

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: 1939-086 (Lot I), 1939-088 (Lot K), 8958-003 (Lot H), 1939-087 (Lot J)

Situs: Final Map No. 9228, Portions of Lots I, K, H, and J

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.

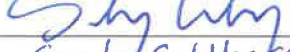
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

[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.

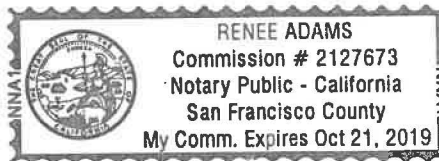
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

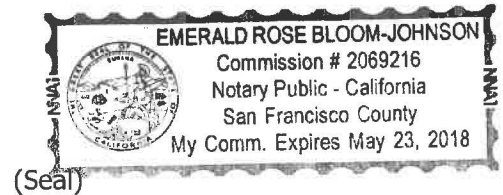


Exhibit A
Legal Description
[Attached]



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PLANNERS



December 15, 2017
Project No. 20140015-50

**SLT-UE#23
LEGAL DESCRIPTION**

EASEMENT

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Parcel SPT1.6 and Lot U 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 on the common line of Lot V (Macalla Road) and Parcel SPT1.6 as shown on said map (see sheet 10 of 16), at the northerly terminus of that certain course shown as "North 15°14'53" West, 161.13 feet", said point being the beginning of a tangent curve to the left;

Thence northwesterly along said common line and along said curve having a radius of 158.00 feet, through a central angle of 36°24'31", for an arc length of 100.40 feet to a point on said common line, said point hereafter known as **Point A**;

Thence leaving said common line, South 38°20'36" West, 13.47 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence South 39°10'58" West, 2.50 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 39°10'58" West;

Thence northwesterly along said curve having a radius of 140.50 feet, through a central angle of 08°20'45", for an arc length of 20.47 feet;

Thence North 30°50'13" East, 2.50 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 30°50'13" West;

Thence southeasterly along said curve having a radius of 143.00 feet, through a central angle of 08°20'45", for an arc length of 20.83 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 52 square feet, more or less.

AREA 2

BEGINNING at said **Point A** and being on the said common line of Lot V (Macalla Road) and Parcel SPT1.6 and said point being the beginning of a curve to the left, whose radius point bears South 38°20'36" West;



Thence northwesterly along said common line and along said curve having a radius of 158.00 feet, through a central angle of $13^{\circ}46'52''$, for an arc length of 38.00 feet

Thence leaving said common line, South $25^{\circ}30'12''$ West, 13.01 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence South $25^{\circ}08'40''$ West, 6.00 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South $25^{\circ}08'40''$ West;

Thence northwesterly along said curve having a radius of 137.00 feet, through a central angle of $00^{\circ}34'56''$, for an arc length of 1.39 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 163.00 feet, through a central angle of $03^{\circ}06'56''$, for an arc length of 8.86 feet;

Thence North $21^{\circ}26'48''$ East, 6.00 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South $21^{\circ}26'48''$ West;

Thence southeasterly along said curve having a radius of 169.00 feet, through a central angle of $03^{\circ}06'56''$, for an arc length of 9.19 feet;

Thence South $65^{\circ}26'16''$ East, 9.21 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 143.00 feet, through a central angle of $00^{\circ}34'56''$, for an arc length of 1.45 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 118 square feet, more or less.

AREA 3

BEGINNING on the common line of Lot V (Macalla Road) and Parcel SPT1.6 as shown on said map (see sheet 13 of 16), at the southeasterly terminus of that certain course shown as " $N45^{\circ}54'24''W$, 146.17'", said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along the said common line, North $45^{\circ}54'24''$ West, 16.85 feet;

Thence leaving said common line, North $44^{\circ}05'36''$ East, 15.00 feet;

Thence South $45^{\circ}54'24''$ East, 16.85 feet to the beginning of a tangent curve to the left;



Thence along a curve having a radius of 785.00 feet, through a central angle of $00^{\circ}35'42''$, for an arc length of 8.15 feet;

Thence South $43^{\circ}29'54''$ West, 15.00 feet to said common line and the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $43^{\circ}29'54''$ East;

Thence northwesterly along said common line and along a curve having a radius of 800.00 feet, through a central angle of $00^{\circ}35'42''$, for an arc length of 8.31 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 376 square feet more or less.

AREA 4

BEGINNING on the common line of Lot V (Macalla Road) and Parcel SPT1.6 as shown on said map at the southeasterly terminus of that certain course shown as " $N45^{\circ}54'24''W$ 146.17'" and being the beginning of a tangent curve concave northeasterly;

Thence southeasterly along said common line and along said curve having a radius of 800.00 feet, through a central angle of $36^{\circ}31'02''$, for an arc length of 509.88 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, North $07^{\circ}34'34''$ East, 15.00 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North $07^{\circ}34'34''$ East;

Thence easterly along said curve having a radius of 785.00 feet, through a central angle of $01^{\circ}49'28''$, for an arc length of 25.00 feet;

Thence South $05^{\circ}45'05''$ West, 15.00 feet to said common line and the beginning of a non-tangent curve concave northerly, whose radius point bears North $05^{\circ}45'05''$ East;

Thence westerly along said common line and along a curve having a radius of 800.00 feet, through a central angle of $01^{\circ}49'28''$, for an arc length of 25.48 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 379 square feet more or less.

AREA 5

BEGINNING on the common line of Lot V (Macalla Road) and Parcel SPT1.6 as shown on said map, at the easterly terminus of that certain course shown as " $N89^{\circ}24'11''W$ 347.99" on said map (see sheet 15 and 16), said point being the beginning of a tangent curve to the left;



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Thence along said common line and along said curve having a radius of 178.00 feet, through a central angle of $66^{\circ}17'26''$, for an arc length of 205.94 feet, to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, North $65^{\circ}41'38''$ West, 15.00 feet to the beginning of a non-tangent curve concave northwesterly, whose radius point bears North $65^{\circ}41'38''$ West;

Thence northeasterly along said curve having a radius of 163.00 feet, through a central angle of $8^{\circ}47'16''$, for an arc length of 25.00 feet;

Thence South $74^{\circ}28'54''$ East, 15.00 feet to said common line and the beginning of a non-tangent curve concave northwesterly, whose radius point bears North $74^{\circ}28'54''$ West;

Thence southwesterly along said common line along said curve having a radius of 178.00 feet, through a central angle of $8^{\circ}47'16''$, for an arc length of 27.30 feet to the **TRUE POINT OF BEGINNING**.

Containing 392 square feet more or less.

AREA 6

BEGINNING on the common line of Lot V (Macalla Road) and Lot U as shown on said map, at the westerly terminus of that certain curve shown as "R=20' $\Delta=89^{\circ}31'50''$ L=31.25" on said map (see sheet 14 and 16), said point being the beginning of a reverse curve to the right, whose radius point bears North $01^{\circ}03'59''$ East;

Thence along said common line and westerly along said curve having a radius of 840.00 feet, through a central angle of $03^{\circ}07'20''$, for an arc length of 45.78 feet, to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line South $04^{\circ}11'19''$ West, 15.00 feet;

Thence North $85^{\circ}18'32''$ West, 15.00 feet;

Thence North $05^{\circ}11'38''$ East, 15.00 feet to said common line and the beginning of a non-tangent curve concave northerly, whose radius point bears North $05^{\circ}11'38''$ East;

Thence easterly along said common line and easterly along said curve having a radius of 840.00 feet, through a central angle of $01^{\circ}00'19''$, for an arc length of 14.74 feet to the **TRUE POINT OF BEGINNING**.



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Containing 223 square feet, more or less.

Containing total area of 1,540 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.

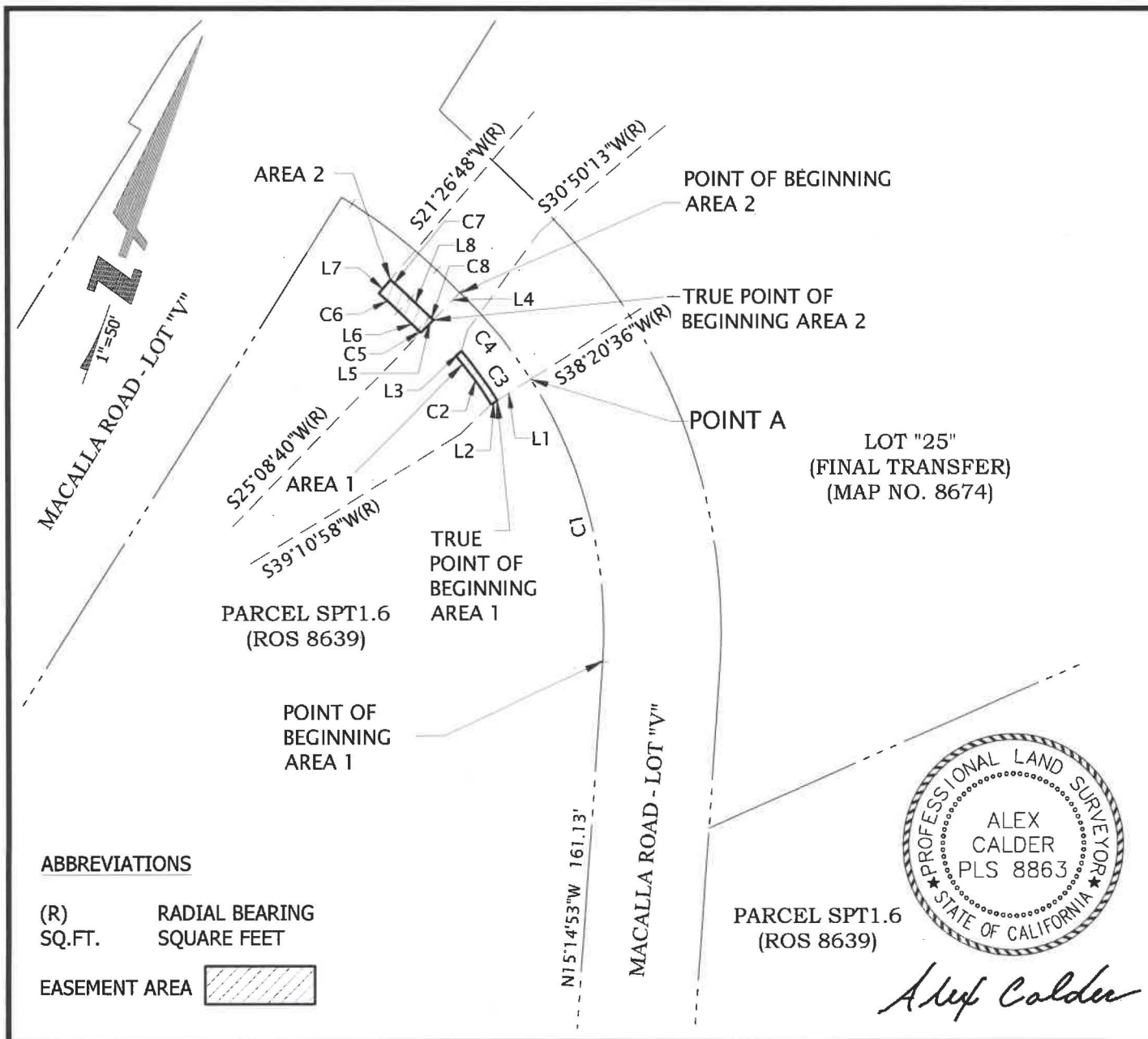
Alex M. Calder, PLS 8863



12/15/2017

Date

END OF DESCRIPTION



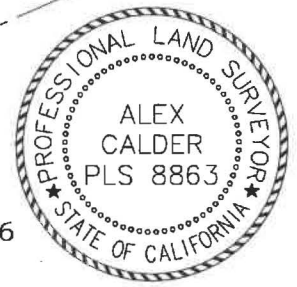
Line Table		
Line #	Direction	Length
L1	S38°20'36"W	13.47
L2	S39°10'58"W	2.50
L3	N30°50'13"E	2.50
L4	N25°30'12"E	13.01
L5	S25°08'40"W	6.00
L6	N65°26'16"W	9.21
L7	N21°26'48"E	6.00
L8	S65°26'16"E	9.21

Curve Table			
Curve #	Length	Radius	Delta
C1	100.40	158.00	36°24'31"
C2	20.47	140.50	8°20'45"
C3	20.83	143.00	8°20'45"
C4	38.00	158.00	13°46'52"
C5	1.39	137.00	0°34'56"
C6	8.86	163.00	3°06'56"
C7	9.19	169.00	3°06'56"
C8	1.45	143.00	0°34'56"

ABBREVIATIONS

(R) RADIAL BEARING
 SQ.FT. SQUARE FEET

EASEMENT AREA 



Alex Calder

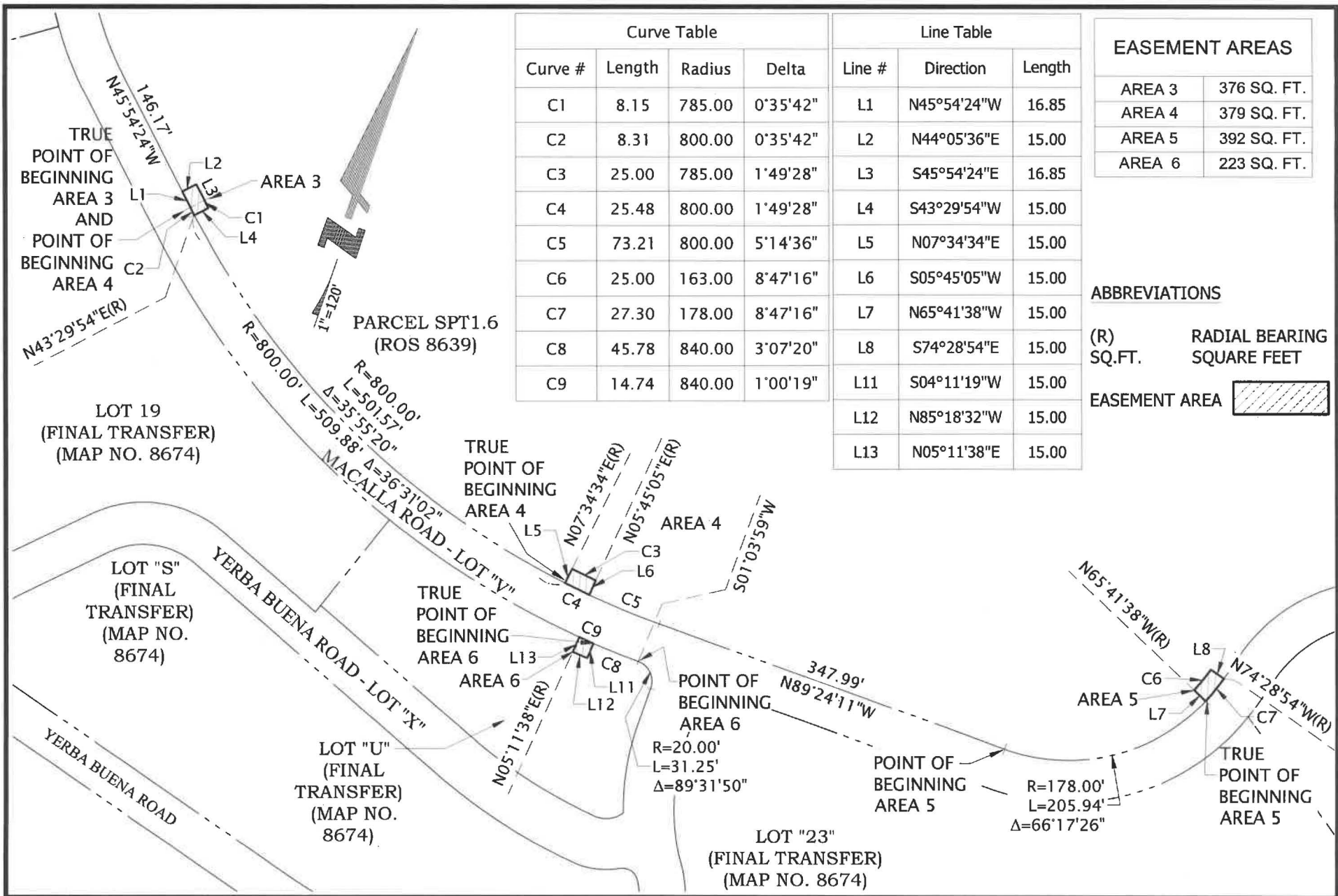
EASEMENT AREAS

AREA 1	52 SQ. FT.
AREA 2	118 SQ. FT.



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

Subject SLT-UE#23
 PLAT TO ACCOMPANY DESCRIPTION
 Job No. 20140015
 By AGR Date 12/15/17 Chkd. AMC
 SHEET 6 OF 7



Curve Table			
Curve #	Length	Radius	Delta
C1	8.15	785.00	0°35'42"
C2	8.31	800.00	0°35'42"
C3	25.00	785.00	1°49'28"
C4	25.48	800.00	1°49'28"
C5	73.21	800.00	5°14'36"
C6	25.00	163.00	8°47'16"
C7	27.30	178.00	8°47'16"
C8	45.78	840.00	3°07'20"
C9	14.74	840.00	1°00'19"

Line Table		
Line #	Direction	Length
L1	N45°54'24"W	16.85
L2	N44°05'36"E	15.00
L3	S45°54'24"E	16.85
L4	S43°29'54"W	15.00
L5	N07°34'34"E	15.00
L6	S05°45'05"W	15.00
L7	N65°41'38"W	15.00
L8	S74°28'54"E	15.00
L11	S04°11'19"W	15.00
L12	N85°18'32"W	15.00
L13	N05°11'38"E	15.00

EASEMENT AREAS	
AREA 3	376 SQ. FT.
AREA 4	379 SQ. FT.
AREA 5	392 SQ. FT.
AREA 6	223 SQ. FT.

ABBREVIATIONS

(R) SQ.FT. RADIAL BEARING SQUARE FEET

EASEMENT AREA



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
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 By DCJ Date 12/15/17 Chkd. AMC
 SHEET 7 OF 7