

NO RECORDING FEE

RECORDING REQUESTED BY
and When Recorded Mail To:

Treasure Island Director
Treasure Island Development Authority
One Avenue of the Palms, Suite 241
San Francisco, California 94130

APN:

Situs:

OFFER OF IMPROVEMENTS

TREASURE ISLAND SERIES 1, 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, (“Offeree”), and its successors and assigns, all of those improvements described in that certain Public Improvement Agreement for Yerba Buena Island dated as of March 29, 2018, between Offeror, Offeree, and the City and County of San Francisco (“City”), as amended (“PIA”), as “Dog Park Improvements” which are more particularly described in Improvement Plans and Specifications prepared by CMG Landscape Architecture, entitled “Permit Set Yerba Buena Island Dog Park,” dated August 25, 2021, on file with the City’s Department of Public Works and Offeree, and which are incorporated into the PIA as Exhibit A-12 thereto.

The property where the improvements are located is shown on Exhibit A hereto, located in the City.

It is understood and agreed that: (i) Offeree and its 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 Offeree; and (ii) upon acceptance of this offer of public improvements by formal action of the 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.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day
of _____, 2023.

GRANTOR:

TREASURE ISLAND SERIES 1, LLC
a Delaware limited liability company

By: _____
Name:
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 _____

On _____, 2023 before me, _____, Notary Public, personally appeared _____ 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.

Signature of Notary Public

(Notary Seal)

Exhibit A
Legal Description
[Attached]

1619637.2

160410560.1



LEGAL DESCRIPTION AND PLAT OF A PORTION OF HILLTOP PARK

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot H as shown on that certain Final Map No. 9228 filed on April 19, 2018, as Document No. 2018K602992, in Book 134 of Condominium Maps at Pages 7 through 23, inclusive, in the Office of the County Recorder and being more particularly described as follows:

BEGINNING at the northwesterly terminus of that certain curve as shown on said map as "C44", having a radius of 487.00 feet, a central angle of $16^{\circ}32'54''$, and an arc length of 140.66 feet, said point being on the common line of said Lot H and Lot C (Yerba Buena Road) as shown on said map;

Thence along said common line, North $68^{\circ}10'42''$ West, 68.08 feet;

Thence leaving said common line, North $04^{\circ}22'54''$ West, 47.74 feet;

Thence South $86^{\circ}58'58''$ East, 38.23 feet;

Thence South $82^{\circ}40'57''$ East, 146.11 feet;

Thence South $24^{\circ}44'01''$ East, 26.29 feet;

Thence South $85^{\circ}53'04''$ East, 22.02 feet to a point on the common line of said Lot H and said Lot C, said point also being the beginning of a non-tangent curve concave easterly, whose radius point bears North $81^{\circ}43'42''$ East;

Thence southerly along said common line and along said curve, having a radius of 239.00 feet, through a central angle of $01^{\circ}13'49''$, for an arc length of 5.13 feet;

Thence leaving said common line, North $85^{\circ}53'04''$ West, 20.42 feet;

Thence South $24^{\circ}44'01''$ East, 31.23 feet;

Thence North $53^{\circ}18'36''$ East, 13.93 feet to a point on the said common line of said Lot H and said Lot C, said point also being the beginning of a non-tangent curve concave easterly, whose radius point bears North $75^{\circ}56'49''$ East;

Thence southerly along said common line and along said curve, having a radius of 239.00 feet, through a central angle of $01^{\circ}17'34''$, for an arc length of 5.39 feet;

Thence leaving said common line, South $53^{\circ}18'36''$ West, 15.42 feet;

Thence South 07°18'37" West, 21.84 feet to a point on the said common line of said Lot H and said Lot C, said point also being the beginning of a non-tangent curve concave northerly, whose radius point bears North 02°52'40" West;

Thence westerly along said common line and along said curve, having a radius of 27.00 feet, through a central angle of 08°09'04", for an arc length of 3.84 feet to a point of compound curvature;

Thence continuing along said common line and along said curve, having a radius of 487.00 feet, through a central angle of 16°32'54", for an arc length of 140.66 feet to the **POINT OF BEGINNING**.

Containing 14,394 square feet, more or less.

Being a portion of Assessor's Parcel Number (APN): 8958-003

Horizontal Datum & Reference System

The Horizontal Datum is the North American Datum of 1983: NAD83(2011) 2010.00 epoch referenced by the San Francisco High Precision GNSS Network (2013 CCSF-HPN). Plane Coordinates are based on the "City & County of San Francisco 2013 High Precision Network" coordinate system (CCSF-CS13). The CCSF-CS13 is a low distortion grid projection designed for CCSF to provide ground-precision coordinates in a low distortion plane coordinate system (combined scale factor = 1.00000275). (for further Information, see Record of Survey No. 8080, Filed for Record on April 4, 2014 in Book EE of Survey Maps at Pages 147 through 157, inclusive, as Document Number 2014-J860036, Official Records of the San Francisco County Recorder.)

A plat showing the above described area 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.

David C. Jungmann, PLS 9267



7/7/2023
Date

END OF DESCRIPTION

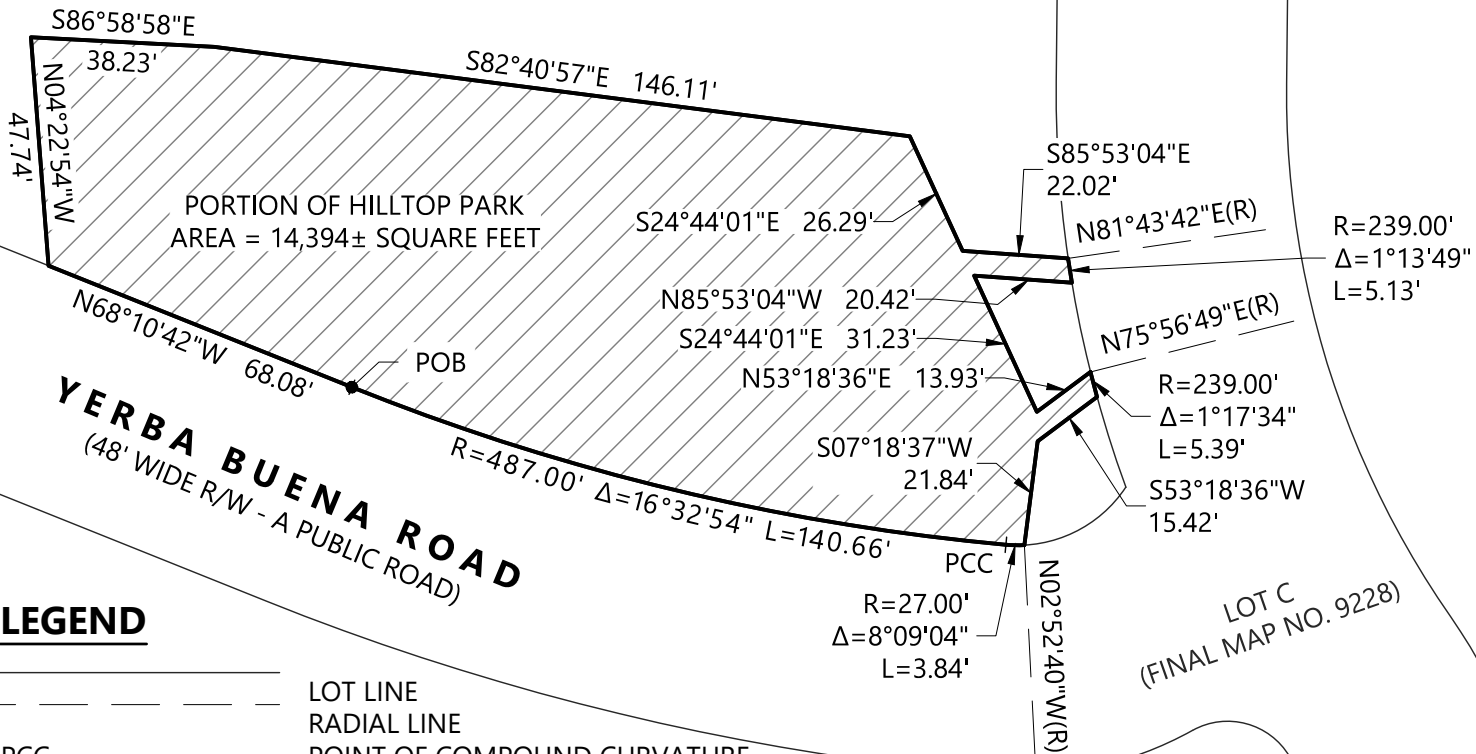
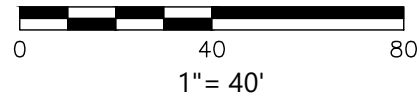
LOT B
(FINAL MAP NO. 9228)

MACALLA ROAD
(R/W WIDTH VARIES - A PUBLIC ROAD)

ASSESSOR'S BLOCK 8958

LOT H
(FINAL MAP NO. 9228)

GRAPHIC SCALE



PORTION OF HILLTOP PARK
AREA = 14,394± SQUARE FEET

YERBA BUENA ROAD
(48' WIDE R/W - A PUBLIC ROAD)

LOT C
(FINAL MAP NO. 9228)

LOT E
(FINAL MAP NO. 9228)

LEGEND

- LOT LINE
- - - RADIAL LINE
- PCC
- POB
- R/W
- (R)
- SUBJECT PORTION OF HILLTOP PARK AREA
- LOT LINE
- RADIAL LINE
- POINT OF COMPOUND CURVATURE
- POINT OF BEGINNING
- RIGHT-OF-WAY
- (R) DENOTES RADIAL BEARING



DRAWING NAME: \\\Surf\140015\Map\Map.dwg and Legals\181\2023-03-08_181_Dwg_Park\Working Docs\140015\1_DWG-PARK_PLAT.dwg
PLOT DATE: 07-07-23
PLOTTER BY: WJK

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

SUBJECT PLAT TO ACCOMPANY
LEGAL DESCRIPTION
 JOB NO. 20140015
 BY CSW APPR. DCJ DATE 07/07/2023
 3 OF 3

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