

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

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APN: 8953-002

Situs: Final Map No. 9228, Lot F

**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 22<sup>nd</sup> 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.

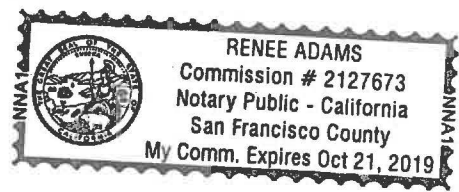
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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.

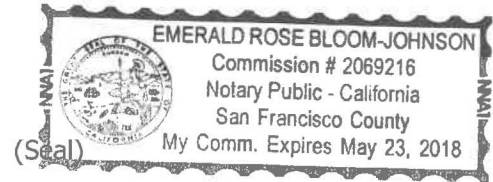
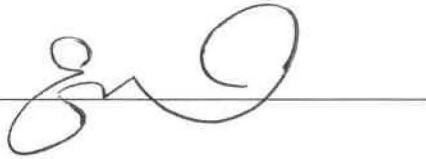
State of CALIFORNIA  
County of SAN FRANCISCO

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 13, 2017  
Project No. 20140015-50

**SLT-UE #22  
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 T 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 21, Lot T and on the southeasterly line of Lot X (Yerba Buena Road) as shown on said map (see sheet 14) and being the beginning of a curve concave northwesterly, whose radius point bears North 34° 38'52" West and being the **TRUE POINT OF BEGINNING** of this description;

Thence northeasterly along the common Lot line of said Lot X and Lot T along last said curve having a radius of 109.00 feet, through a central angle of 14°00'43", for an arc length of 26.66 feet;

Thence leaving said common line, South 40°44'59" East, 24.53 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 35.00 feet, through a central angle of 40°36'19", for an arc length of 24.80 feet;

Thence South 81°21'18" East, 44.39 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 155.00 feet, through a central angle of 26°01'03", for an arc length of 70.38 feet;

Thence South 55°20'16" East, 85.97 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 275.00 feet, through a central angle of 14°28'12", for an arc length of 69.45 feet;

Thence South 69°48'28" East, 137.79 feet to the southerly line of said Lot T;

Thence along said line, South 40°19'22" West, 26.63 feet to the common corner of said Lot T and Lot 21 as shown on said map;

Thence along said common line the following eight courses:

1. North 69°48'28" West, 128.62 feet to the beginning of a tangent curve to the right;



2. Along said curve having a radius of 300.00 feet, through a central angle of 14°28'12", for an arc length of 75.76 feet;
3. North 55°20'16" West, 85.97 feet to the beginning of a tangent curve to the left;
4. Along said curve having a radius of 130.00 feet, through a central angle of 26°01'03", for an arc length of 59.03 feet;
5. North 81°21'18" West, 44.39 feet to the beginning of a tangent curve to the right;
6. Along said curve having a radius of 60.00 feet, through a central angle of 40°36'19", for an arc length of 42.52 feet;
7. North 40°44'59" West, 16.31 feet to the beginning of a tangent curve to the left;
8. Along said curve having a radius of 20.00 feet, through a central angle of 22°58'36", for an arc length of 8.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 11,462 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.

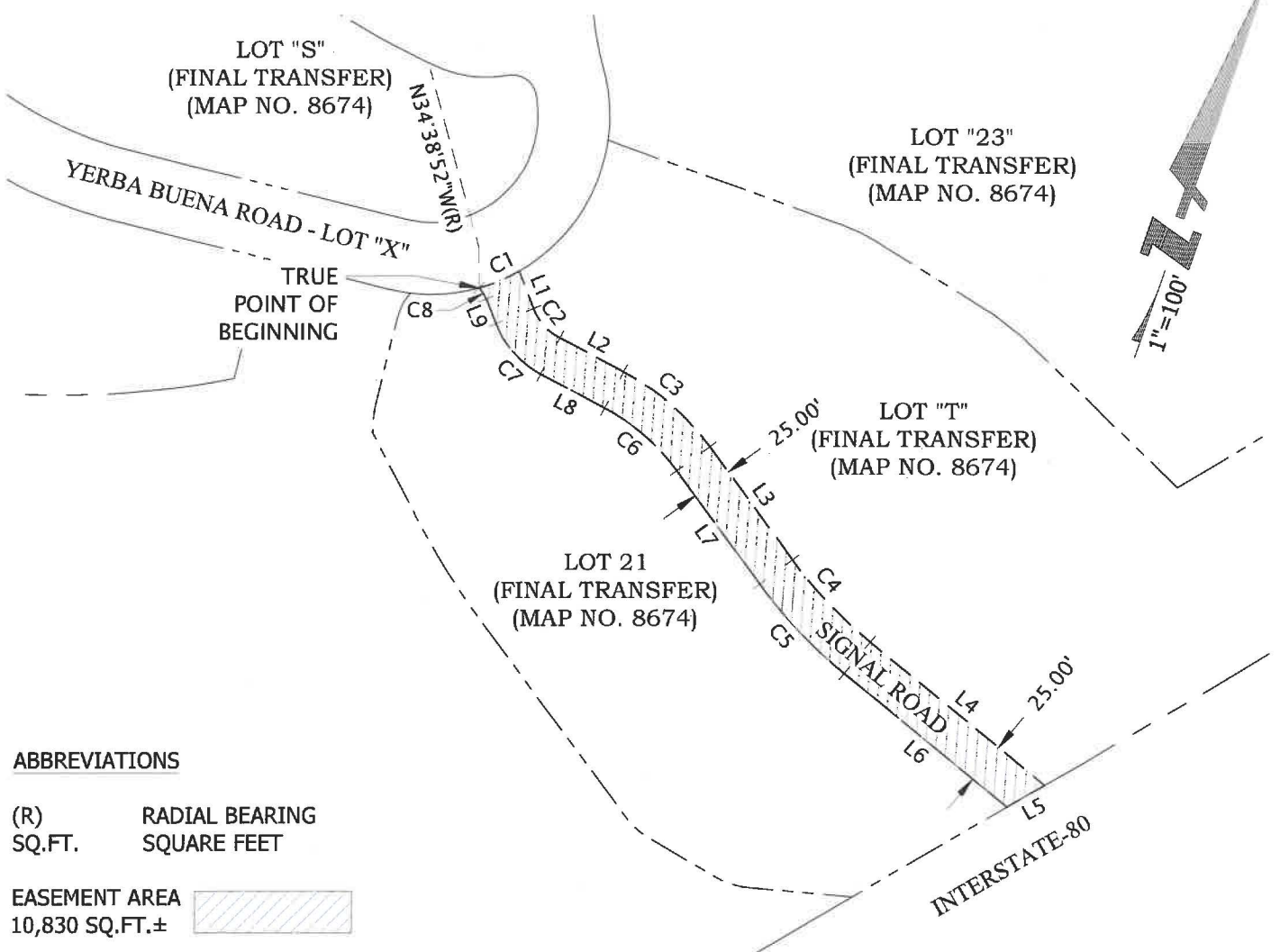
This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

Alex M. Calder, PLS 8863



12/13/2017  
Date

**END OF DESCRIPTION**

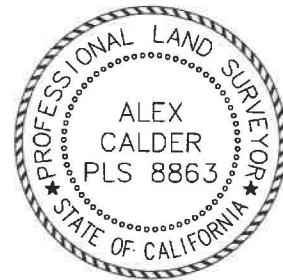


**ABBREVIATIONS**

(R) RADIAL BEARING  
 SQ.FT. SQUARE FEET

EASEMENT AREA   
 10,830 SQ.FT.±

Line Table			Curve Table			
Line #	Direction	Length	Curve #	Length	Radius	Delta
L1	S40°44'59"E	24.53	C1	26.66	109.00	14°00'43"
L2	S81°21'18"E	44.39	C2	24.80	35.00	40°36'19"
L3	S55°20'16"E	85.97	C3	70.38	155.00	26°01'03"
L4	S69°48'28"E	137.79	C4	69.45	275.00	14°28'12"
L5	S40°19'22"W	26.63	C5	75.76	300.00	14°28'12"
L6	N69°48'28"W	128.62	C6	59.03	130.00	26°01'03"
L7	N55°20'16"W	85.97	C7	42.52	60.00	40°36'19"
L8	N81°21'18"W	44.39	C8	8.02	20.00	22°58'36"
L9	N40°44'59"W	16.31				



*Alex Calder*



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

Subject SLT-UE #22  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/14/17 Chkd. AMC  
 SHEET 3 OF 3

DRAWING NUMBER: 12-14-17  
 PLOT TIME: 12-14-17  
 PLOTTED BY: robb