

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 (Lot J), 1939-093 (Lot P)

Situs: Final Map No. 9228, Portions of Lots J and P

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.

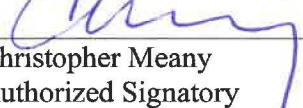
[SIGNATURES ON FOLLOWING PAGE]

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 _____

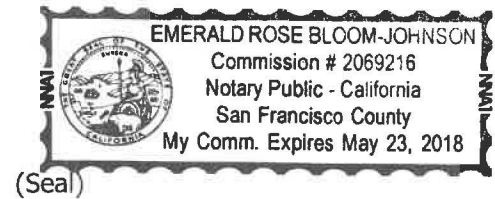


Exhibit A
Legal Description
[Attached]



**SLT-UE #32
LEGAL DESCRIPTION**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 24 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:

Area 1

BEGINNING at the southeasterly corner of Lot V (Macalla Road) as shown on said map (see sheet 10 of 16), at the easterly terminus of that certain course shown as "N76°55'00"W, 69.75 feet";

Thence along the southern line of said Lot V (Macalla Road) North 76°55'00" West, 69.75 feet to the southwesterly corner of Lot V (Macalla Road) as shown on said map (see sheet 11 of 16);

Thence continuing westerly along the prolongation of said line, 20.24 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 82°00'07" East;

Thence along said curve having a radius of 2,030.00 feet, through a central angle of 00°14'26", for an arc length of 8.53 feet and being the **TRUE POINT OF BEGINNING** of this description;

Thence continuing southerly along said curve through a central angle of 00°33'55", a distance of 20.02 feet to a point hereafter known as **Point A**;

Thence North 79°40'10" West, 63.87 feet;

Thence North 10°19'50" East, 20.00 feet;

Thence South 79°40'10" East, 62.87 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,267 square feet or 0.029 acres, more or less.

Area 2

BEGINNING at said **Point A**, said point also being the beginning of a curve concave easterly, whose radius point bears South 82°48'28" East;



December 14, 2017
Project No. 20140015-50

Thence southerly along last said curve having a radius of 2,030.00 feet, through a central angle of $02^{\circ}28'43''$, for an arc length of 87.82 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 646.00 feet, through a central angle of $07^{\circ}50'03''$, for an arc length of 88.33 feet;

Thence North $82^{\circ}50'42''$ West, 10.00 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South $84^{\circ}35'31''$ East;

Thence southerly 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 North $72^{\circ}47'39''$ East, 10.00 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $73^{\circ}40'52''$ East;

Thence southeasterly along said curve having a radius of 646.00 feet, through a central angle of $14^{\circ}56'29''$, for an arc length of 168.46 feet and being the **TRUE POINT OF BEGINNING** of this description;

Thence continuing southeasterly along last said curve through a central angle of $01^{\circ}46'52''$, a distance of 20.08 feet to a point hereafter known as **Point B**;

Thence South $62^{\circ}59'12''$ West, 125.12 feet;

Thence North $27^{\circ}00'48''$ West, 20.00 feet;

Thence North $62^{\circ}59'12''$ East, 123.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,483 square feet more or less.

Area 3

BEGINNING at said **Point B**; said point also being the beginning of a curve concave northeasterly, whose radius point bears North $56^{\circ}57'31''$ East;

Thence southeasterly along last said curve having a radius of 646.00 feet, through a central angle of $26^{\circ}09'19''$, for an arc length of 294.90 feet to the beginning of a compound curve;



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Thence 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;

Thence South $66^{\circ}57'26''$ East, 169.94 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing southeasterly along last said line, South $66^{\circ}57'26''$ East, 40.87 feet to a point hereafter known as **Point C**;

Thence South $22^{\circ}34'31''$ West, 137.05 feet;

Thence North $71^{\circ}36'17''$ West, 30.75 feet;

Thence North $18^{\circ}23'43''$ East, 139.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,953 square feet more or less.

Area 4

BEGINNING at said **Point C**;

Thence South $66^{\circ}57'26''$ East, 96.89 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing southeasterly along last said line, South $66^{\circ}57'26''$ East, 104.54 feet;

Thence South $55^{\circ}31'46''$ West, 178.16 feet;

Thence North $34^{\circ}28'14''$ West, 20.00 feet;

Thence North $55^{\circ}31'46''$ East, 118.82 feet;

Thence North $31^{\circ}47'13''$ West, 68.25 feet to the **TRUE POINT OF BEGINNING**.

Containing 5,025 square feet more or less.

Containing a total area of 13,728 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



ENGINEERS
SURVEYORS
PLANNERS



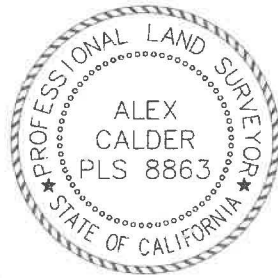
December 14, 2017
Project No. 20140015-50

(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
SQ.FT. SQUARE FEET

EASEMENT AREA 

PARCEL SPT1.6
(ROS 8639)

LOT V
MACALLA
ROAD

TRUE POINT OF
BEGINNING-AREA 1
POINT
OF BEGINNING

EASEMENT AREA 1
1,267 SQ.FT.±

S82°00'07"E(R)

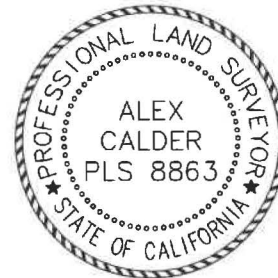
L1
S82°14'33"E(R)

C2
S82°48'28"E(R)

POINT A

LOT 19
(FINAL TRANSFER
MAP NO. 8674)

LOT V - MACALLA ROAD



Alex Calder

PARCEL SPT1.6
(ROS 8639)

LOT S
(FINAL TRANSFER
MAP NO. 8674)

SEE SHEET 6



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

Subject SLT-UE #32
PLAT TO ACCOMPANY DESCRIPTION
Job No. 20140015
By DCJ Date 12/14/17 Chkd. AMC
SHEET 5 OF 8

SEE SHEET 5



C6

LOT 19
(FINAL TRANSFER
MAP NO. 8674)

LOT S
(FINAL TRANSFER
MAP NO. 8674)

N73°40'52"E(R)
L7

TRUE POINT OF
BEGINNING-AREA 2

EASEMENT AREA 2
2,483 SQ.FT.±

N58°44'23"E(R)
N56°57'31"E(R)

POINT B

PARCEL SPT1.6
(ROS 8639)

LOT 24
(FINAL TRANSFER
MAP NO. 8674)

MEANDER LINE
(RECORD OF
SURVEY NO. 8630)

PARCEL SPT1.6
(ROS 8639)

C10

L11

SEE SHEET 7



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

Subject SLT-UE #32
PLAT TO ACCOMPANY DESCRIPTION
Job No. 20140015
By DCJ Date 12/14/17 Chkd. AMC
SHEET 6 OF 8

SEE SHEET 6

PARCEL SPT1.6
(ROS 8639)

C10

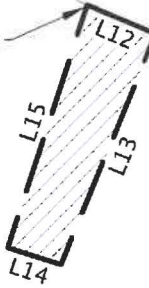
L11

TRUE POINT OF
BEGINNING-AREA 3

POINT C

TRUE POINT OF
BEGINNING-AREA 4

EASEMENT AREA 3
4,953 SQ.FT.±



L16

L21

L17

L20

L18

EASEMENT AREA 4
5,025 SQ.FT.±

MEANDER LINE
(RECORD OF
SURVEY NO. 8630)

PARCEL SPT1.6
(ROS 8639)

SAN FRANCISCO BAY



255 SHORELINE DR
SUITE 200
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650-482-6300
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PLAT TO ACCOMPANY DESCRIPTION
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By DCJ Date 12/14/17 Chkd. AMC
SHEET 7 OF 8

Line Table		
Line #	Direction	Length
L1	N76° 55' 00"W	69.75
L2	N76° 55' 00"W	20.24
L3	N79° 40' 10"W	63.87
L4	N10° 19' 50"E	20.00
L5	S79° 40' 10"E	62.87
L6	N82° 50' 42"W	10.00
L7	N72° 47' 39"E	10.00
L8	S62° 59' 12"W	125.12
L9	N27° 00' 48"W	20.00
L10	N62° 59' 12"E	123.33
L11	S66° 57' 26"E	169.94
L12	S66° 57' 26"E	40.87

Line Table		
Line #	Direction	Length
L13	S22° 34' 31"W	137.05
L14	N71° 36' 17"W	30.75
L15	N18° 23' 43"E	139.99
L16	S66° 57' 26"E	96.89
L17	N66° 57' 26"W	104.54
L18	S55° 31' 46"W	178.16
L19	N34° 28' 14"W	20.00
L20	N55° 31' 46"E	118.82
L21	N31° 47' 13"W	68.25

Curve Table			
Curve #	Length	Radius	Delta
C1	8.53	2030.00	0°14'26"
C2	20.02	2030.00	0°33'55"
C3	87.82	2030.00	2°28'43"
C4	158.76	1070.00	8°30'05"
C5	88.33	646.00	7°50'03"
C6	248.91	656.00	21°44'26"
C7	168.46	646.00	14°56'29"
C8	20.08	646.00	1°46'52"
C9	294.90	646.00	26°09'19"
C10	178.63	970.00	10°33'04"



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

Subject SLT-UE #32
 PLAT TO ACCOMPANY DESCRIPTION _____
 Job No. 20140015
 By DCJ Date 12/14/17 Chkd. AMC
 SHEET 8 OF 8