

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 F, J and 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 ("**TIDA**") is the fee owner of Lots F, J and 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 of the Official Records;

WHEREAS, TIDA and the City entered into an Easement Agreement (Public Utility Easement in ROW, City Facilities on Land Subject to the Public Trust) recorded in the Official Records on September 13, 2018 as Document number 2018-K672367 ("**Easement Agreement**"), by which TIDA granted to City a perpetual public utility easement for City-owned facilities over a portion of the Property, referred to therein as "LOT ST-F";

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-K672323 (“**Offer of Improvements**”); and

WHEREAS, TIDA and the 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:

1. 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.

2. 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**”).

3. 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]

April 20, 2015

LEGAL DESCRIPTION – Lot ST-F

All that real property situate in the City and County of San Francisco, State of California and being a portion of that certain parcel of land described as the Tidelands and Submerged Lands in San Francisco Bay known as Treasure Island, as described in that certain Final Judgment of Condemnation, filed April 3, 1944, in the District Court of the United States in and for the Northern District of California, Southern Division, Case Number 22164-G, recorded April 10, 1944 in Book 4034, Page 349, in the office of the Recorder of the said City and County of San Francisco (hereinafter referred to as Case 22164-G);

Commencing at a monument established near the westerly end of Yerba Buena Island by the United States Coast and Geodetic Survey designated and known as Station Goat. Said monument being described in the above referenced Case 22164-G and being shown on a certain Record of Survey entitled "Record of Survey Being a Portion of Yerba Buena Island and Treasure Island City and County of San Francisco California" filed for record July 15, 2003 in Book AA of maps at pages 85 through 95, inclusive.

Thence along the westerly line of said parcel of land known as Treasure Island, North 28°02'51" West, 3018.10 feet;

Thence leaving said westerly line, North 61°57'09" East, 1250.42 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North 40°19'00" East, 78.73 feet;

Thence South 27°41'02" East, 274.36 feet;

Thence South 40°19'00" West, 55.30 feet to the beginning of a tangent curve to the right;

Thence along said curve, with a radius of 50.00 feet, through a central angle of 169°59'40" and an arc length of 148.35 feet to a point of reverse curvature;

Thence along said curve, with a radius of 50.00 feet, through a central angle of 57°59'40" and an arc length of 50.61 feet;

Thence North 27°41'00" West, 134.42 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 23,797 square feet or 0.55 acres, more or less.

The bearings and distances in this description are based on the City and County of San Francisco 2013 plane coordinate system.

A plat showing the above-described parcel is attached hereto and made a part hereof.

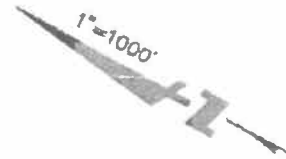
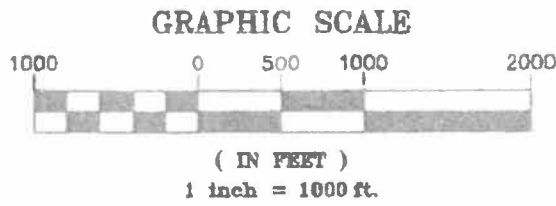
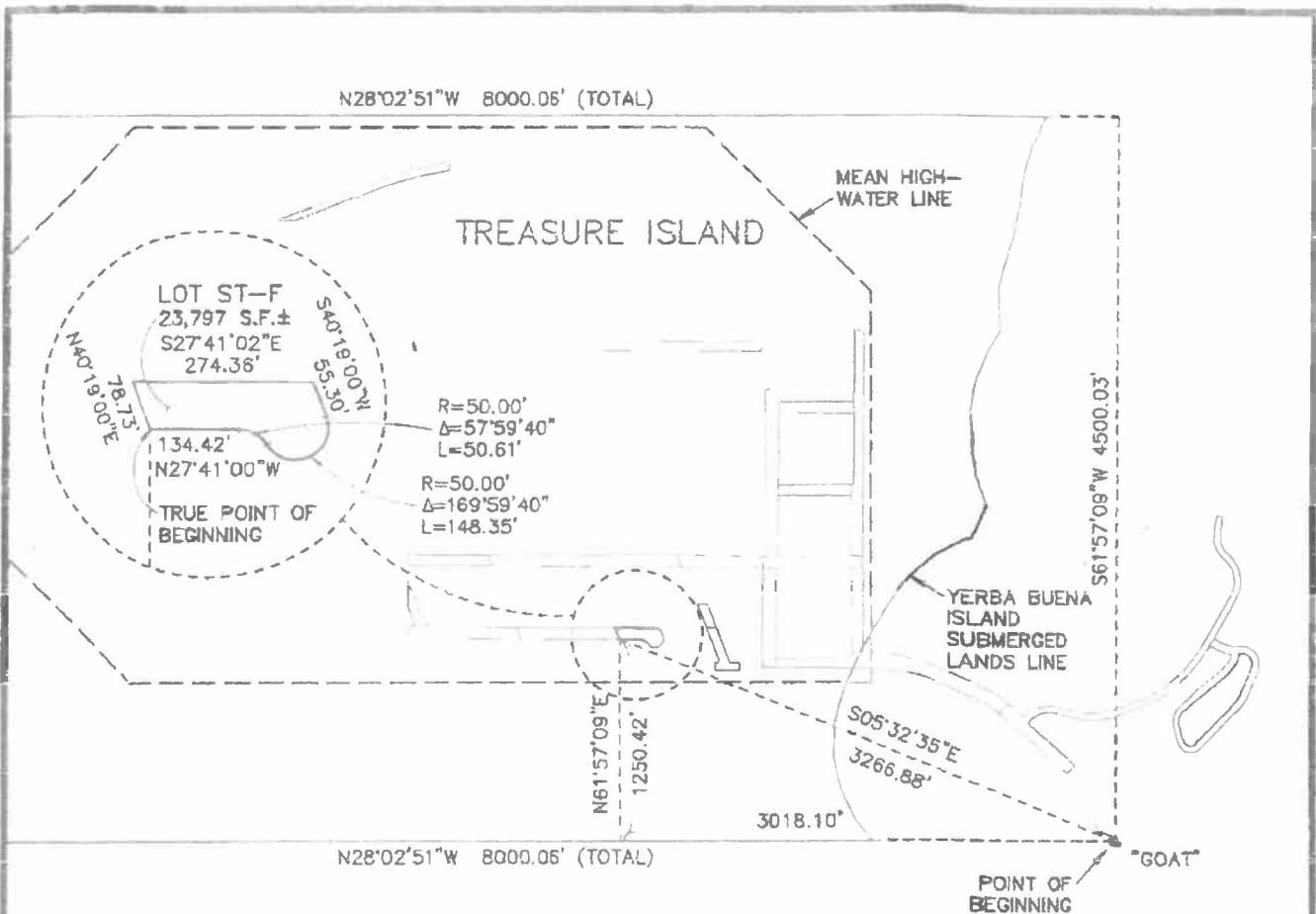
This description was prepared by me or under my direction in conformance with requirements of the Professional Land Surveyors' Act.


Billy Martin, PLS 5797



9.3.2015
Dated

END OF DESCRIPTION



PACIFIC LAND SURVEYS

Subject LOT ST-F
 Job No. 20140015
 By CRM Date 9/2/15 Chkd. BM
 SHEET 1 OF 1

EXHIBIT B

Substituted Offer of Improvements Legal Description



**REV. LOT ST-F
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, J, and 11 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:

BEGINNING at the most easterly corner of Lot E as shown on said Final Map, said point also being common to Lots H and J of said Map;

Thence southeasterly along the northeasterly lines of said Lot J and Lot 11, as shown on said Map, South 27°41'00" East, 557.55 feet to the northwesterly line of line of Lot P as shown on said Map;

Thence along said northwesterly line, South 40°19'00" West, 71.18 feet;

Thence leaving said northwesterly line, North 27°41'00" West, 326.93 feet;

Thence South 62°19'00" West, 7.00 feet;

Thence North 27°41'00" West, 91.66 feet;

Thence South 62°19'00" West, 0.03 feet to a non-tangent curve concave southwesterly whose radius bears South 64°16'34" West;

Thence along said non-tangent curve having a radius of 50.00 feet, through a central angle of 1°57'34", for an arc length of 1.71 feet;

Thence North 27°41'00" West, 134.42 feet to the common line of said Lots J and E;

Thence along said common line, North 40°19'00" East, 78.73 feet to the **POINT OF BEGINNING**.

Containing 38,402 square feet or 0.88 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.

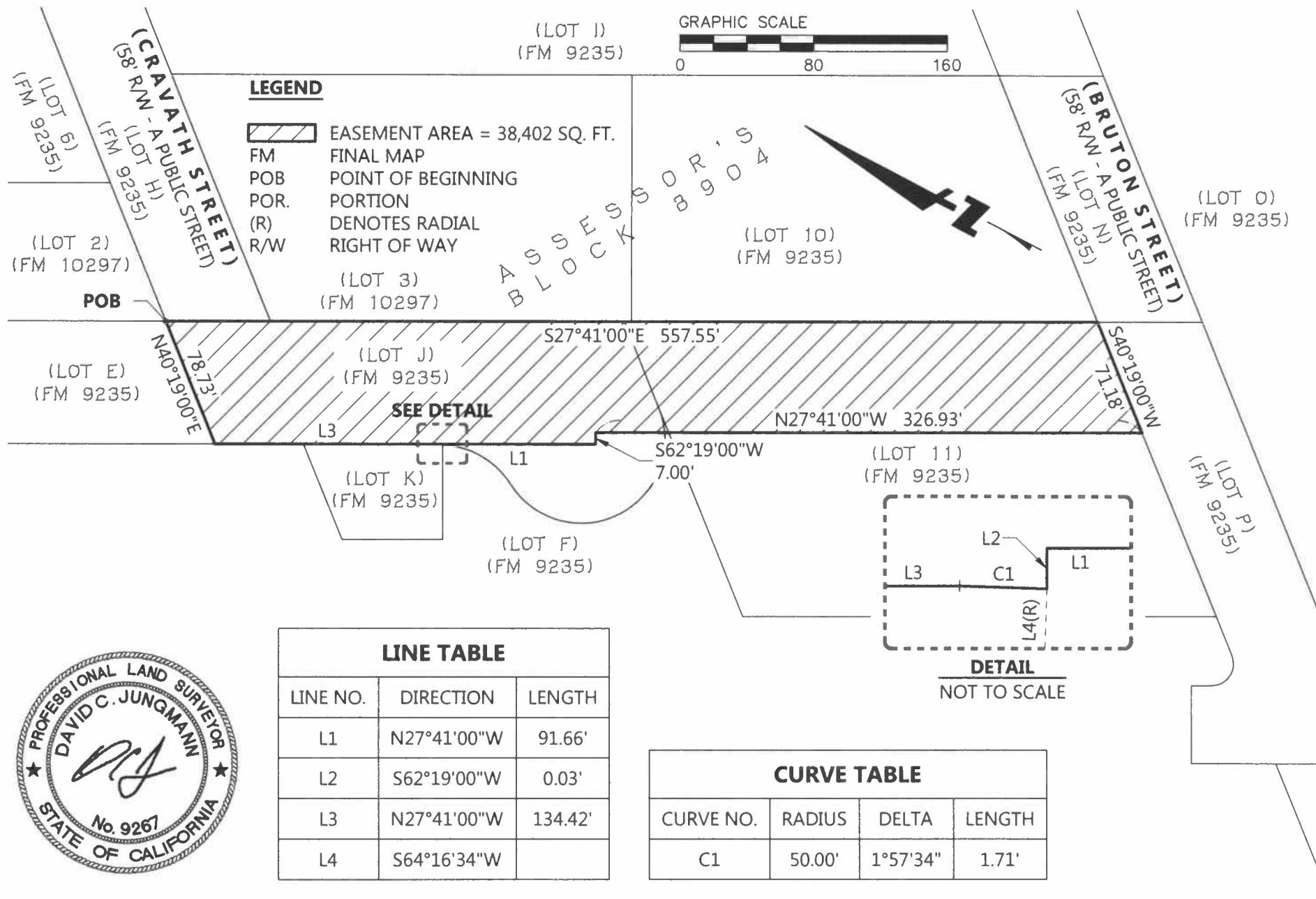


David C. Jungmann, PLS 9267



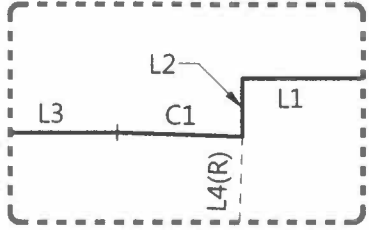
2/2/2022
Date

END OF DESCRIPTION



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N27°41'00"W	91.66'
L2	S62°19'00"W	0.03'
L3	N27°41'00"W	134.42'
L4	S64°16'34"W	

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	1°57'34"	1.71'



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. 20210150
 BY SGM APPR. SGM DATE 10/27/2021
 3 OF 3

DRAWING NAME: K:\2021\100925\MapInfo\Plots and Legend\PLATE 1 - CAD\2021\2021-08\Plate 1 - SEC Easements - Ave Palms\LOT B\LOT B - PLAT.dwg
 PLOT DATE: 10-27-21
 PLOTTED BY: [unclear]

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