

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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**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.

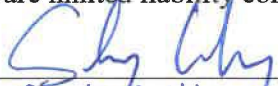
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

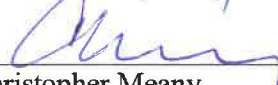
*[SIGNATURES ON FOLLOWING PAGE]*

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.

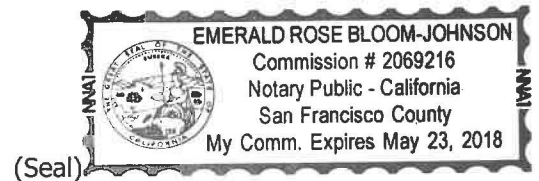
State of CALIFORNIA  
County of SAN FRANCISCO

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 14, 2017  
Project No. 20140015-50

**EXHIBIT F1  
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 Parcel N1.6 as shown on that Record of Survey recorded May 29, 2015 as Document No. 2015K068760 in Book FF of Surveys at Page 62-78 of said county and also being a portion of Parcel N1.6 as described in that certain quitclaim deed recorded October 26, 2000 as Document No. 2000-G855531, Official Records of said county, being more particularly described as follows;

**BEGINNING** at a point on the northwesterly line of said Parcel 57935-1, said point being the common corner of Lot 21 and Lot T as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015 as Document No. 2015K165185 of said county and being the **TRUE POINT OF BEGINNING** of this description;

Thence along the common Lot line of said Lot T and said Parcel 57935-1, North 40°19'22" East, 26.63 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North 20°11'56" East;

Thence leaving said common line and easterly along said curve having a radius of 85.00 feet, through a central angle of 22°02'29", for an arc length of 32.70 feet;

Thence North 88°09'27" East, 22.30 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 33.25 feet, through a central angle of 179°18'35", for an arc length of 104.06 feet to said common line;

Thence along said common line, North 40°19'22" East, 29.01 feet to the beginning of a non-tangent curve concave westerly, whose radius point bears South 18°06'36" West;

Thence leaving said common line, southerly along said curve having a radius of 58.25 feet, through a central angle of 160°02'51", for an arc length of 162.71 feet;

Thence South 88°09'27" West, 22.30 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 110.00 feet, through a central angle of 22°02'05", for an arc length of 42.30 feet;

Thence North 69°48'28" West, 9.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,938 square feet, more or less.



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 14, 2017  
Project No. 20140015-50

The lower elevation of this real property is 270.00 feet (1933 Mean Lower Low Water Datum) so as to coincide with the upper elevation established by that certain Quitclaim Deed recorded October 26, 2000, as Document Number 2000G855531-00, Official Records of the City and County of San Francisco, State of California.

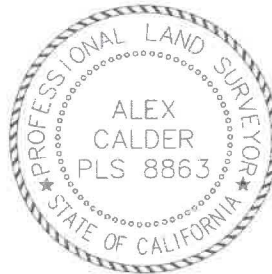
**Horizontal Datum & Reference System**

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.

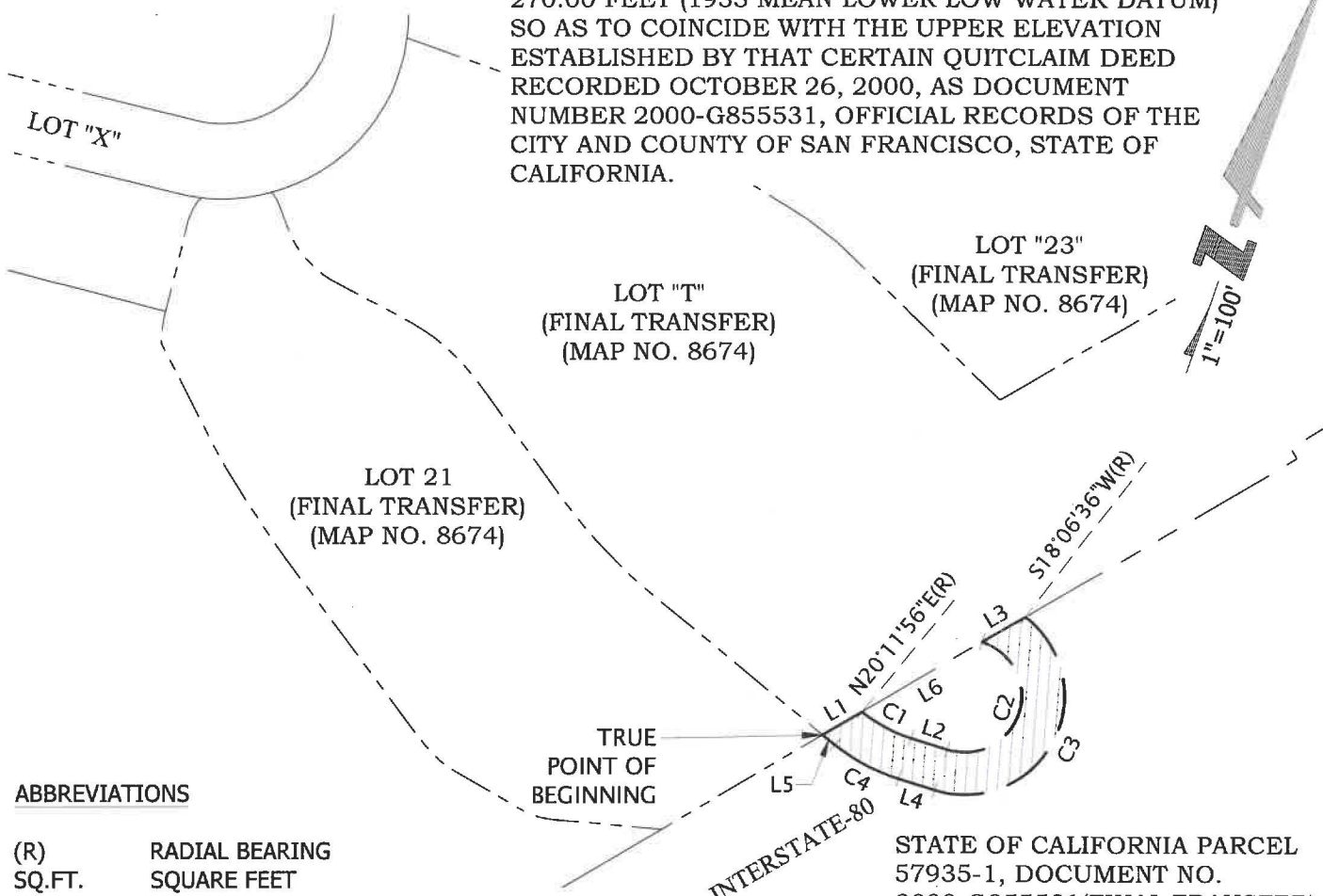
Alex M. Calder, LLS 8863



12/14/2017  
Date

**END OF DESCRIPTION**

THE LOWER ELEVATION OF THIS REAL PROPERTY IS 270.00 FEET (1933 MEAN LOWER LOW WATER DATUM) SO AS TO COINCIDE WITH THE UPPER ELEVATION ESTABLISHED BY THAT CERTAIN QUITCLAIM DEED RECORDED OCTOBER 26, 2000, AS DOCUMENT NUMBER 2000-G855531, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



**ABBREVIATIONS**

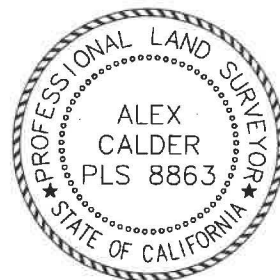
(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA 4,938 SQ.FT.±

STATE OF CALIFORNIA PARCEL 57935-1, DOCUMENT NO. 2000-G855531 (FINAL TRANSFER) (MAP NO. 8674) AND PARCEL N1.6 AS SHOWN ON THAT RECORD OF SURVEY RECORDED MAY 29, 2015 AS DOCUMENT NO. 2015K068760 IN BOOK FF OF SURVEYS AT PAGE 62-78

Line Table		
Line #	Direction	Length
L1	N40°19'22"E	26.63
L2	N88°09'27"E	22.30
L3	N40°19'22"E	29.01
L4	S88°09'27"W	22.30
L5	N69°48'28"W	9.17
L6	N40°19'22"E	81.33

Curve Table			
Curve #	Length	Radius	Delta
C1	32.70	85.00	22°02'29"
C2	104.06	33.25	179°18'35"
C3	162.71	58.25	160°02'51"
C4	42.30	110.00	22°02'05"



*Alex Calder*

12-13-17  
 PLOTTED BY: robb



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

Subject EXHIBIT F1  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/13/17 Chkd. AMC  
 SHEET 3 OF 3