

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 2, 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 constructed by Offeror, and located within the area described in Exhibit A hereto, located in the City and County of San Francisco. The improvements are described in Improvement Plans and Specifications described in City’s Department of Building Inspection (“DBI”) Permit Nos. 2022.0518.4539, 2022.0518.4538, 2022.0518.4537, 2022.0518.4545, 2022.0518.4536, 2022.0518.4543, and 2022.0518.4541, on file with DBI.

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.

[SIGNATURE ON FOLLOWING PAGE]

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

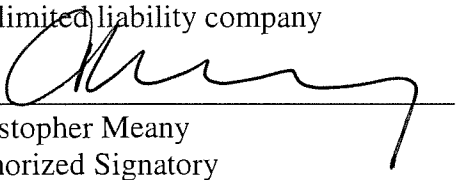
GRANTOR:

TREASURE ISLAND SERIES 2, LLC
a Delaware limited liability company

By: _____

Name: Christopher Meany

Title: Authorized Signatory

A handwritten signature in black ink, appearing to read 'Christopher Meany', is written over a horizontal line. The signature is cursive and extends slightly to the right of the line.

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 Los Angeles

On Oct. 26, 2023 before me, Tina L. Gaines, Notary Public, personally appeared Christopher Meany 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.

Tina L. Gaines
Signature of Notary Public

(Notary Seal)



Exhibit A

Legal Description

[Attached]



EXHIBIT A
LEGAL DESCRIPTION
FERRY TERMINAL

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 16 and Lot Q as shown on that certain Final Map No. 9235, filed for record on September 13, 2018 in book 134 of Condominium Maps at pages 170 through 179, in the Office of the City and County Recorder of said City and County, also being a portion of Lot P as shown on that certain Final Map No. 9228, filed for record on April 19, 2018 in book 134 of Condominium Maps at Pages 7 through 23, in the Office of the City and County Recorder of said City and County, and being more particularly described as follows:

COMMENCING at the northwesterly corner of Lot S as shown said Final Map No. 9235;

Thence leaving said corner, North $49^{\circ}10'44''$ West, 156.05 feet to the **POINT OF BEGINNING**;

Thence South $27^{\circ}41'00''$ East, 51.52 feet;

Thence South $40^{\circ}19'00''$ West, 11.86 feet;

Thence South $27^{\circ}48'16''$ East, 262.13 feet;

Thence North $62^{\circ}19'07''$ East, 3.15 feet;

Thence South $27^{\circ}40'48''$ East, 45.00 feet;

Thence North $62^{\circ}19'00''$ East, 3.70 feet;

Thence South $27^{\circ}40'48''$ East, 63.25 feet;

Thence North $55^{\circ}40'04''$ East, 4.41 feet;

Thence South $37^{\circ}19'56''$ East, 12.93 feet;

Thence South $49^{\circ}40'04''$ West, 6.71 feet;

Thence South $27^{\circ}40'58''$ East, 64.96 feet;

Thence South $62^{\circ}19'00''$ West, 3.70 feet;

Thence South $27^{\circ}41'00''$ West, 45.00 feet;

Thence South 62°19'00" West, 3.70 feet;

Thence South 28°02'46" East, 47.08 feet

Thence South 28°37'56" East, 0.17 feet;

Thence South 52°42'07" West, 714.75 feet;

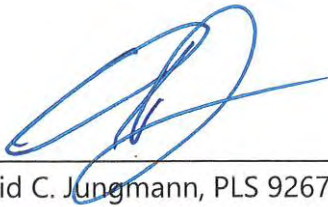
Thence North 37°19'04" West, 405.81 feet;

Thence North 40°18'44" East, 844.87 feet to the **POINT OF BEGINNING**.

Containing a total area of 376,013 square feet or 8.632 acres, more or less.

Exhibit B 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



10/26/2023
Date

END OF DESCRIPTION

ABBREVIATIONS

FM FINAL MAP NUMBER
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 SQ.FT. SQUARE FEET

• DENOTES POINT OF BEGINNING AND COMMENCEMENT

EASEMENT AREA
 376,013 SQ.FT.± OR
 8.632 ACRES±



[Signature]
 10/26/2023

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S27°41'00"E	51.52'
L2	S40°19'00"W	11.86'
L3	S27°48'16"E	262.13'
L4	N62°19'07"E	3.15'
L5	S27°40'48"E	45.00'
L6	N62°19'00"E	3.70'
L7	S27°40'48"E	63.25'
L8	N55°40'04"E	4.41'
L9	S37°19'56"E	12.93'
L10	S49°40'04"W	6.71'
L11	S27°40'58"E	64.96'
L12	S62°19'00"W	3.70'
L13	S27°41'00"E	45.00'
L14	S62°19'00"W	3.70'
L15	S28°02'46"E	47.08'
L16	S28°37'56"E	0.17'
L17	S52°42'07"W	714.75'
L18	N37°19'04"W	405.81'
L19	N40°18'44"E	844.87'

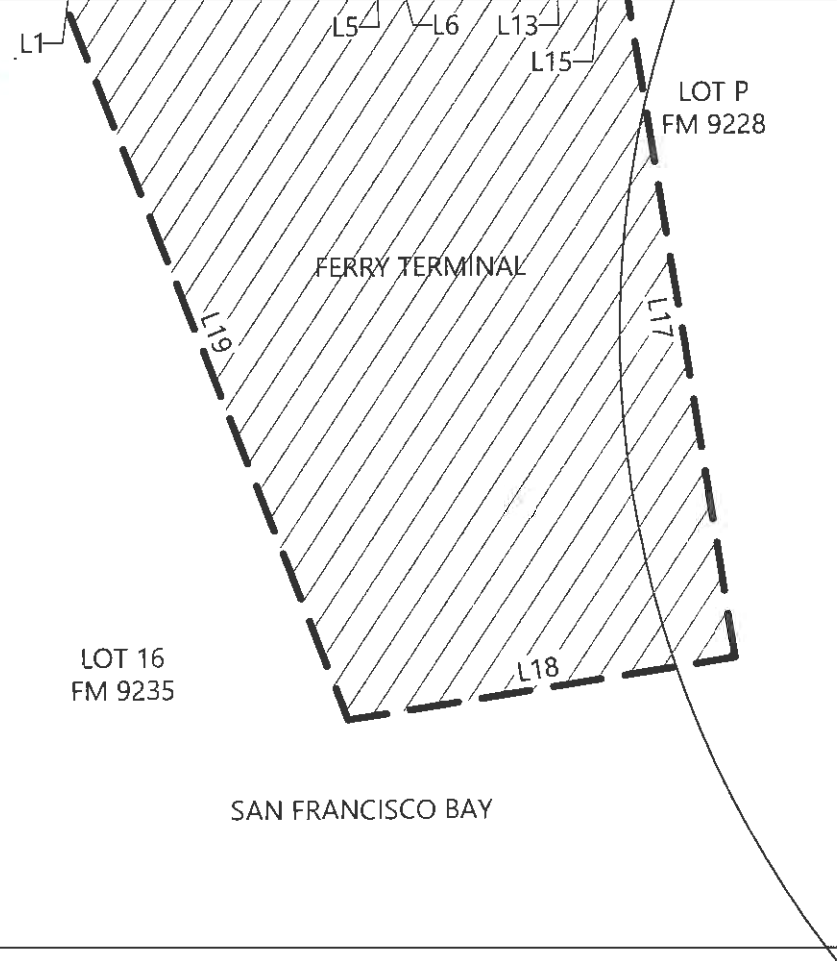
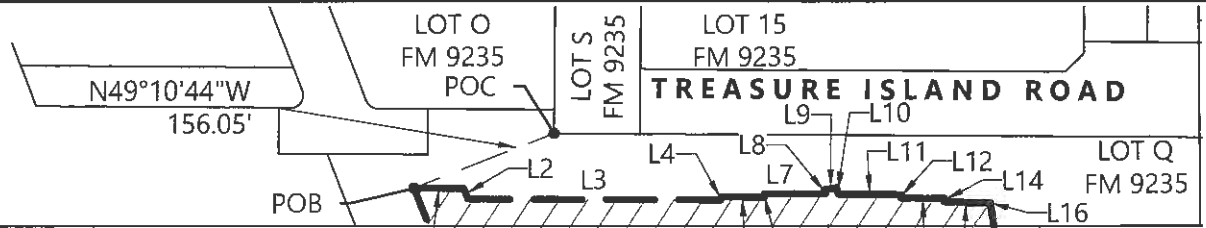


EXHIBIT B

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

SUBJECT PLAT TO ACCOMPANY
LEGAL DESCRIPTION
 JOB NO. **20200150-11**
 BY **CSW** APPR. **DCJ** DATE **10/26/2023**
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