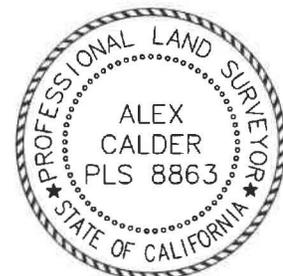
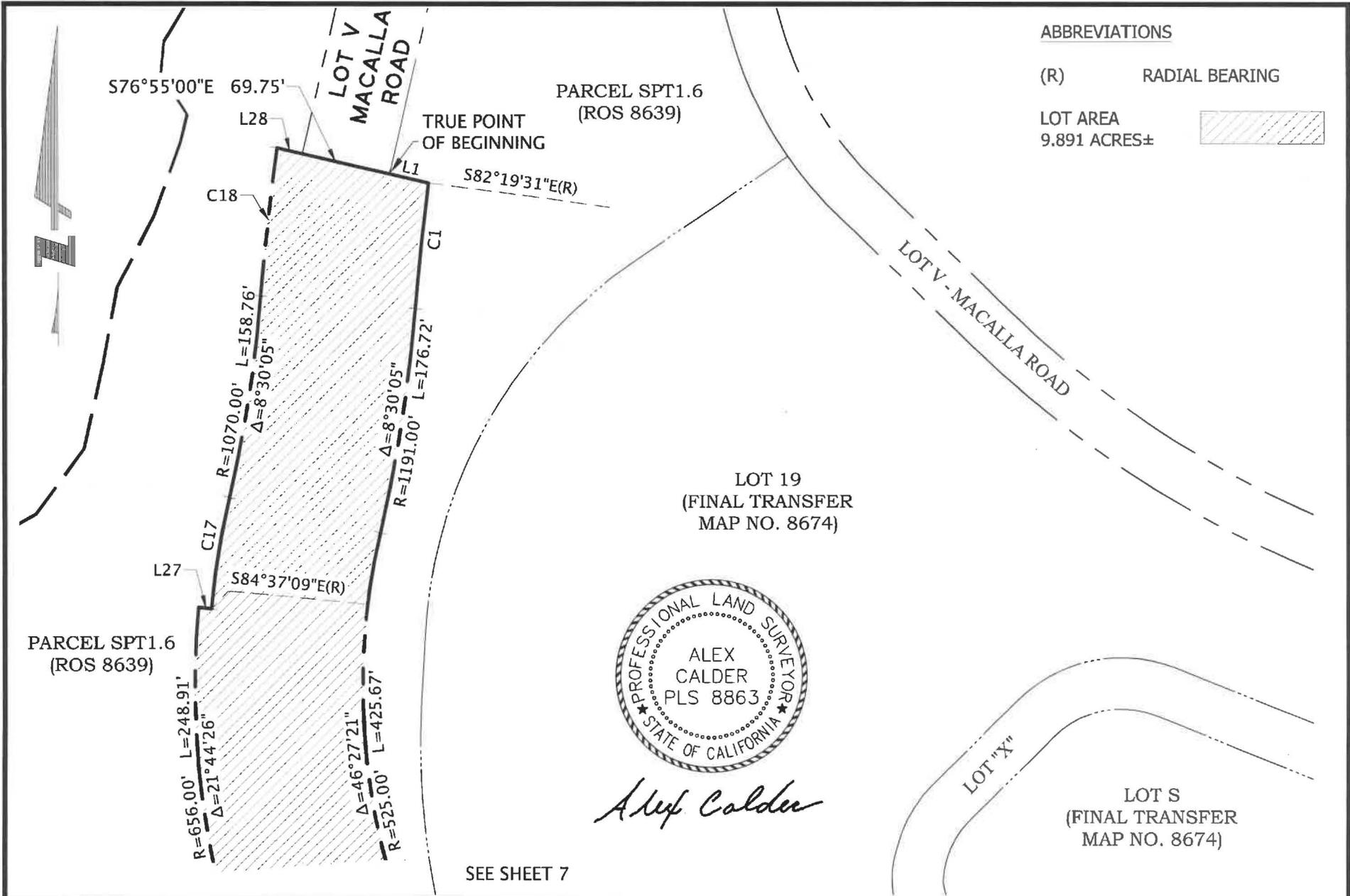
Date

END OF DESCRIPTION

ABBREVIATIONS

(R) RADIAL BEARING

LOT AREA
9.891 ACRES±



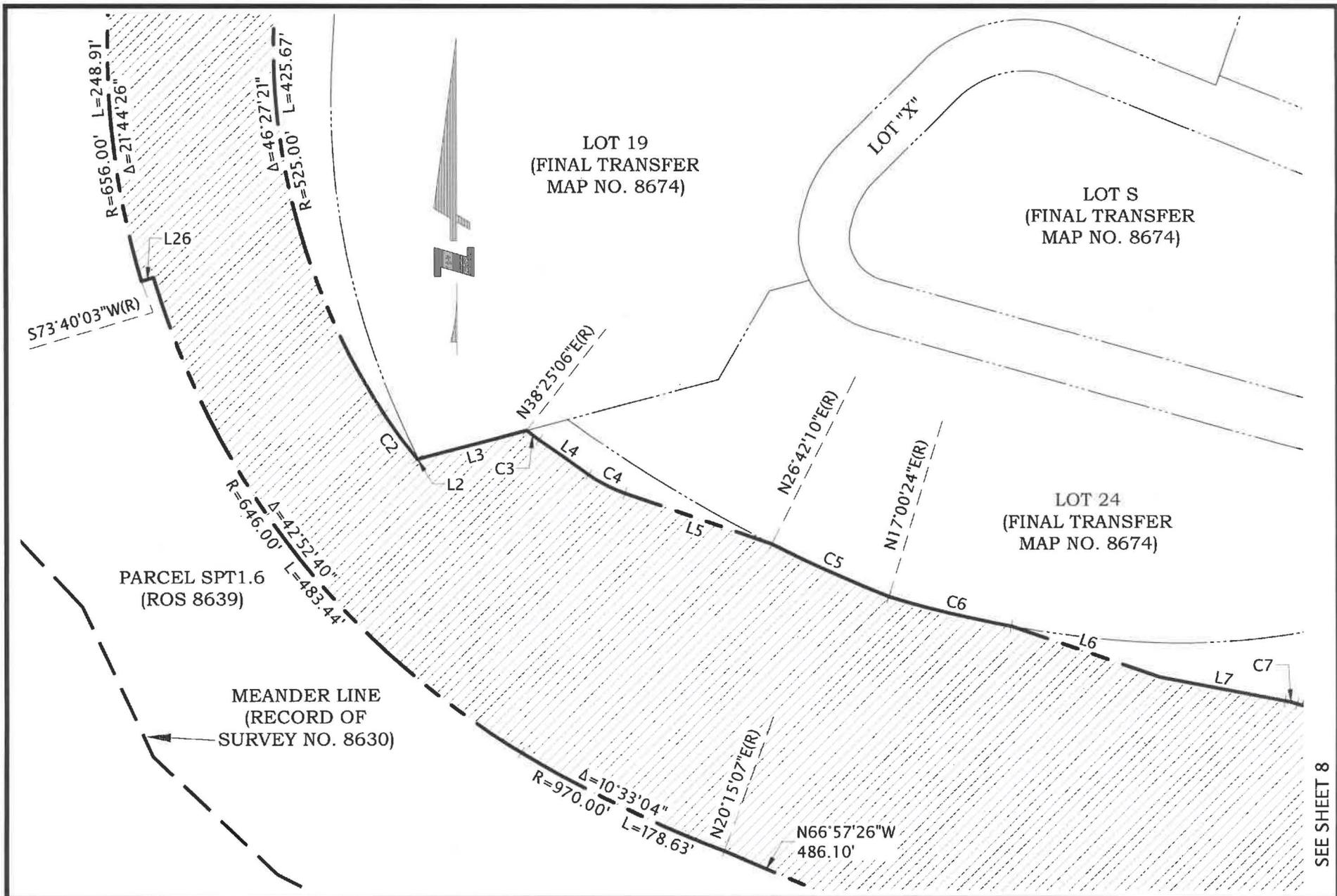
Alex Calder

SEE SHEET 7



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

Subject SLT-UE #31
PLAT TO ACCOMPANY DESCRIPTION
Job No. 20140015
By DCJ Date 12/14/17 Chkd. AMC
SHEET 6 OF 9

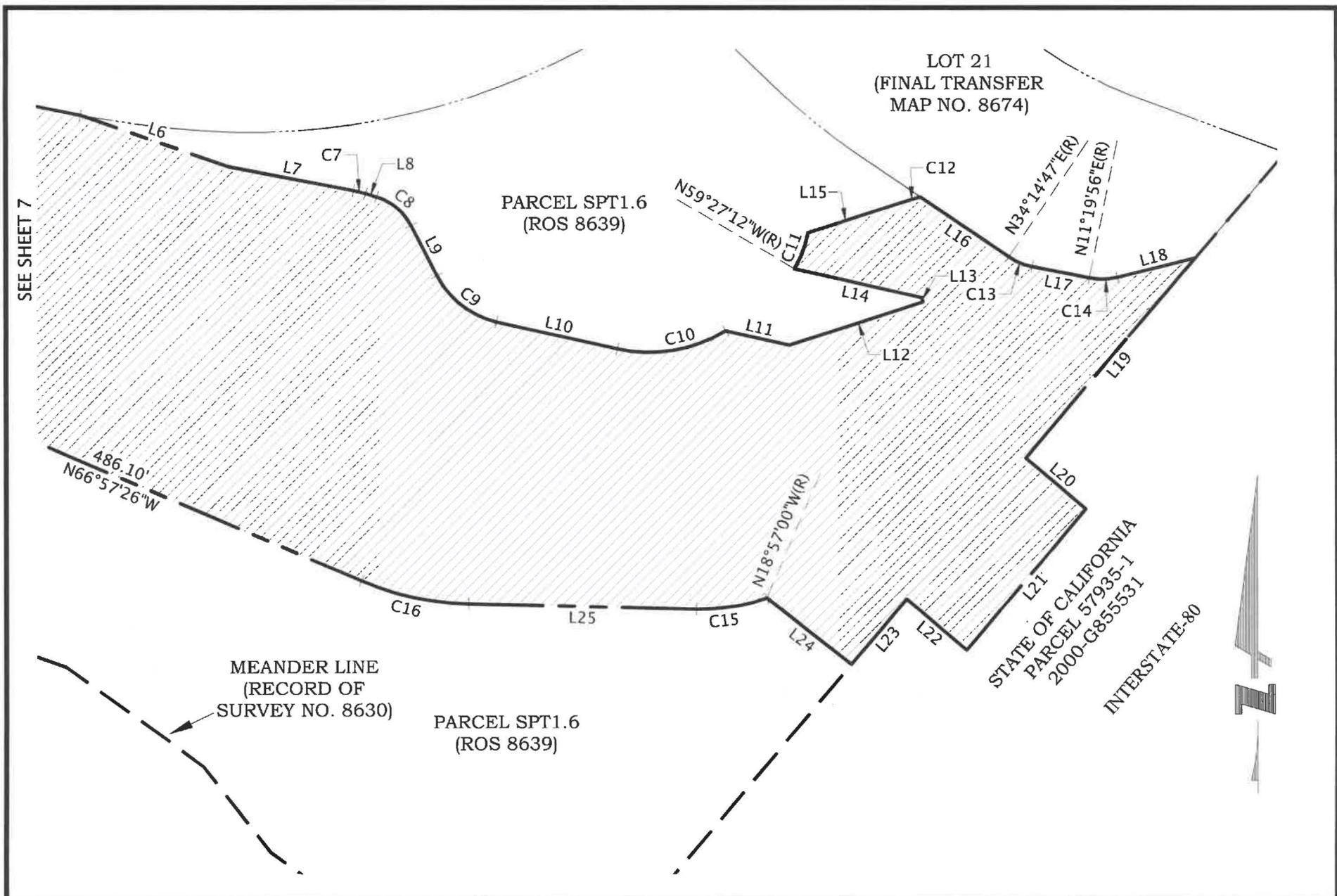


SEE SHEET 8



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
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 SHEET 7 OF 9



255 SHORELINE DR
 SUITE 200
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 SHEET 8 OF 9

Line Table		
Line #	Direction	Length
L1	S76° 55' 00"E	31.51
L2	N75° 19' 29"E	0.86
L3	N75° 19' 29"E	88.37
L4	S54° 52' 19"E	47.82
L5	S70° 58' 07"E	122.80
L6	S70° 58' 07"E	122.74
L7	S79° 08' 39"E	100.89
L8	S73° 14' 12"E	9.05
L9	S27° 15' 03"E	44.96
L10	S77° 15' 03"E	98.01
L11	S77° 14' 19"E	51.37
L12	N72° 06' 49"E	111.35
L13	N17° 41' 21"W	3.75
L14	N77° 14' 19"W	102.91

Line Table		
Line #	Direction	Length
L15	N72° 06' 49"E	80.46
L16	S55° 45' 12"E	84.36
L17	S78° 40' 02"E	46.07
L18	N75° 52' 28"E	63.27
L19	S40° 19' 23"W	206.62
L20	S49° 40' 37"E	62.00
L21	S40° 19' 23"W	145.50
L22	N49° 40' 37"W	62.00
L23	S40° 19' 23"W	67.34
L24	N51° 57' 24"W	84.93
L25	N88° 36' 25"W	180.26
L26	S72° 47' 39"W	10.00
L27	S82° 50' 42"E	10.00
L28	S76° 55' 00"E	20.24

Curve Table			
Curve #	Length	Radius	Delta
C1	98.66	1909.00	002°57'40"
C2	45.14	421.00	006°08'35"
C3	12.35	215.00	003°17'25"
C4	32.31	115.00	016°05'48"
C5	101.38	1175.47	004°56'30"
C6	99.31	865.83	006°34'19"
C7	9.80	95.00	005°54'27"
C8	36.12	45.00	045°59'09"
C9	61.09	70.00	050°00'00"
C10	89.00	115.00	044°20'23"
C11	30.53	87.50	019°59'19"
C12	12.60	329.00	002°11'37"
C13	20.00	50.00	022°54'50"
C14	22.22	50.00	025°27'30"
C15	56.45	159.00	020°20'34"
C16	86.91	230.00	021°39'00"
C17	88.33	646.00	007°50'03"
C18	116.37	2030.00	003°17'04"



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 By DCJ Date 12/14/17 Chkd. AMC
 SHEET 9 OF 9