

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

Situs: Final Map No. 9228, Lot 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.

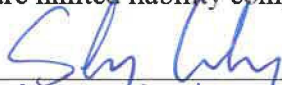
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

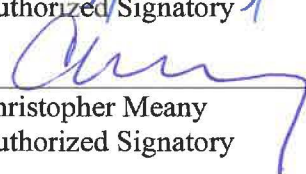
[SIGNATURES ON FOLLOWING PAGE]

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 _____



(Seal)



Exhibit A

Legal Description

[Attached]



ENGINEERS
SURVEYORS
PLANNERS



December 14, 2017
Project No. 20140015-50

SLT-UE #28
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 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 said Lot V (Macalla Road) as shown on said map (see sheet 10 and 11 of 16), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence South 76°55'00" East, 4.00 feet;

Thence South 13°05'00" West, 273.75 feet;

Thence South 77°07'45" East, 5.38 feet;

Thence South 12°52'15" West, 5.75 feet;

Thence North 77°07'45" West, 5.40 feet;

Thence South 13°05'00" West, 1.05 feet; to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 570.00 feet, through a central angle of 01°00'08", for an arc length of 9.97 feet;

Thence South 79°06'47" East, 6.16 feet;

Thence South 10°53'13" West, 3.05 feet;

Thence North 79°06'47" West, 0.63 feet;

Thence South 10°53'13" West, 3.02 feet;

Thence North 79°06'47" West, 5.62 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 78°31'45" East;

Thence southerly along said curve having a radius of 570.00 feet, through a central angle of 11°15'32", for an arc length of 112.01 feet;



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SURVEYORS
PLANNERS



December 14, 2017
Project No. 20140015-50

Thence South 89°47'16" East, 15.00 feet;

Thence South 00°56'57" East, 22.50 feet;

Thence South 87°53'21" West, 15.00 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North 87°53'21" East;

Thence southerly along said curve having a radius of 570.00 feet, through a central angle of 22°36'41", for an arc length of 224.95 feet;

Thence North 64°38'35" East, 5.41 feet;

Thence South 25°21'25" East, 5.75 feet;

Thence South 64°38'35" West, 5.45 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 64°41'59" East;

Thence southeasterly along said curve having a radius of 570.00 feet, through a central angle of 01°04'50", for an arc length of 10.75 feet;

Thence North 62°25'55" East, 6.27 feet;

Thence South 27°34'05" East, 3.05 feet;

Thence South 62°48'14" West, 0.56 feet;

Thence South 27°11'46" East, 3.05 feet;

Thence South 63°12'56" West, 5.79 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 63°00'51" East;

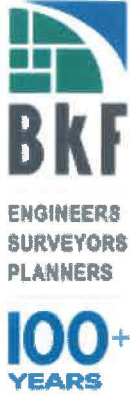
Thence southeasterly along said curve having a radius of 570.00 feet, through a central angle of 36°17'56", for an arc length of 361.11 feet;

Thence North 26°36'48" East, 6.25 feet;

Thence South 63°23'12" East, 3.05 feet;

Thence South 26°36'48" West, 0.63 feet;

Thence South 63°23'12" East, 3.02 feet;



Thence South $26^{\circ}12'07''$ West, 5.60 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $26^{\circ}06'04''$ East;

Thence southeasterly along said curve having a radius of 570.00 feet, through a central angle of $03^{\circ}09'23''$, for an arc length of 31.40 feet;

Thence South $22^{\circ}56'41''$ West, 10.00 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $22^{\circ}56'41''$ East;

Thence northwesterly along said curve having a radius of 580.00 feet, through a central angle of $80^{\circ}08'19''$, for an arc length of 811.24 feet;

Thence North $13^{\circ}05'00''$ East, 280.54 feet;

Thence South $76^{\circ}55'00''$ East, 6.00 feet being the **TRUE POINT OF BEGINNING**.

Containing 11,362 square feet, more or less.

Area 2

BEGINNING at the southeasterly corner of said Lot V (Macalla Road) as shown on said map (see sheet 10 and 11 of 16);

Thence along the easterly line of said Lot V, North $13^{\circ}05'00''$ East, 88.47 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing Northerly along last said line, a distance of 6.07 feet;

Thence South $76^{\circ}32'15''$ East, 8.07 feet;

Thence South $13^{\circ}27'45''$ West, 3.05 feet;

Thence North $76^{\circ}32'15''$ West, 0.63 feet;

Thence South $13^{\circ}27'45''$ West, 3.02 feet;

Thence North $76^{\circ}32'15''$ West, 7.39 feet being to the **TRUE POINT OF BEGINNING**.

Containing 47 square feet, more or less.

Area 3

BEGINNING at the southeasterly corner of said Lot V (Macalla Road) as shown on said map (see sheet 10 and 11 of 16);



Thence along the easterly line of said Lot V, North 13°05'00" East, 105.38 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing Northerly along last said line, a distance of 5.75 feet;

Thence South 76°36'08" East, 9.26 feet;

Thence South 13°23'52" West, 5.75 feet;

Thence North 76°36'08" West, 9.22 feet to the **TRUE POINT OF BEGINNING**.

Containing 53 square feet, more or less.

Area 4

BEGINNING at the southeasterly corner of said Lot V (Macalla Road) as shown on said map (see sheet 10 and 11 of 16);

Thence along the easterly line of said Lot V, North 13°05'00" East, 350.19 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing Northerly along last said line, a distance of 17.50 feet;

Thence South 76°55'00" East, 15.00 feet;

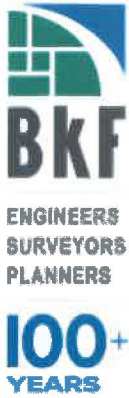
Thence South 13°05'00" West, 17.50 feet;

Thence North 76°55'00" West, 15.00 feet **TRUE POINT OF BEGINNING**.

Containing 263 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.



December 14, 2017
Project No. 20140015-50

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

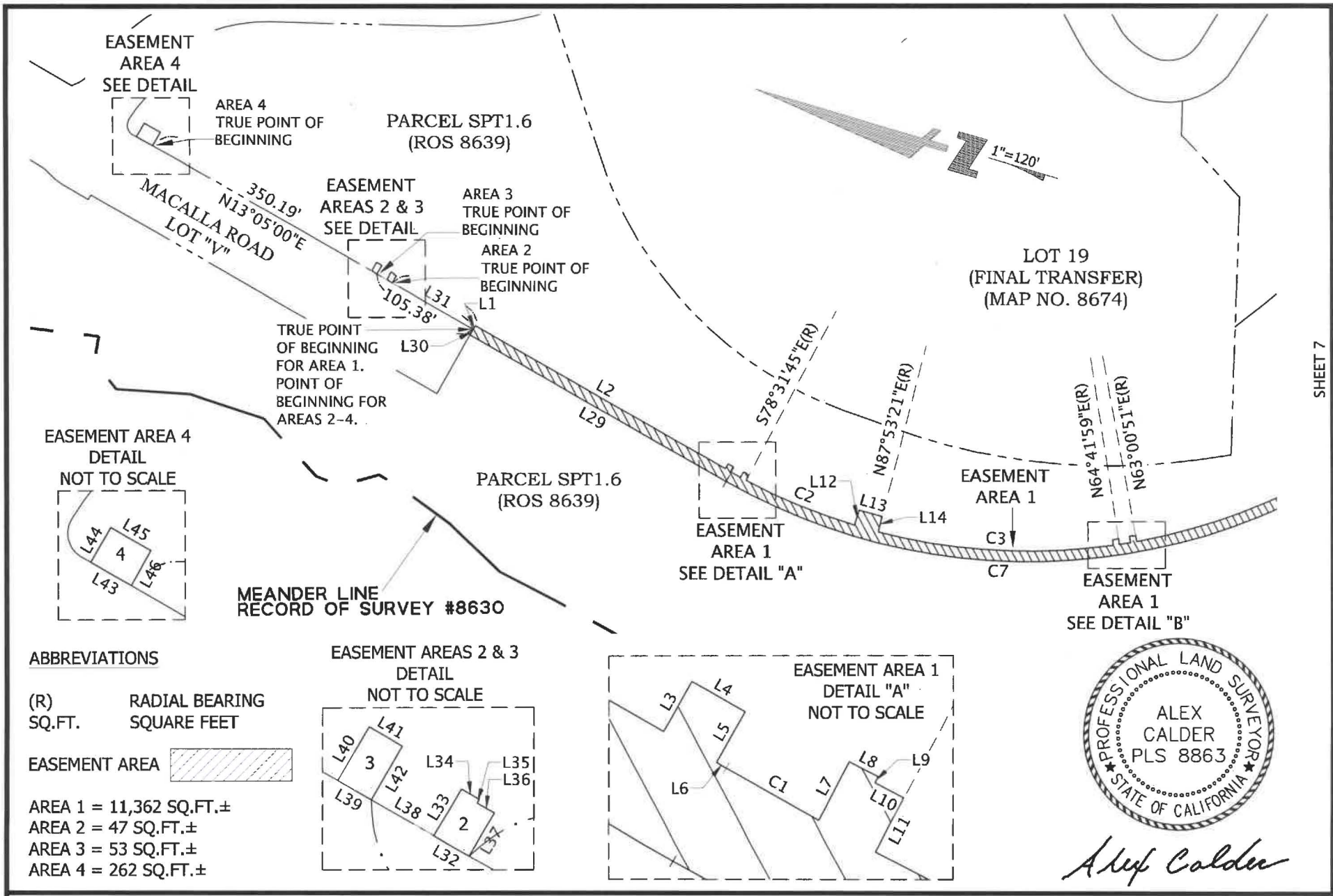
A handwritten signature in blue ink that reads 'Alex Calder'.

Alex M. Calder, PLS 8863



12/14/2017
Date

END OF DESCRIPTION



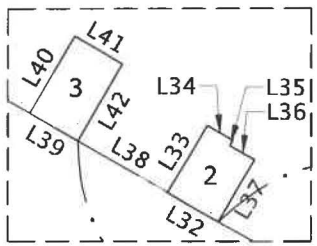
ABBREVIATIONS

(R) RADIAL BEARING
 SQ.FT. SQUARE FEET

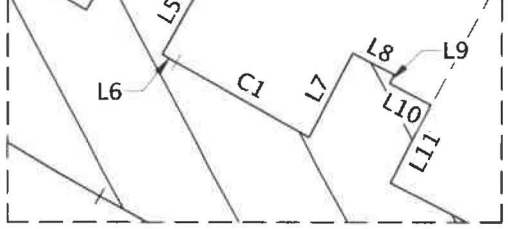
EASEMENT AREA

- AREA 1 = 11,362 SQ.FT.±
- AREA 2 = 47 SQ.FT.±
- AREA 3 = 53 SQ.FT.±
- AREA 4 = 262 SQ.FT.±

**EASEMENT AREAS 2 & 3
 DETAIL
 NOT TO SCALE**



**EASEMENT AREA 1
 DETAIL "A"
 NOT TO SCALE**



Alex Calder



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

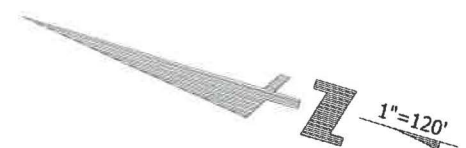
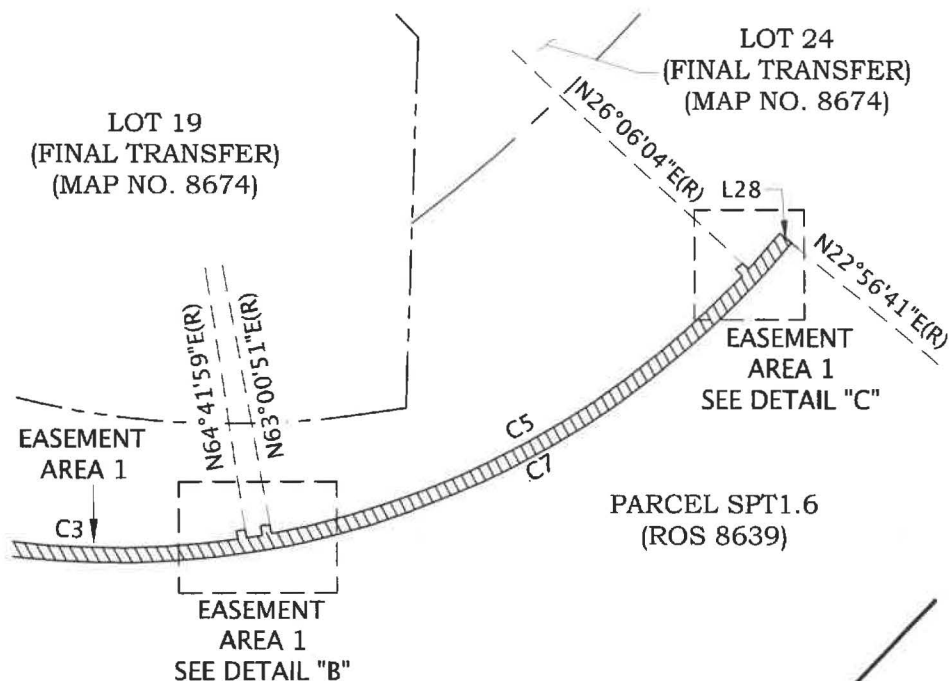
Subject SLT-UE #28
 PLAT TO ACCOMPANY DESCRIPTION
 Job No. 20140015
 By DCJ Date 12/14/17 Chkd AMC
 SHEET 6 OF 8

SHEET 6

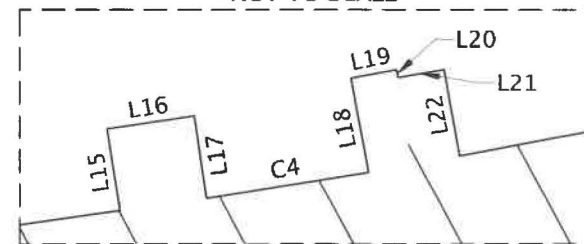
LOT 19
(FINAL TRANSFER)
(MAP NO. 8674)

LOT 24
(FINAL TRANSFER)
(MAP NO. 8674)

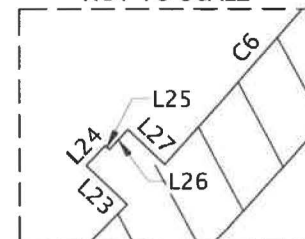
PARCEL SPT1.6
(ROS 8639)



EASEMENT AREA 1
DETAIL "B"
NOT TO SCALE



EASEMENT AREA 1
DETAIL "C"
NOT TO SCALE



ABBREVIATIONS

(R) RADIAL BEARING
SQ.FT. SQUARE FEET

EASEMENT AREA



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

Subject SLT-UE #28
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SHEET 7 OF 8

Line Table		
Line #	Direction	Length
L1	S76°55'00"E	4.00
L2	S13°05'00"W	273.75
L3	S77°07'45"E	5.38
L4	S12°52'15"W	5.75
L5	N77°07'45"W	5.40
L6	S13°05'00"W	1.05
L7	S79°06'47"E	6.16
L8	S10°53'13"W	3.05
L9	N79°06'47"W	0.63
L10	S10°53'13"W	3.02
L11	N79°06'47"W	5.62
L12	S89°47'16"E	15.00
L13	S00°56'57"E	22.50
L14	S87°53'21"W	15.00
L15	N64°38'35"E	5.41
L16	S25°21'25"E	5.75
L17	S64°38'35"W	5.45
L18	N62°25'55"E	6.27
L19	S27°34'05"E	3.05
L20	S62°48'14"W	0.56
L21	S27°11'46"E	3.05

Line Table		
Line #	Direction	Length
L22	S63°12'56"W	5.79
L23	N26°36'48"E	6.25
L24	S63°23'12"E	3.05
L25	S26°36'48"W	0.63
L26	S63°23'12"E	3.02
L27	S26°12'07"W	5.60
L28	S22°56'41"W	10.00
L29	N13°05'00"E	280.54
L30	S76°55'00"E	6.00
L31	N13°05'00"E	88.47
L32	N13°05'00"E	6.07
L33	S76°32'15"E	8.07
L34	S13°27'45"W	3.05
L35	N76°32'15"W	0.63
L36	S13°27'45"W	3.02
L37	N76°32'15"W	7.39
L38	S13°05'00"W	10.83
L39	S13°05'00"W	5.75
L40	N76°36'08"W	9.26
L41	S13°23'52"W	5.75
L42	N76°36'08"W	9.22

Line Table		
Line #	Direction	Length
L43	N13°05'00"E	17.50
L44	N76°55'00"W	15.00
L45	N13°05'00"E	17.50
L46	N76°55'00"W	15.00
L74	S22°56'41"W	10.00

Curve Table			
Curve #	Length	Radius	Delta
C1	9.97	570.00	1°00'08"
C2	112.01	570.00	11°15'32"
C3	224.95	570.00	22°36'41"
C4	10.75	570.00	1°04'50"
C5	361.11	570.00	36°17'56"
C6	31.40	570.00	3°09'23"
C7	811.24	580.00	80°08'19"



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 By DCJ Date 12/14/17 Chkd. AMC
 SHEET 8 OF 8