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City and County of San Francisco
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San Francisco, CA 94102

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SAN FRANCISCO ASSESSOR-RECORDER

APN: 1939-087 (Lot J), 8949-002 (Lot 2)

Situs: Final Map No. 9228, Portions of Lots J and 2

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 19, 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 22nd 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 _____

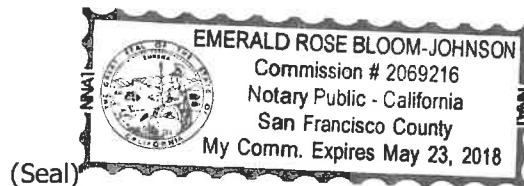


Exhibit A
Legal Description
[Attached]



ENGINEERS
SURVEYORS
PLANNERS



December 18, 2017
Project No. 20140015-50

SLT-UE #21
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 SPT1.6 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 northeasterly corner of Lot 24 as shown on said map (see sheet 13 of 16), said point being on the southerly line of Lot X as shown on said map;

Thence along said southerly line of Lot X, North $84^{\circ}37'28''$ East, 43.01 feet; to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing on along last said southerly line the following two courses:

1. North $84^{\circ}37'28''$ East, a distance of 35.63 feet to the beginning of a tangent curve to the left;
2. Along said curve having a radius of 109.00 feet, through a central angle of $04^{\circ}55'53''$, for an arc length of 9.38 feet;

Thence leaving said southerly line, South $05^{\circ}22'32''$ East, 15.30 feet to the westerly line of Lot 21 as shown on said map;

Thence along said westerly line of said Lot 21 the following three courses:

1. South $05^{\circ}22'32''$ East, a distance of 53.40 feet; to the beginning of a tangent curve to the left;
2. Along said curve having a radius of 85.00 feet, through a central angle of $13^{\circ}01'32''$, for an arc length of 19.32 feet;
3. South $46^{\circ}34'45''$ East, 3.71 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $79^{\circ}52'36''$ East;

Thence leaving said westerly line southeasterly along said curve having a radius of 37.50 feet, through a central angle of $48^{\circ}16'58''$, for an arc length of 31.60 feet;

Thence South $58^{\circ}24'22''$ East, 6.85 feet;

Thence North $31^{\circ}35'38''$ East, 2.00 feet;

Thence South $58^{\circ}24'22''$ East, 11.87 feet to the beginning of a tangent curve to the right;



Thence along said curve having a radius of 69.50 feet, through a central angle of $03^{\circ}31'41''$, for an arc length of 4.28 feet to the said westerly line of Lot 21;

Thence along said westerly line of said Lot 21 the following two courses:

1. South $46^{\circ}34'45''$ East, 1.32 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $43^{\circ}25'14''$ East;
2. Thence southeasterly along said curve having a radius of 500.02 feet, through a central angle of $01^{\circ}54'17''$, for an arc length of 16.62 feet to the beginning of a non-tangent curve concave westerly, whose radius point bears South $49^{\circ}57'17''$ West;

Thence leaving said westerly line and southerly along said curve having a radius of 69.50 feet, through a central angle of $40^{\circ}37'08''$, for an arc length of 49.27 feet;

Thence South $00^{\circ}34'26''$ West, 41.45 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 89.50 feet, through a central angle of $29^{\circ}33'45''$, for an arc length of 46.18 feet;

Thence South $77^{\circ}14'19''$ East, 100.81 feet;

Thence South $17^{\circ}41'21''$ East, 188.08 feet;

Thence South $38^{\circ}02'36''$ West, 89.24 feet to a point on the common line of said Parcel SPT1.6 and Parcel 57935.1 as described in Document Number 2000-G855531 Official Records of said County;

Thence along said common line the following two courses:

1. North $49^{\circ}40'38''$ West, 18.98 feet;
2. South $40^{\circ}19'22''$ West, 67.34 feet;

Thence leaving said common line, North $51^{\circ}57'24''$ West, 38.36 feet;

Thence North $38^{\circ}02'36''$ East, 124.05 feet;

Thence North $17^{\circ}41'21''$ West, 122.03 feet;

Thence North $77^{\circ}14'19''$ West, 121.42 feet;



Thence South $65^{\circ}33'12''$ West, 33.11 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 70.00 feet, through a central angle of $37^{\circ}11'45''$, for an arc length of 45.44 feet;

Thence North $77^{\circ}15'03''$ West, 97.96 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North $12^{\circ}45'41''$ East;

Thence northwesterly along said curve having a radius of 70.10 feet, through a central angle of $51^{\circ}31'52''$, for an arc length of 63.05 feet;

Thence North $27^{\circ}15'03''$ West, 44.96 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 45.00 feet, through a central angle of $45^{\circ}59'09''$, for an arc length of 36.12 feet;

Thence North $73^{\circ}14'12''$ West, 9.05 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 95.00 feet, through a central angle of $05^{\circ}54'27''$, for an arc length of 9.80 feet;

Thence North $79^{\circ}08'39''$ West, 100.89 feet;

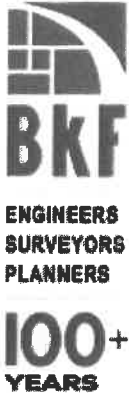
Thence North $70^{\circ}58'07''$ West, 122.74 feet to the common line of said Lot 24 and said Parcel SPT1.6 and to the beginning of a non-tangent curve concave northerly, whose radius point bears North $10^{\circ}26'05''$ East;

Thence along said common line the following two courses:

1. Easterly along said curve having a radius of 865.83 feet, through a central angle of $06^{\circ}36'02''$, for an arc length of 99.74 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North $03^{\circ}21'46''$ East;
2. Easterly along said curve having a radius of 569.25 feet, through a central angle of $03^{\circ}45'23''$, for an arc length of 37.32 feet;

Thence leaving said common line, South $79^{\circ}08'39''$ East, 58.53 feet;

Thence North $10^{\circ}51'21''$ East, 14.91 feet to last said common line and the beginning of a non-tangent curve concave northerly, whose radius point bears North $06^{\circ}28'33''$ West;



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Thence easterly along said common line, said curve having a radius of 569.26 feet, through a central angle of 23°32'43", for an arc length of 233.93 feet to the common line of said Lot 24 and SPT 1.6;

Thence along the said common line North 05°22'32" West, 8.96 feet;

Thence leaving said common line, North 85°49'31" East, 43.02 feet;

Thence North 05°22'32" West, 67.89 feet to the **TRUE POINT OF BEGINNING.**

Containing 97,087 square feet or 2.23 acres, more or less.

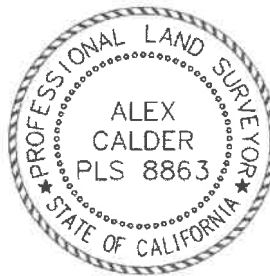
Horizontal Datum & Reference System

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 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.

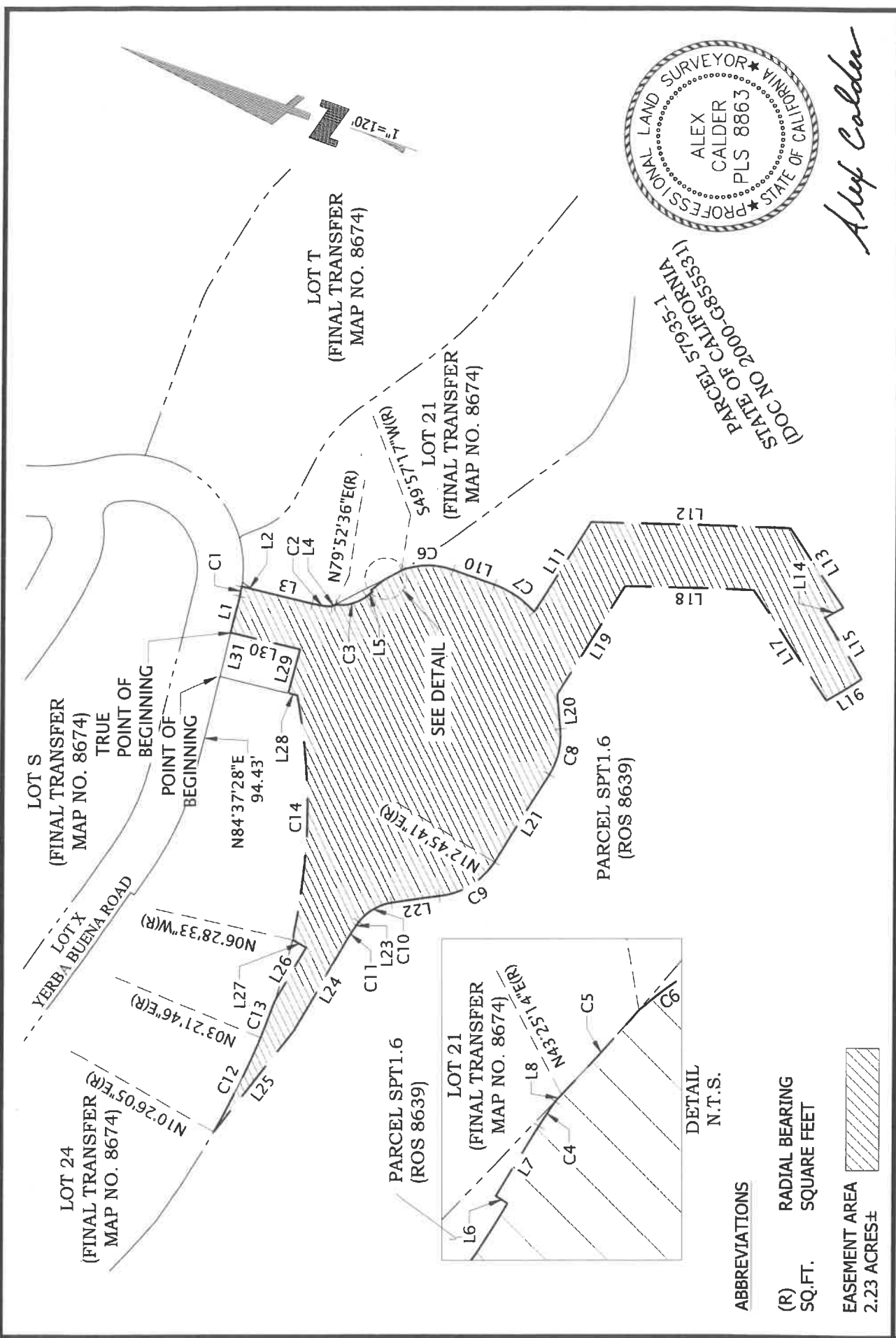
Alex M. Calder, PLS 8863



12/18/2017

Date

END OF DESCRIPTION



Alex Calder

Subject SLT-UE#21
 PLAT TO ACCOMPANY DESCRIPTION
 Job No. 20140015
 By DCJ Date 12/18/17 Chkd. AMC
 SHEET 5 OF 6

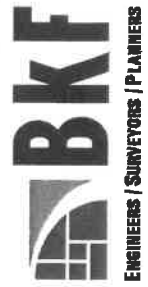
255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
 650-482-6399 (FAX)



Line Table		
Line #	Direction	Length
L1	N84°37'28"E	35.63
L2	S05°22'32"E	15.30
L3	S05°22'32"E	53.40
L4	S46°34'45"E	3.71
L5	S58°24'22"E	6.85
L6	N31°35'38"E	2.00
L7	S58°24'22"E	11.87
L8	S46°34'45"E	1.32
L10	S00°34'26"W	41.45
L11	S77°14'19"E	100.81
L12	S17°41'21"E	188.08
L13	S38°02'36"W	89.24
L14	N49°40'38"W	18.98
L15	S40°19'22"W	67.34
L16	N51°57'24"W	38.36
L17	N38°02'36"E	124.05
L18	N17°41'21"W	122.03
L19	N77°14'19"W	121.42
L20	S65°33'12"W	33.11
L21	N77°15'03"W	97.96

Line Table		
Line #	Direction	Length
L22	N27°15'03"W	44.96
L23	N73°14'12"W	9.05
L24	N79°08'39"W	100.89
L25	N70°58'07"W	122.74
L26	S79°08'39"E	58.53
L27	N10°51'21"E	14.91
L28	N05°22'32"W	8.96
L29	N85°49'31"E	43.02
L30	N05°22'32"W	67.89
L31	N84°37'28"E	43.01

Curve Table				
Curve #	Length	Radius	Delta	
C1	9.38	109.00	4°55'53"	
C2	19.32	85.00	13°01'32"	
C3	31.60	37.50	48°16'58"	
C4	4.28	69.50	3°31'41"	
C5	16.62	500.02	1°54'17"	
C6	49.27	69.50	40°37'08"	
C7	46.18	89.50	29°33'45"	
C8	45.44	70.00	37°11'45"	
C9	63.05	70.10	51°31'52"	
C10	36.12	45.00	45°59'09"	
C11	9.80	95.00	5°54'27"	
C12	99.74	865.83	6°36'02"	
C13	37.32	569.25	3°45'23"	
C14	233.93	569.26	23°32'43"	



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Job No. 20140015

By DCJ Date 12/18/17 Chkd. AMC

SHEET 6 OF 6