

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

Situs: Final Transfer Map No. 8674, Lot 23

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 TI Series 1 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.

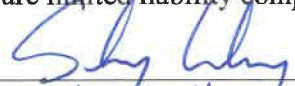
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

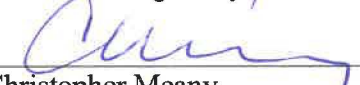
[SIGNATURES ON FOLLOWING PAGE]

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 _____

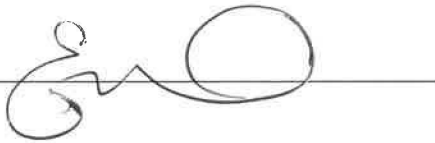


Exhibit A
Legal Description
[Attached]



ENGINEERS
SURVEYORS
PLANNERS



December 14, 2017
Project No. 20140015-50

**EXHIBIT S
LEGAL DESCRIPTION**

EASEMENT

All that certain real property situate in the City and County of San Francisco, State of California, described as follows being a portion of Lot 23 of that Final Transfer Map No. 8674 recorded December 7, 2015 as Document No. 2015K165185 of said county, being more particularly described as follows;

BEGINNING at the common corner of Lot 23, said Lot T and Lot X (Yerba Buena Road) as shown on said map (see sheet 14 of 16) and the beginning of a curve to the left, whose radius point bears South 78°36'49" West, said corner being the **TRUE POINT OF BEGINNING** of this description;

Thence northerly along the common line of said Lot 23 and Lot X (Yerba Buena Road) as shown on said map (see sheet 14 of 16) and along said curve having a radius of 109.00 feet, through a central angle of 12°23'01", for an arc length of 23.56 feet;

Thence leaving said common line, North 66°13'49" East, 6.45 feet;

Thence South 89°24'12" East, 154.81 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 125.00 feet, through a central angle of 12°03'40", for an arc length of 26.31 feet;

Thence South 77°20'32" East, 86.92 feet;

Thence South 71°13'12" East, 24.00 feet;

Thence South 65°05'53" East, 140.63 feet to the common line of said Lot 23 and Parcel SPT1.6 as shown on the said map (see sheet 15 of 16);

Thence along said common line, South 40°19'22" West, 25.93 feet to the common corner of said Parcel SPT1.6, said Lot T and said Lot 23;

Thence along the common line of Lot 23 and Lot T as shown on said map (see sheet 14 of 16) the following five courses:

1. North 65°05'53" West, 132.40 feet;
2. North 71°13'12" West, 21.33 feet;



December 14, 2017
Project No. 20140015-50

3. North 77°20'32" West, 85.58 feet to the beginning of a tangent curve to the left;
4. Along said curve having a radius of 100.00 feet, through a central angle of 12°03'40", for an arc length of 21.05 feet;
5. North 89°24'12" West, 153.35 feet to the **TRUE POINT OF BEGINNING**.

Containing 10,646 square feet, 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.

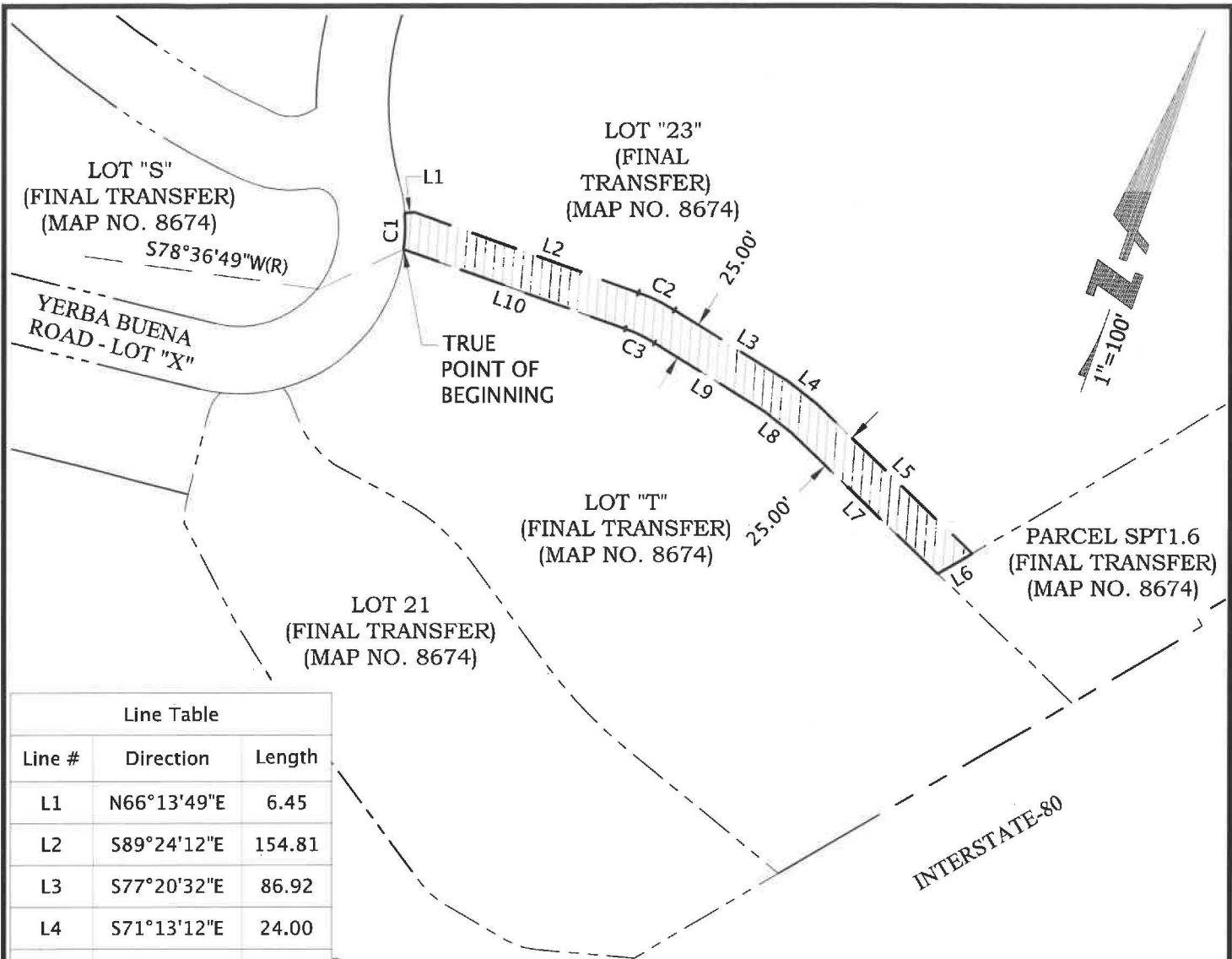
This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

Alex M. Calder, LLS 8863



12/14/2017
Date

END OF DESCRIPTION



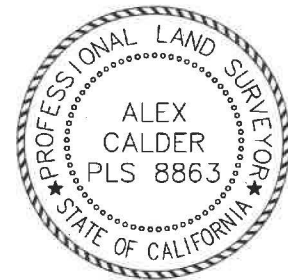
Line Table		
Line #	Direction	Length
L1	N66°13'49"E	6.45
L2	S89°24'12"E	154.81
L3	S77°20'32"E	86.92
L4	S71°13'12"E	24.00
L5	S65°05'53"E	140.63
L6	S40°19'22"W	25.93
L7	N65°05'53"W	132.40
L8	N71°13'12"W	21.33
L9	N77°20'32"W	85.58
L10	N89°24'12"W	153.35

Curve Table			
Curve #	Length	Radius	Delta
C1	23.56	109.00	12°23'01"
C2	26.31	125.00	12°03'40"
C3	21.05	100.00	12°03'40"

ABBREVIATIONS

(R) RADIAL BEARING
SQ.FT. SQUARE FEET

EASEMENT AREA
10,646 SQ.FT.± 



Alex Calder

PLOTTED BY: JFeb



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

Subject EXHIBIT S
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20140015
By DCJ Date 12/14/17 Chkd. AMC
SHEET 3 OF 3