

RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:

Attn: Real Estate Director  
San Francisco Public Utilities Commission  
City and County of San Francisco  
525 Golden Gate Avenue, 10th Floor  
San Francisco, CA 94102

WITH A CONFORMED COPY TO:

Attn: Director of Property  
Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

Assessors Block ("A.B")  
Portion of Treasure Island

(Space above this line reserved for Recorder's use only)

## FIRST AMENDMENT TO OFFER OF IMPROVEMENTS

(Public Utility Easement)

(Portion of Final Map No. 9235, Lot 11)

THIS FIRST AMENDMENT TO OFFER OF IMPROVEMENTS ("**First Amendment**") is entered into as of \_\_\_\_\_, 2022, by and between TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company ("**Grantor**"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**").

### RECITALS

WHEREAS, The Treasure Island Development Authority ("") is the fee owner of the portion of Lot 11 as shown on that certain Final Map No. 9235 recorded September 13, 2018, as Document No. 2018K672373 of the Official records of the City and County of San Francisco ("**Official Records**"), as more particularly described in Exhibit A (the "**Property**");

WHEREAS, TIDA initially reserved a divisible easement over the Property, as set forth in the Quitclaim Deed and Reservation of Easement recorded November 10, 2015, as Document No. 2015-K154698;

WHEREAS, TIDA and the City entered into an Easement Agreement (Public Utility Easement, Non-ROW, City Facilities on Land Subject to the Public Trust) recorded in the Official Records on September 13, 2018 as Document No. 2018-K672366 ("**Easement Agreement**"), by which TIDA granted to City a perpetual public utility easement for City-owned facilities over the Property, referred to therein as "SLT-UE4";

WHEREAS, Grantor executed an associated Offer of Improvements for the dedication of improvements located on the Property recorded September 13, 2018 as Document No. 2018-K672322 (“**Offer of Improvements**”); and

WHEREAS, TIDA and City are entering into a separate agreement to amend the Easement Agreement to relocate the easement, and the parties agree to modify the Legal Description (hereinafter defined) so that the Offer of Improvements affects an area of the Property consistent with the amended Easement Agreement.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Grantor and City hereby agree as follows:

Definitions. All capitalized terms used in this First Amendment that are not defined in this First Amendment shall have the meanings ascribed to them in the Easement Agreement.

Substitution of Legal Description for Offer of Improvements. Exhibit A to the Offer of Improvements (“**Legal Description**”) is deleted and replaced with Exhibit B to this First Amendment (“**Substituted Offer of Improvements Legal Description**”).

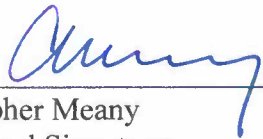
Runs with the Land; Ratification. The provisions of this First Amendment shall run with the land, burden the Easement Area, and bind and inure to the benefit of the respective successors and assigns of Grantor and City. The parties ratify and confirm all of the provisions of the Easement Agreement, as modified by this First Amendment. The execution of this First Amendment shall not constitute a release or waiver of any rights under the Easement Agreement.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, the parties have executed this First Amendment as of \_\_\_\_\_, 2022.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
A Delaware limited liability company

By:  \_\_\_\_\_  
Christopher Meany  
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 )

) ss

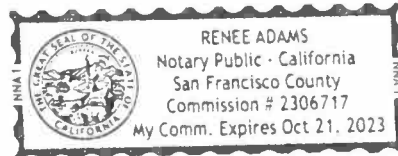
County of San Francisco )

On August 1, 2022, before me, Renee Adams, a notary public in and for said State, 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.

Signature Renee Adams (Seal)



**CITY:**

CITY AND COUNTY OF SAN FRANCISCO,  
A municipal corporation

By: \_\_\_\_\_  
Andrico Penick  
Director of Property

APPROVED AS TO FORM:

DAVID CHIU  
City Attorney

By: \_\_\_\_\_  
Charles Sullivan  
Deputy City Attorney

**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 )

) ss

County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a notary public in and for said State, personally appeared \_\_\_\_\_, 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.

Signature \_\_\_\_\_ (Seal)

**Exhibit A**

**Legal Description**

**[Attached]**

**SLT-UE #4**  
**LEGAL DESCRIPTION**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot R, 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:

**BEGINNING** at the westerly corner of Lot L as shown on said Final Transfer Map (see sheet 7 of 16), said point being on the common line of said Lot R and said Lot L, thence along said common line, North 62°19'00" East, 22.66 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, North 27°41'01" West, 268.76 feet;

Thence North 40°19'00" East, 151.56 feet to a point on the common line of said Lot R and Lot F as shown on said Final Transfer Map, said point being the beginning of a non-tangent curve concave northerly, whose radius point bears North 10°19'03" East;

Thence easterly along said common line, said curve having a radius of 50.00 feet, through a central angle of 60°00'04", for an arc length of 52.36 feet to the southerly common corner of said Lot F, said Lot R and Lot 11 as shown on said Final Transfer Map;

Thence along the common line of said Lot R and said Lot 11 and its' southwesterly prolongation, South 40°19'00" West, 178.00 feet;

Thence South 27°41'01" East, 251.89 feet to a point on the northeasterly prolongation of the northerly common line of said Lot L and said Lot R;

Thence along last said line, South 62°19'00" West, 25.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 10,401 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.

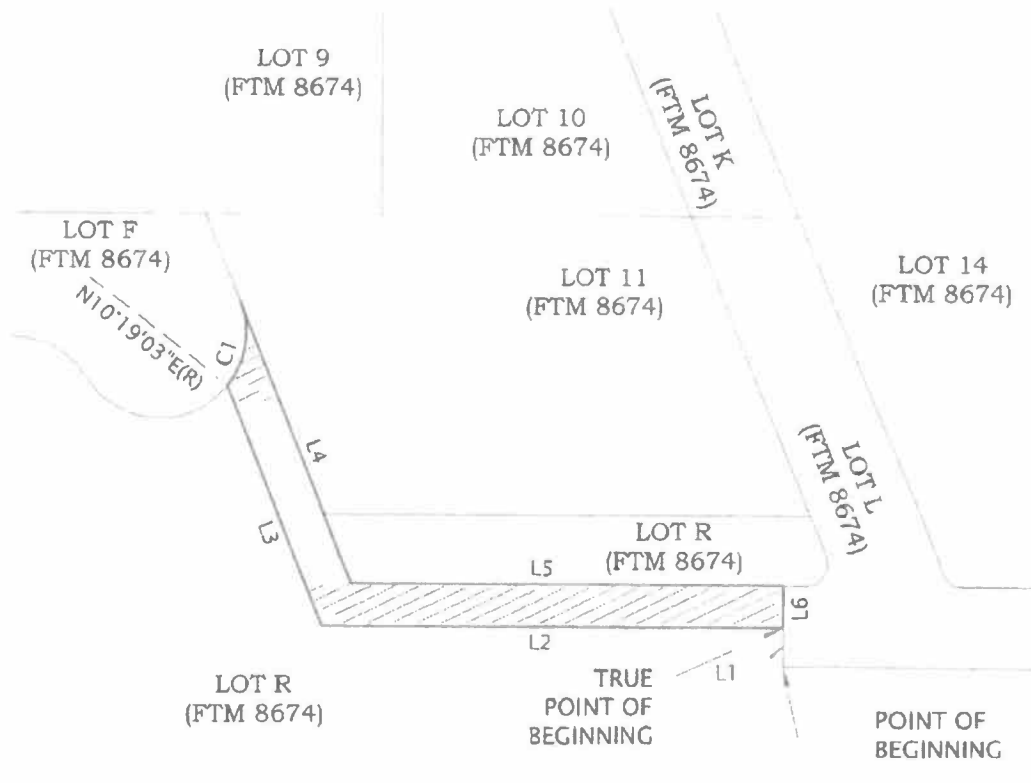


Alex M. Calder, PLS 8863



6/25/2018  
Date

**END OF DESCRIPTION**

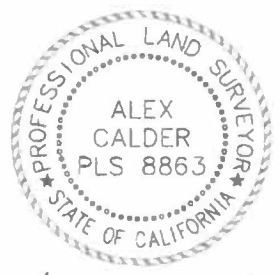


Curve Table

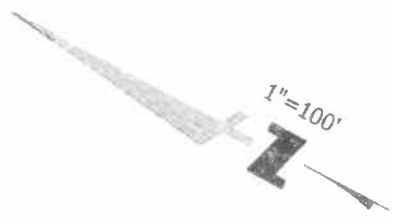
Curve #	Length	Radius	Delta
C1	52.36	50.00	60°00'04"

Line Table

Line #	Direction	Length
L1	N62°19'00"E	22.66
L2	N27°41'01"W	268.76
L3	N40°19'00"E	151.56
L4	S40°19'00"W	178.00
L5	S27°41'01"E	251.89
L6	S62°19'00"W	25.00



*Alex Calder*



ABBREVIATIONS

FTM FINAL TRANSFER MAP 8674  
 SQ.FT. SQUARE FEET

EASEMENT AREA 10,401 SQ.FT.±



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

Subject SLT-UE #4  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 06/25/18 Chkd AMC  
 SHEET 3 OF 3

PLOTTED BY: fish

**EXHIBIT B**

**Substituted Offer of Improvements Legal Description**



**REV. SLT-UE #4**  
**LEGAL DESCRIPTION**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lots F and J as said lots are shown on that certain Final Map No. 9235, filed for record on September 13, 2018, in Book 134 of Condominium Maps at pages 170-179, Official Records of said County, and being more particularly described as follows:

**COMMENCING** at the most westerly corner of Lot P as shown on said Final Map, said point also being common to said Lot F;

Thence along the common line of said Lots F and P, North 62°19'00" East, 22.00 feet to the **POINT OF BEGINNING** of this description;

Thence leaving said common line, North 27°41'00" West, 315.05 feet;

Thence North 40°19'00" East, 182.24 feet

Thence South 27°41'00" East, 26.96 feet;

Thence South 40°19'00" West, 155.27 feet;

Thence South 27°41'00" East, 298.19 feet to a common corner of said Lots F and P;

Thence southwesterly along the common line of said Lots F and P, South 62°19'00" West, 25.00 feet to the **POINT OF BEGINNING**.

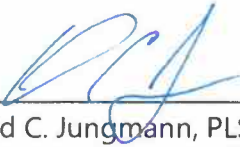
Containing 11,884 square feet or 0.27 acres, more or less.

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 Survey Maps at pages 147-157, Official Records of said County.

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.



David C. Jungmann, PLS 9267

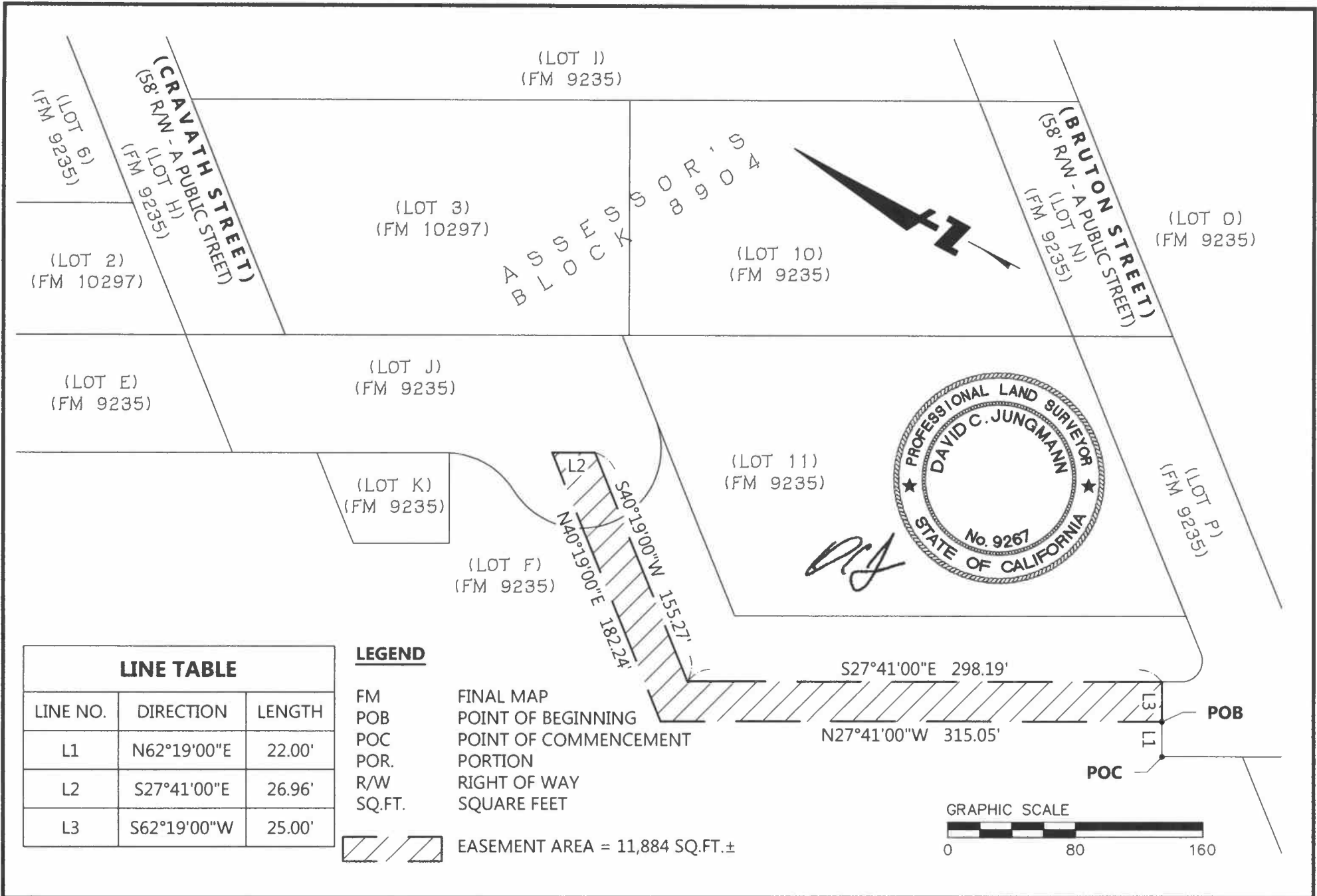


2/2/2022

Date

**END OF DESCRIPTION**

DRAWING NAME: K:\3004\10023\MapInfo\Plots and Legend\_PHASE 1 - EASEMENTS\2021-08 Phase 1 SLC Easements - Ave Palms\SET-IE No. 9\SET-IE No.4 - PLAT - Copy.dwg  
 PLOT DATE: 10-27-21  
 PLOTTED BY: smg



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N62°19'00"E	22.00'
L2	S27°41'00"E	26.96'
L3	S62°19'00"W	25.00'

**LEGEND**

FM FINAL MAP  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 POR. PORTION  
 R/W RIGHT OF WAY  
 SQ.FT. SQUARE FEET

EASEMENT AREA = 11,884 SQ.FT.±

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

SUBJECT EXHIBIT - PLAT TO ACCOMPANY  
**LEGAL DESCRIPTION**  
 JOB NO. 20200150  
 BY SGM APPR. SGM DATE 10/27/2021  
 3 OF 3

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