

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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APN: 1939-090 (Lot M), 1939-091 (Lot N)

Situs: Final Map No. 9228, Portions of Lots M and N

**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.

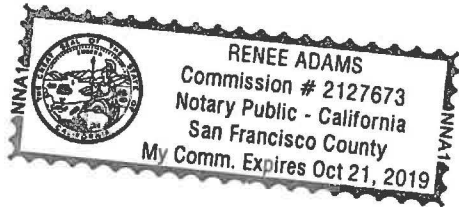
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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.

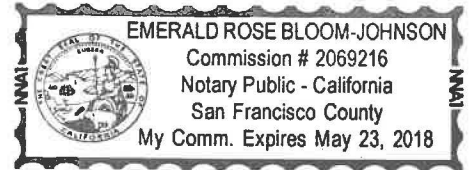
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS



December 13, 2017  
Project No. 20140015-50

**EXHIBIT J**  
**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 N1.3.R5 as shown on that certain Record of Survey Map No. 8639, recorded November 10, 2015, as Document No. 2015K154702, Official Records of said County, and being more particularly described as follows:

**BEGINNING** on the common line of Lot V (Macalla Road) and Parcel SPT1.6 of that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County (see sheet 16 of 16), at the westerly terminus of that certain course shown as "N66°36'20"E, 81.38 feet";

Thence along said common, North 66°36'20" East, 56.05 feet;

Thence leaving said common line, North 19°12'33" West, 147.23 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North 33°53'53" East;

Thence northerly along said curve having a radius of 39.00 feet, through a central angle of 135°17'13", for an arc length of 92.09 feet;

Thence North 79°11'06" East, 22.69 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 535.00 feet, through a central angle of 06°38'44", for an arc length of 62.05 feet;

Thence North 85°49'50" East, 143.97 feet to the common line of said Parcel N1.3.R5 and said Parcel SPT1.6 and the **TRUE POINT OF BEGINNING** of this description;

Thence leaving last said common line, North 85°49'50" East, 16.76 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 30.00 feet, through a central angle of 128°12'06", for an arc length of 67.13 feet to a point hereafter known as **Point A**;

Thence North 42°22'16" West, 43.49 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 135.00 feet, through a central angle of 65°50'28", for an arc length of 155.13 feet;



Thence northeasterly, 146.89 feet along a compound curve to the right having a radius of 731.00 feet and a central angle of 11°30'48";

Thence northeasterly, 198.93 feet along a compound curve to the right having a radius of 235.00 feet and a central angle of 48°30'06";

Thence North 83°29'05" East, 105.12 feet;

Thence North 72°42'47" East, 107.01 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South 06°30'55" East;

Thence easterly along said curve having a radius of 520.00 feet, through a central angle of 07°22'09", for an arc length of 66.88 feet;

Thence North 04°00'10" West, 19.71 feet to the common line of said Parcel N1.3.R5 and said Parcel SPT1.6, as shown on said Record of Survey Map No. 8639 and the beginning of a non-tangent curve concave southerly, whose radius point bears South 02°42'04" East;

Thence easterly along said common line and said curve having a radius of 600.46 feet, through a central angle of 02°23'17", for an arc length of 25.03 feet;

Thence leaving said common line, South 04°00'10" East, 21.10 feet;

Thence South 88°09'52" East, 119.38 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 120.00 feet, through a central angle of 12°45'05", for an arc length of 26.71 feet;

Thence North 05°13'23" West, 11.49 feet to said common line between Parcel N1.3.R5 and SPT1.6 and the beginning of a non-tangent curve concave southerly, whose radius point bears South 13°45'43" West;

Thence easterly along said common line and along said curve having a radius of 600.46 feet, through a central angle of 02°32'35", for an arc length of 26.65 feet;

Thence leaving said common line, South 05°13'23" East, 39.75 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 35°49'28" West;

Thence southeasterly along said curve having a radius of 100.00 feet, through a central angle of 16°36'20", for an arc length of 28.98 feet;



Thence South  $37^{\circ}34'12''$  East, 100.22 feet to the common line of said Parcel N1.3.R5 and Parcel 62734-2 as shown on said Record of Survey Map No. 8639, and the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $43^{\circ}02'42''$  East;

Thence southwesterly along last said common line and along said curve having a radius of 3,021.67 feet, through a central angle of  $00^{\circ}34'18''$ , for an arc length of 30.15 feet;

Thence leaving said common line, North  $37^{\circ}34'12''$  West, 103.25 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 70.00 feet, through a central angle of  $25^{\circ}32'27''$ , for an arc length of 31.20 feet;

Thence South  $26^{\circ}53'21''$  West, 7.50 feet to the beginning of a non-tangent curve concave Southerly, whose radius point bears South  $26^{\circ}53'21''$  West;

Thence westerly along said curve having a radius of 62.50 feet, through a central angle of  $25^{\circ}03'13''$ , for an arc length of 27.33 feet;

Thence North  $88^{\circ}09'52''$  West, 35.84 feet;

Thence North  $01^{\circ}50'08''$  East, 7.50 feet;

Thence North  $88^{\circ}09'52''$  West, 67.84 feet;

Thence South  $02^{\circ}04'45''$  East, 33.13 feet;

Thence South  $87^{\circ}55'15''$  West, 60.00 feet;

Thence North  $02^{\circ}04'46''$  West, 36.39 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South  $01^{\circ}35'59''$  East;

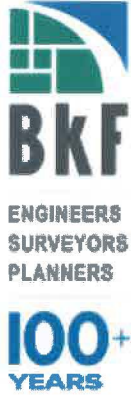
Thence westerly along said curve having a radius of 470.00 feet, through a central angle of  $03^{\circ}55'37''$ , for an arc length of 32.21 feet;

Thence South  $02^{\circ}04'46''$  East, 23.38 feet;

Thence South  $88^{\circ}12'49''$  West, 14.09 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North  $89^{\circ}02'37''$  East;

Thence southerly along said curve having a radius of 461.40 feet, through a central angle of  $32^{\circ}32'18''$ , for an arc length of 262.03 feet;





Thence South  $71^{\circ}13'28''$  East, 67.87 feet to said common line between N1.3.R5 and Parcel 62734-2 and the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $48^{\circ}30'43''$  East;

Thence southwesterly along said common line and along said curve having a radius of 3,033.80 feet, through a central angle of  $00^{\circ}30'39''$ , for an arc length of 27.05 feet;

Thence leaving said common line, North  $71^{\circ}13'28''$  West, 21.87 feet;

Thence South  $39^{\circ}01'52''$  East, 2.02 feet;

Thence South  $66^{\circ}28'53''$  West, 50.66 feet;

Thence South  $23^{\circ}40'14''$  East, 4.04 feet;

Thence South  $66^{\circ}19'46''$  West, 3.02 feet;

Thence South  $23^{\circ}56'02''$  East, 0.54 feet;

Thence South  $66^{\circ}03'58''$  West, 3.02 feet;

Thence North  $24^{\circ}18'21''$  West, 4.60 feet;

Thence South  $66^{\circ}28'53''$  West, 8.81 feet;

Thence South  $23^{\circ}31'07''$  East, 3.75 feet;

Thence South  $66^{\circ}28'53''$  West, 5.75 feet;

Thence North  $23^{\circ}31'07''$  West, 3.75 feet;

Thence South  $66^{\circ}28'53''$  West, 7.82 feet;

Thence South  $23^{\circ}40'14''$  East, 8.50 feet;

Thence South  $66^{\circ}28'53''$  West, 19.50 feet;

Thence North  $23^{\circ}40'14''$  West, 8.50 feet;

Thence South  $66^{\circ}28'53''$  West, 100.60 feet;

Thence South  $79^{\circ}04'50''$  West, 122.42 feet;

Thence South  $02^{\circ}28'01''$  West, 9.69 feet;



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PLANNERS

100+  
YEARS

December 13, 2017  
Project No. 20140015-50

Thence North 87°31'59" West, 19.50 feet;

Thence North 02°28'01" East, 8.50 feet;

Thence North 87°31'59" West, 6.00 feet;

Thence South 02°28'01" West, 4.04 feet;

Thence North 87°31'59" West, 3.02 feet;

Thence South 02°28'01" West, 0.56 feet;

Thence North 87°31'59" West, 3.02 feet;

Thence North 02°05'42" East, 4.60 feet;

Thence North 87°32'26" West, 6.00 feet;

Thence South 02°28'01" West, 3.75 feet;

Thence North 87°31'59" West, 5.75 feet;

Thence North 02°28'01" East, 3.75 feet;

Thence North 87°31'59" West, 87.15 feet;

Thence South 21°07'49" West, 30.68 feet;

Thence North 68°21'49" West, 14.47 feet to the beginning of a non-tangent curve concave northwesterly, whose radius point bears North 80°08'21" West;

Thence southwesterly along said curve having a radius of 60.00 feet, through a central angle of 66°36'46", for an arc length of 69.76 feet to the common line of said SPT1.6 and Parcel N1.3.R5 and the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 39°41'32" East;

Thence northwesterly along said curve having a radius of 290.26 feet, through a central angle of 07°47'32", for an arc length of 39.48 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 4.635 acres, more or less.



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December 13, 2017  
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Excepting therefrom **EXCEPTION AREA 1** and **EXCEPTION AREA 2** as described below:

**EXCEPTION AREA 1**

**BEGINNING** at said **Point A**;

Thence North  $47^{\circ}37'44''$  East, 30.00 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North  $42^{\circ}22'16''$  West, 43.49 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 105.00 feet, through a central angle of  $65^{\circ}50'28''$ , for an arc length of 120.66 feet to the beginning of a compound curve;

Thence along said curve having a radius of 701.00 feet, through a central angle of  $11^{\circ}30'48''$ , for an arc length of 140.86 feet to the beginning of a compound curve;

Thence along said curve having a radius of 205.00 feet, through a central angle of  $48^{\circ}30'06''$ , for an arc length of 173.54 feet;

Thence North  $83^{\circ}29'05''$  East, 3.90 feet to a point hereafter known as **Point B**;

Thence South  $07^{\circ}27'43''$  East, 2.97 feet;

Thence South  $49^{\circ}06'31''$  East, 3.43 feet;

Thence South  $40^{\circ}53'29''$  West, 6.00 feet;

Thence South  $49^{\circ}06'31''$  East, 3.00 feet;

Thence North  $40^{\circ}53'29''$  East, 6.00 feet;

Thence South  $49^{\circ}06'31''$  East, 113.49 feet;

Thence South  $01^{\circ}39'59''$  West, 188.82 feet;

Thence South  $23^{\circ}31'07''$  East, 73.85 feet;

Thence South  $66^{\circ}28'53''$  West, 1.91 feet;

Thence South  $79^{\circ}04'50''$  West, 121.86 feet;



Thence North 87°31'59" West, 162.29 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 48°34'34" West;

Thence northwesterly along said curve having a radius of 60.00 feet, through a central angle of 00°56'50", for an arc length of 0.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.091 acres, more or less.

## **EXCEPTION AREA 2**

**BEGINNING** at said **Point B**;

Thence North 83°29'05" East, 31.28 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North 83°29'05" East, 103.81 feet;

Thence South 06°29'24" East, 8.00 feet;

Thence North 83°27'44" East, 39.93 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 89°33'23" East;

Thence southerly along said curve having a radius of 486.40 feet, through a central angle of 35°45'03", for an arc length of 303.50 feet;

Thence South 66°28'53" West, 137.75 feet;

Thence North 23°31'07" West, 68.26 feet;

Thence North 01°39'59" East, 195.09 feet;

Thence North 49°06'31" West, 112.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.756 acres, more or less.

Containing a Net Area of 1.788 acres, 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



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December 13, 2017  
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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



12/13/2017  
Date

**END OF DESCRIPTION**

**ABBREVIATIONS**

(R) RADIAL BEARING  
 AC ACRES  
 TPOB TRUE POINT OF BEGINNING

EASEMENT AREA  
 NET 1.788 AC±

SEE SHEET 9

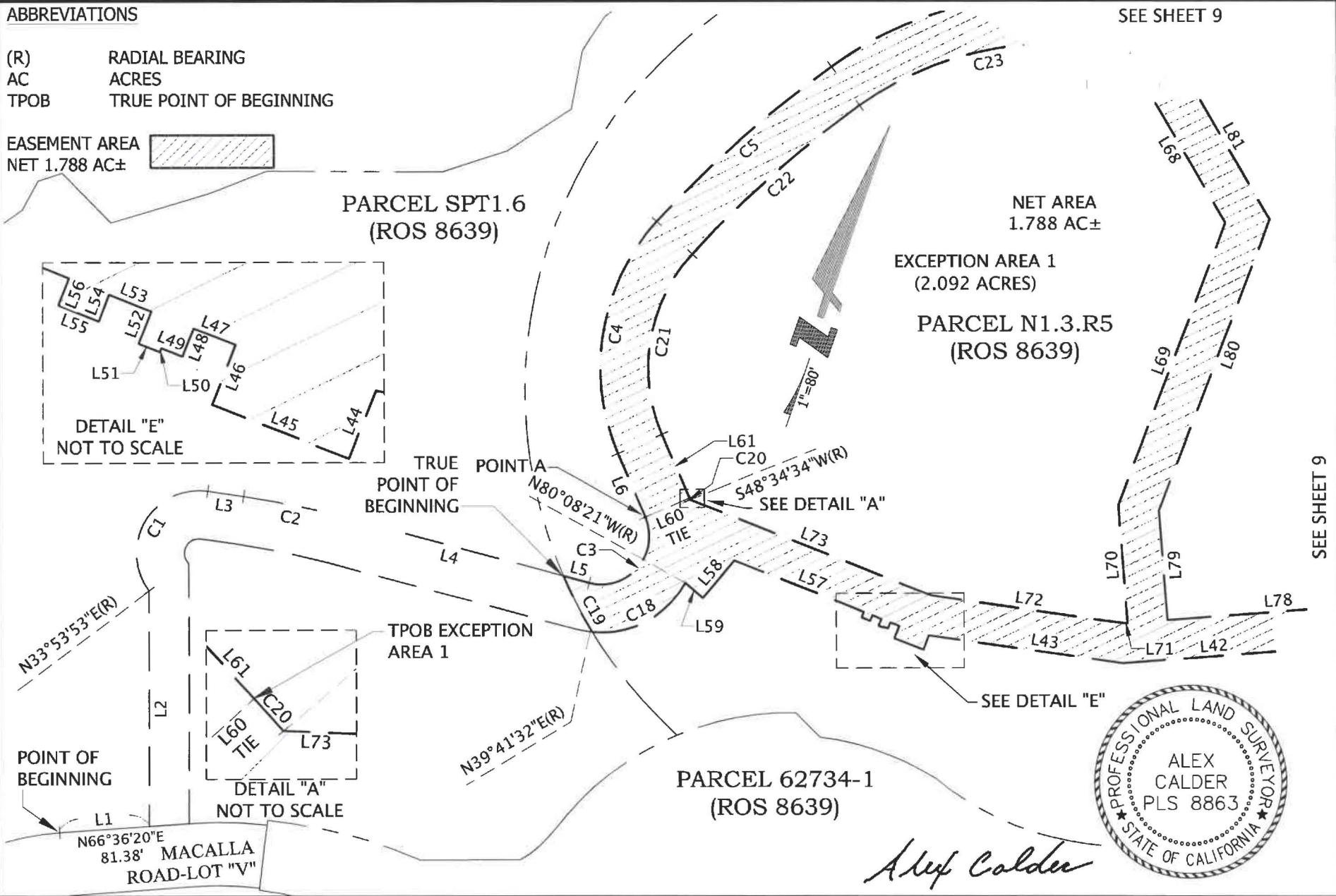
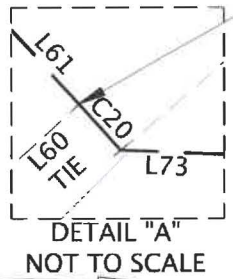
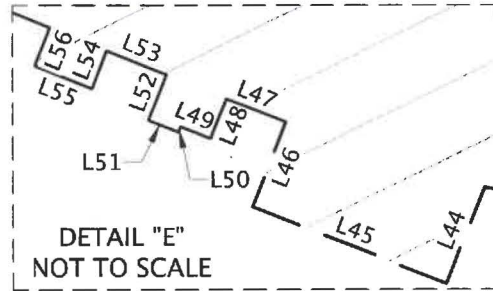
PARCEL SPT1.6  
 (ROS 8639)

NET AREA  
 1.788 AC±

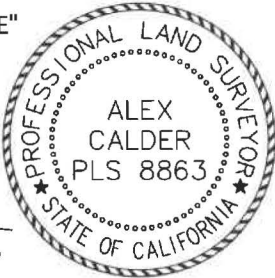
EXCEPTION AREA 1  
 (2.092 ACRES)

PARCEL N1.3.R5  
 (ROS 8639)

PARCEL 62734-1  
 (ROS 8639)



SEE SHEET 9

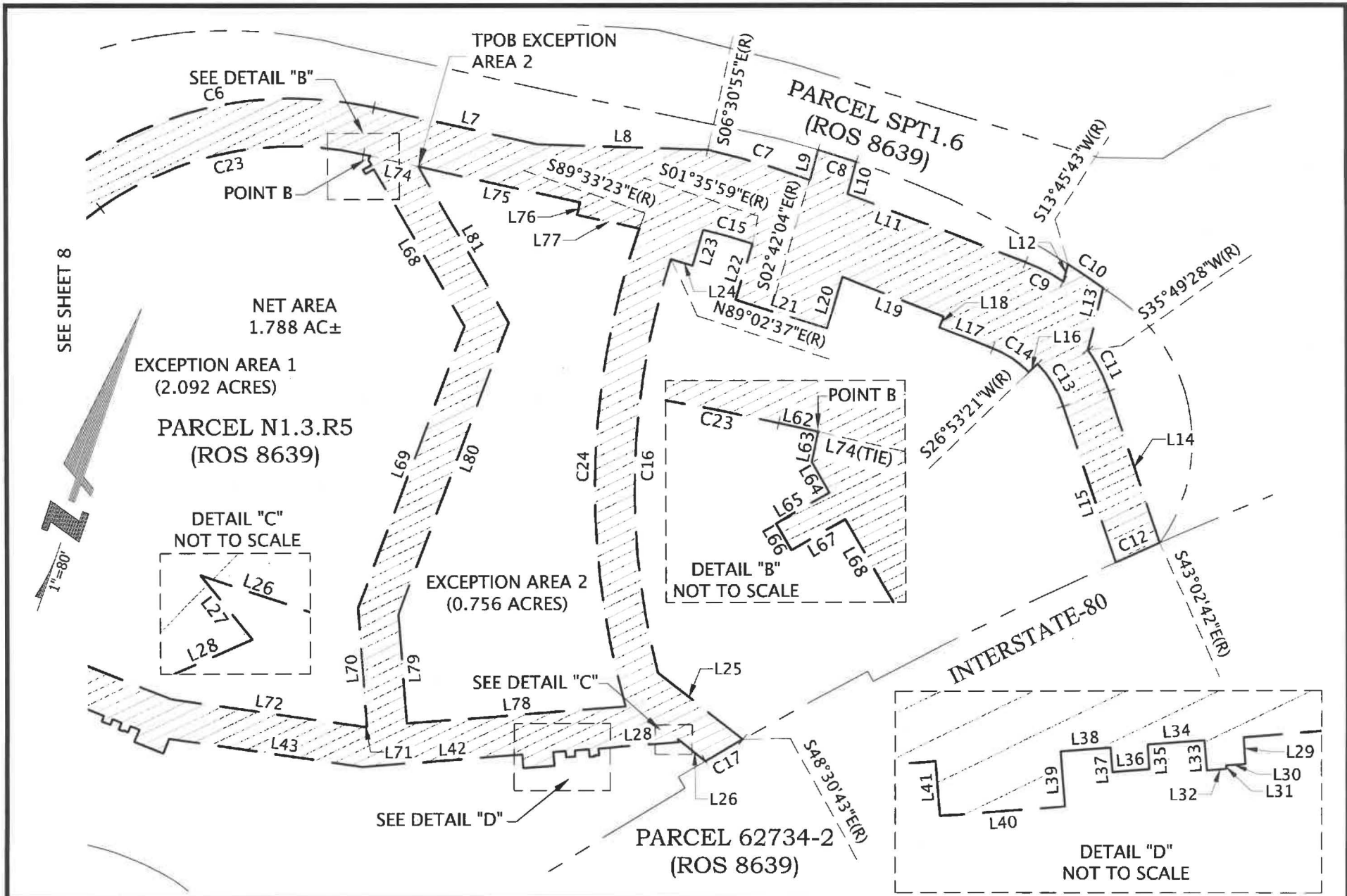


*Alex Calder*

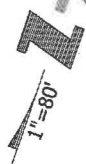


255 SHORELINE DR  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 650-482-6300  
 650-482-6399 (FAX)

Subject EXHIBIT J  
 PLAT TO ACCOMPANY DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/13/17 Chkd AMC  
 SHEET 9 OF 12



SEE SHEET 8

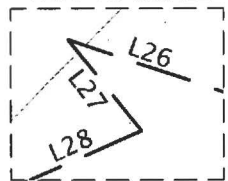


NET AREA  
1.788 AC±

EXCEPTION AREA 1  
(2.092 ACRES)

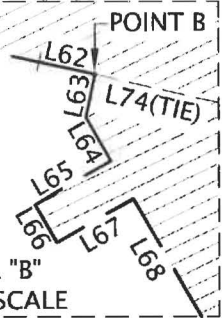
PARCEL N1.3.R5  
(ROS 8639)

DETAIL "C"  
NOT TO SCALE



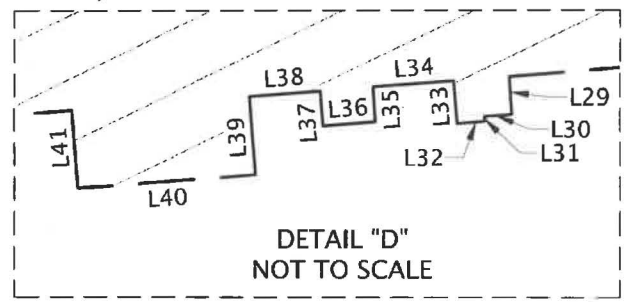
EXCEPTION AREA 2  
(0.756 ACRES)

DETAIL "B"  
NOT TO SCALE



SEE DETAIL "C"

SEE DETAIL "D"



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

Subject EXHIBIT J  
PLAT TO ACCOMPANY DESCRIPTION  
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By DCJ Date 12/13/17 Chkd. AMC  
SHEET 10 OF 12

Curve Table			
Curve #	Length	Radius	Delta
C1	92.09	39.00	135°17'13"
C2	62.05	535.00	6°38'44"
C3	67.13	30.00	128°12'06"
C4	155.13	135.00	65°50'28"
C5	146.89	731.00	11°30'48"
C6	198.93	235.00	48°30'06"
C7	66.88	520.00	7°22'09"
C8	25.03	600.46	2°23'17"
C9	26.71	120.00	12°45'05"
C10	26.65	600.46	2°32'35"
C11	28.98	100.00	16°36'20"
C12	30.15	3021.67	0°34'18"
C13	31.20	70.00	25°32'27"
C14	27.33	62.50	25°03'13"
C15	32.21	470.00	3°55'37"
C16	262.03	461.40	32°32'18"
C17	27.05	3033.80	0°30'39"
C18	69.76	60.00	66°36'46"
C19	39.48	290.26	7°47'32"
C20	0.99	60.00	0°56'50"

Curve Table			
Curve #	Length	Radius	Delta
C21	120.66	105.00	65°50'28"
C22	140.86	701.00	11°30'48"
C23	173.54	205.00	48°30'06"
C24	303.50	486.40	35°45'03"



255 SHORELINE DR  
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Subject EXHIBIT J  
 PLAT TO ACCOMPANY DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/13/17 Chkd. AMC  
 SHEET 11 OF 12



Line Table		
Line #	Direction	Length
L1	N66°36'20"E	56.05
L2	N19°12'33"W	147.23
L3	N79°11'06"E	22.69
L4	N85°49'50"E	143.97
L5	N85°49'50"E	16.76
L6	N42°22'16"W	43.49
L7	N83°29'05"E	105.12
L8	N72°42'47"E	107.01
L9	N04°00'10"W	19.71
L10	S04°00'10"E	21.10
L11	S88°09'52"E	119.38
L12	N05°13'23"W	11.49
L13	S05°13'23"E	39.75
L14	S37°34'12"E	100.22
L15	N37°34'12"W	103.25
L16	S26°53'21"W	7.50
L17	N88°09'52"W	35.84
L18	N01°50'08"E	7.50
L19	N88°09'52"W	67.84
L20	S02°04'45"E	33.13
L21	S87°55'15"W	60.00

Line Table		
Line #	Direction	Length
L22	N02°04'46"W	36.39
L23	S02°04'46"E	23.38
L24	S88°12'49"W	14.09
L25	S71°13'28"E	67.87
L26	N71°13'28"W	21.87
L27	S39°01'52"E	2.02
L28	S66°28'53"W	50.66
L29	S23°40'14"E	4.04
L30	S66°19'46"W	3.02
L31	S23°56'02"E	0.54
L32	S66°03'58"W	3.02
L33	N24°18'21"W	4.60
L34	S66°28'53"W	8.81
L35	S23°31'07"E	3.75
L36	S66°28'53"W	5.75
L37	N23°31'07"W	3.75
L38	S66°28'53"W	7.82
L39	S23°40'14"E	8.50
L40	S66°28'53"W	19.50
L41	N23°40'14"W	8.50
L42	S66°28'53"W	100.60

Line Table		
Line #	Direction	Length
L43	S79°04'50"W	122.42
L44	S02°28'01"W	9.69
L45	N87°31'59"W	19.50
L46	N02°28'01"E	8.50
L47	N87°31'59"W	6.00
L48	S02°28'01"W	4.04
L49	N87°31'59"W	3.02
L50	S02°28'01"W	0.56
L51	N87°31'59"W	3.02
L52	N02°05'42"E	4.60
L53	N87°32'26"W	6.00
L54	S02°28'01"W	3.75
L55	N87°31'59"W	5.75
L56	N02°28'01"E	3.75
L57	N87°31'59"W	87.15
L58	S21°07'49"W	30.68
L59	N68°21'49"W	14.47
L60	N47°37'44"E	30.00
L61	N42°22'16"W	43.49
L62	N83°29'05"E	3.90
L63	S07°27'43"E	2.97

Line Table		
Line #	Direction	Length
L64	S49°06'31"E	3.43
L65	S40°53'29"W	6.00
L66	S49°06'31"E	3.00
L67	N40°53'29"E	6.00
L68	S49°06'31"E	113.49
L69	S01°39'59"W	188.82
L70	S23°31'07"E	73.85
L71	S66°28'53"W	1.91
L72	S79°04'50"W	121.86
L73	N87°31'59"W	162.29
L74	N83°29'05"E	31.28
L75	N83°29'05"E	103.81
L76	S06°29'24"E	8.00
L77	N83°27'44"E	39.93
L78	S66°28'53"W	137.75
L79	N23°31'07"W	68.26
L80	N01°39'59"E	195.09
L81	N49°06'31"W	112.84



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