

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: 1939-084

Situs: Final Map No. 9228, Lot B

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, 2018] 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.

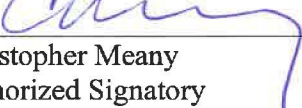
[SIGNATURES ON FOLLOWING PAGE]

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 

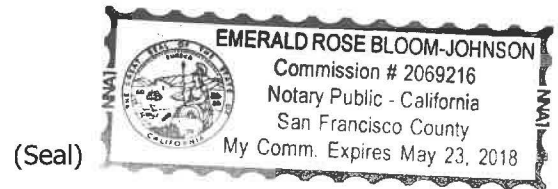


Exhibit A
Legal Description
[Attached]



ENGINEERS
SURVEYORS
PLANNERS



January 9, 2018
Project No. 20140015-50

**LOT ST - ZA
LEGAL DESCRIPTION**

EASEMENT

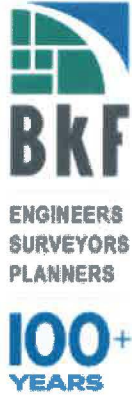
All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot V (Macalla Road), Lot 25 and Parcel SPT1.6 as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County, and being more particularly described as follows:

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

Thence southerly along the common line of said Lot V and Parcel 62734-1, South 12°44'24" East, 40.00 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South 12°19'07" East;

Thence westerly along the southerly and easterly line of said Lot V the following fourteen courses:

1. Along said curve having a radius of 212.00 feet, through a central angle of 11°04'33", for an arc length of 40.98 feet;
2. South 66°36'20" West, 81.38 feet to the beginning of a tangent curve to the left;
3. Along said curve having a radius of 122.00 feet, through a central angle of 51°31'11", for an arc length of 109.70 feet;
4. South 15°05'09" West, 25.26 feet to the beginning of a tangent curve to the right;
5. Along said curve having a radius of 218.00 feet, through a central angle of 75°30'40", for an arc length of 287.31 feet;
6. North 89°24'11" West, 267.04 feet;
7. North 89°24'11" West, 80.95 feet to the beginning of a tangent curve to the right;
8. Along said curve having a radius of 840.00 feet, through a central angle of 00°28'10", for an arc length of 6.88 feet to the common corner of Lot U and Lot V as shown on the said Final Transfer Map;
9. Thence leaving said common corner and continuing along said curve having said radius, through a central angle of 18°34'46", for an arc length of 272.39 feet to the common corner of Lot U and Lot 19 as shown on the said Final Transfer Map;
10. Thence leaving said common corner and continuing along said curve having said radius, through a central angle of 24°26'51", for an arc length of 358.42 feet;
11. North 45°54'24" West, 146.17 feet to the beginning of a tangent curve to the right;
12. Along said curve having a radius of 317.00 feet, through a central angle of 11°22'56", for an arc length of 62.97 feet to the common corner of Lot 19 and Parcel SPT1.6 as shown on the said Final Transfer Map;



13. Thence leaving said common corner and continuing along said curve having said radius, through a central angle of $19^{\circ}16'35''$, for an arc length of 106.65 feet;

14. North $15^{\circ}14'53''$ West, 161.13 feet;

Thence leaving said westerly line of said Lot V, North $15^{\circ}14'53''$ West, 2.60 feet to the beginning of a tangent curve to the left;

Thence northwesterly along said curve having a radius of 158.00 feet, through a central angle of $25^{\circ}56'50''$, for an arc length of 71.55 feet;

Thence South $48^{\circ}48'17''$ West, 1.16 feet to the westerly line of said Lot V;

Thence leaving said westerly line of said Lot V, South $48^{\circ}48'17''$ West, 13.84 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South $48^{\circ}48'17''$ West;

Thence northwesterly along said curve having a radius of 143.00 feet, through a central angle of $24^{\circ}14'33''$, for an arc length of 60.50 feet;

Thence North $65^{\circ}26'16''$ West, 9.21 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 169.00 feet, through a central angle of $08^{\circ}47'26''$, for an arc length of 25.93 feet;

Thence North $13^{\circ}05'00''$ East, 13.01 feet to the common line of said Lot V (Macalla Road) and Parcel SPT1.6 as shown on said map (see sheet 10 of 16);

Thence leaving said common line, North $13^{\circ}05'00''$ East, 43.32 feet to the common line of said Lot V (Macalla Road) and Lot 25 as shown on said map (see sheet 10 of 16);

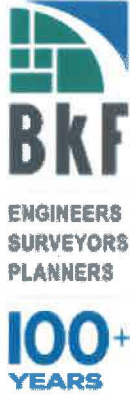
Thence along said common line, North $13^{\circ}05'00''$ East, 7.26 feet and to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $54^{\circ}53'37''$ East;

Thence southeasterly leaving said common line and along said curve having a radius of 39.00 feet, through a central angle of $30^{\circ}19'54''$, for an arc length of 20.65 feet;

Thence South $65^{\circ}26'16''$ East, 28.00 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 198.00 feet, through a central angle of $50^{\circ}11'23''$, for an arc length of 173.44 feet;

Thence South $15^{\circ}14'53''$ East, 2.60 feet to the northerly terminus of a course labeled "53.92 feet" on the easterly line of said Lot V as shown on said map (see sheet 10 of 16);



Thence along the easterly and northerly line of said Lot V the following five courses:

1. South 15°14'53" East, 53.92 feet to the common corner of said Lot 25 and Parcel SPT1.6;
2. Leaving said common corner, South 15°14'53" East, 107.21 feet to the beginning of a tangent curve to the left;
3. Along said curve having a radius of 277.00 feet, through a central angle of 30°39'31", for an arc length of 148.22 feet;
4. South 45°54'24" East, 146.17 feet to the beginning of a tangent curve to the left;
5. Along said curve having a radius of 800.00 feet, through a central angle of 39°27'19", for an arc length of 550.90 feet;

Thence leaving said northerly line, North 84°57'15" East, 71.51 feet;

Thence South 89°23'08" East, 44.11 feet;

Thence South 82°10'55" East, 71.65 feet to said northerly line;

Thence along said northerly line the following six courses:

1. South 89°24'11" East, 218.02 feet to the beginning of a tangent curve to the left;
2. Along said curve having a radius of 178.00 feet, through a central angle of 75°30'40", for an arc length of 234.59 feet;
3. North 15°05'09" East, 25.26 feet to the beginning of a tangent curve to the right;
4. Along said curve having a radius of 162.00 feet, through a central angle of 51°31'11", for an arc length of 145.67 feet;
5. North 66°36'20" East, 81.38 feet to the beginning of a tangent curve to the right;
6. Along said curve having a radius of 252.00 feet, through a central angle of 11°00'32", for an arc length of 48.42 feet to the **TRUE POINT OF BEGINNING**.

Containing 89,742 square feet or 2.060 acres, more or less.

Horizontal Datum & Reference System

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.



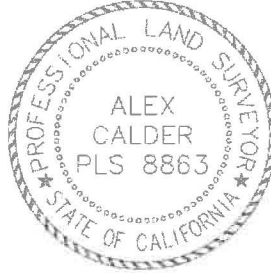
ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

January 9, 2018
Project No. 20140015-50

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, LLS 8863



1/9/2018
Date

END OF DESCRIPTION



PARCEL SPT1.6
(ROS 8639)

S12°44'24"E
40.00'
R=252.00' L=48.42'
Δ=11°00'32"

TRUE POINT
OF BEGINNING

R=162.00' L=145.67'
Δ=51°31'11"

N66°36'20"E

81.38'

81.38'

S66°36'20"W
R=212.00' L=40.98'
Δ=11°04'33"

S12°19'07"E(R)

R=122.00' L=109.70'
Δ=51°31'11"

PARCEL 62734-1
(ROS 8639)

S89°24'11"E
218.02'
N89°24'11"W
267.04'

R=178.00' L=234.59'
Δ=75°30'40"

R=218.00' L=287.31'
Δ=75°30'40"

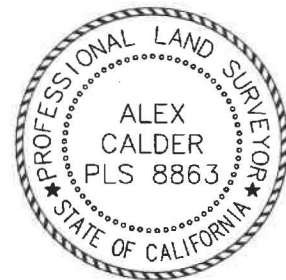
N15°05'09"E
25.26'

S15°05'09"W
25.26'

SEE SHEET 5

LOT 23
(FINAL TRANSFER)
(MAP NO. 8674)

MEANDER LINE
(RECORD OF
SURVEY NO. 8630)



Alex Calder

ABBREVIATIONS

(R) RADIAL BEARING

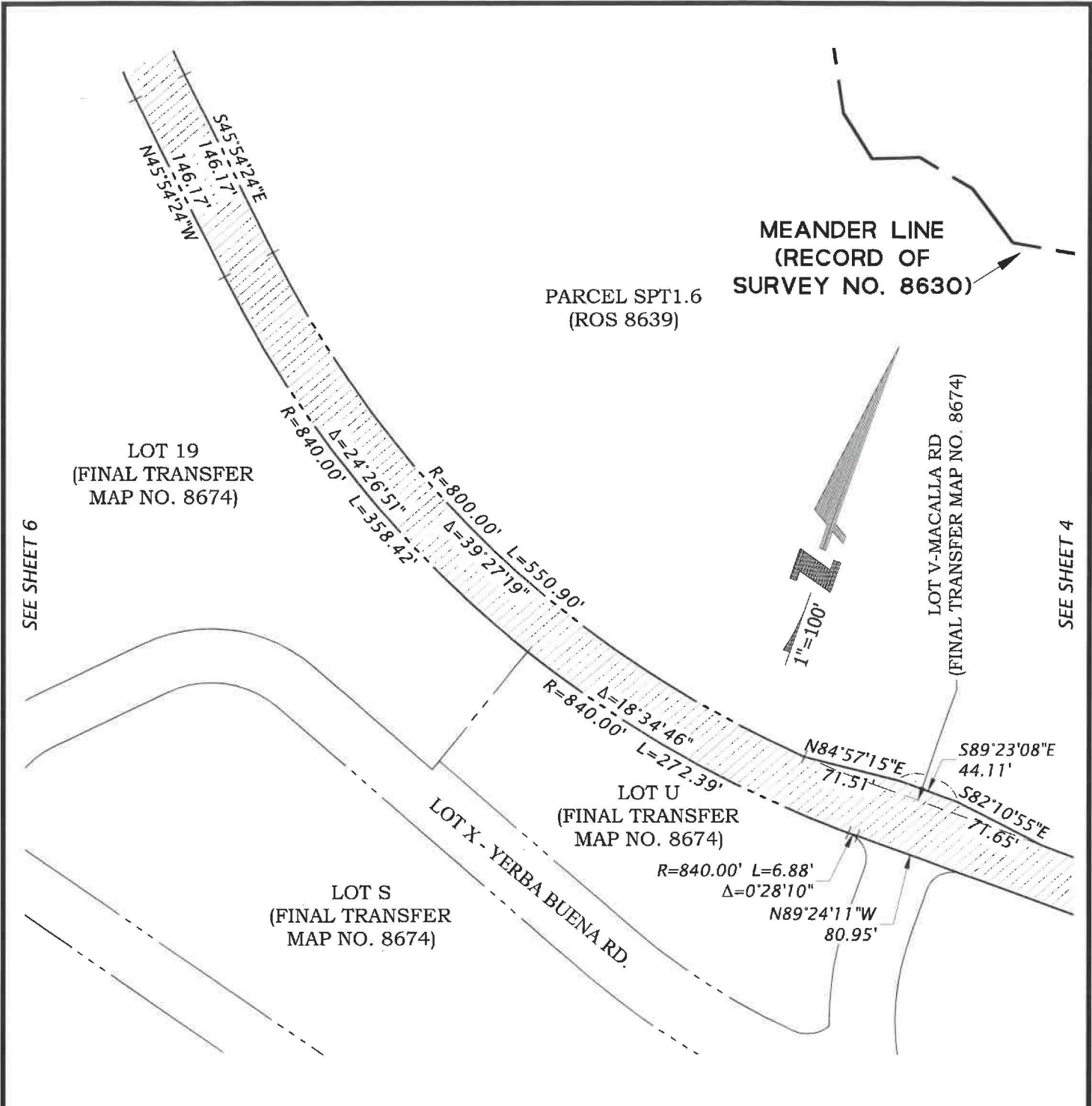
EASEMENT AREA
2.060 ACRES±

VI-02-10
Feb
PLOT BY:



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

Subject LOT ST - ZA
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20140015
By DCJ Date 1/9/18 Chkd. AMC
SHEET 4 OF 6



ABBREVIATIONS

(R) RADIAL BEARING

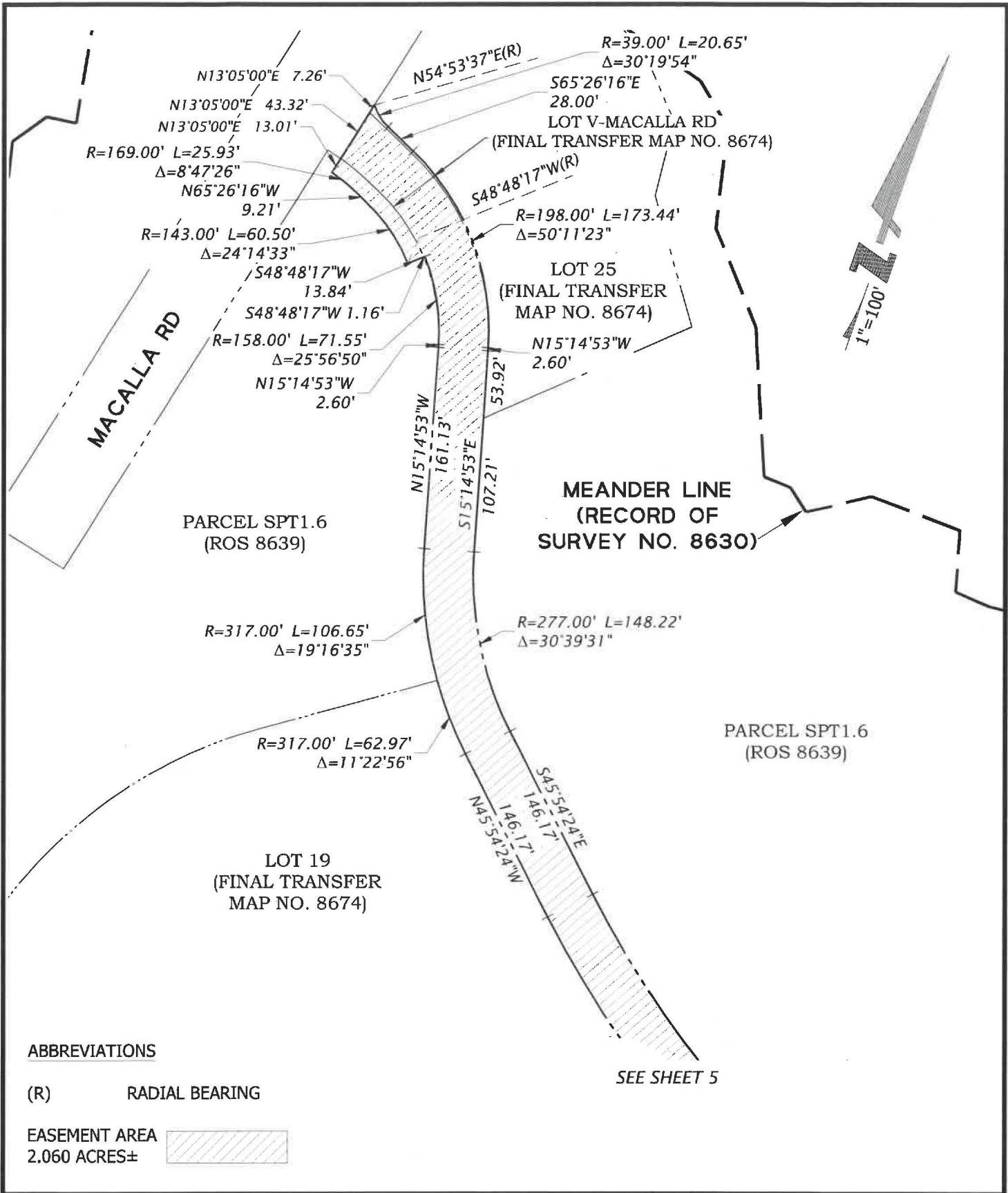
EASEMENT AREA
2.060 ACRES± 

PLOTTED BY: 01-03-10
 1 Feb



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

Subject LOT ST - ZA
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20140015
 By DCJ Date 1/9/18 Chkd. AMC
 SHEET 5 OF 6



PLOTTED BY:
 DATE: 1/18/18



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

Subject LOT ST - ZA
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20140015
 By DCJ Date 1/9/18 Chkd. AMC
 SHEET 6 OF 6