

NO RECORDING FEE

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and When Recorded Mail To:

City and County of San Francisco  
Director of Property  
25 Van Ness Avenue  
Suite 400  
San Francisco, CA 94102

CONFORMED COPY of document recorded  
04/19/2018, 2018K602961  
on \_\_\_\_\_ with document no \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

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APN: 8954-003

Situs: Final Transfer Map No. 9228, Lot G

**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 24, 2018 between TI Series 1 and the Offerees.

The property where the improvements are located is shown on Exhibit A hereto, constituting TI Series 1 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.

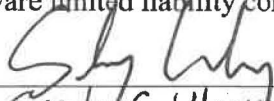
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

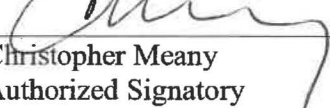
[SIGNATURES ON FOLLOWING PAGE]

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.

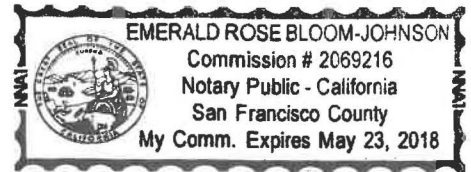
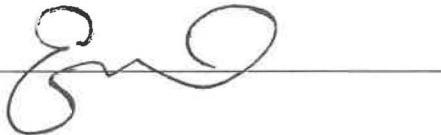
State of CALIFORNIA  
County of SAN FRANCISCO

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

100+  
YEARS

February 5, 2018  
Project No. 20140015-50

## LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 23 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** on the southerly line of Lot V (Macalla Road) as shown on said map (see sheet 16 of 16), at the westerly terminus of that certain course shown as "N66°36'20"E, 81.38'" on said map;

Thence along said southerly line, North 66°36'20" East, 23.19 feet to the **TRUE POINT OF BEGINNING**

Thence continuing along said southerly line the following two courses:

1. North 66°36'20" East, 58.19 feet to the beginning of a tangent curve to the right;
2. Along said curve having a radius of 212.00 feet, through a central angle of 00°29'18", for an arc length of 1.81 feet;

Thence leaving said southerly line, South 23°23'40" East, 30.00 feet;

Thence South 66°36'20" West, 60.00 feet;

Thence North 23°23'40" West, 30.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,801 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.



**ENGINEERS  
SURVEYORS  
PLANNERS**

**100+  
YEARS**

February 5, 2018  
Project No. 20140015-50

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

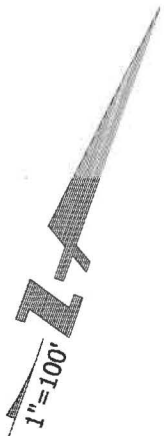
Alex M. Calder, LLS 8863



2/5/2018  
Date

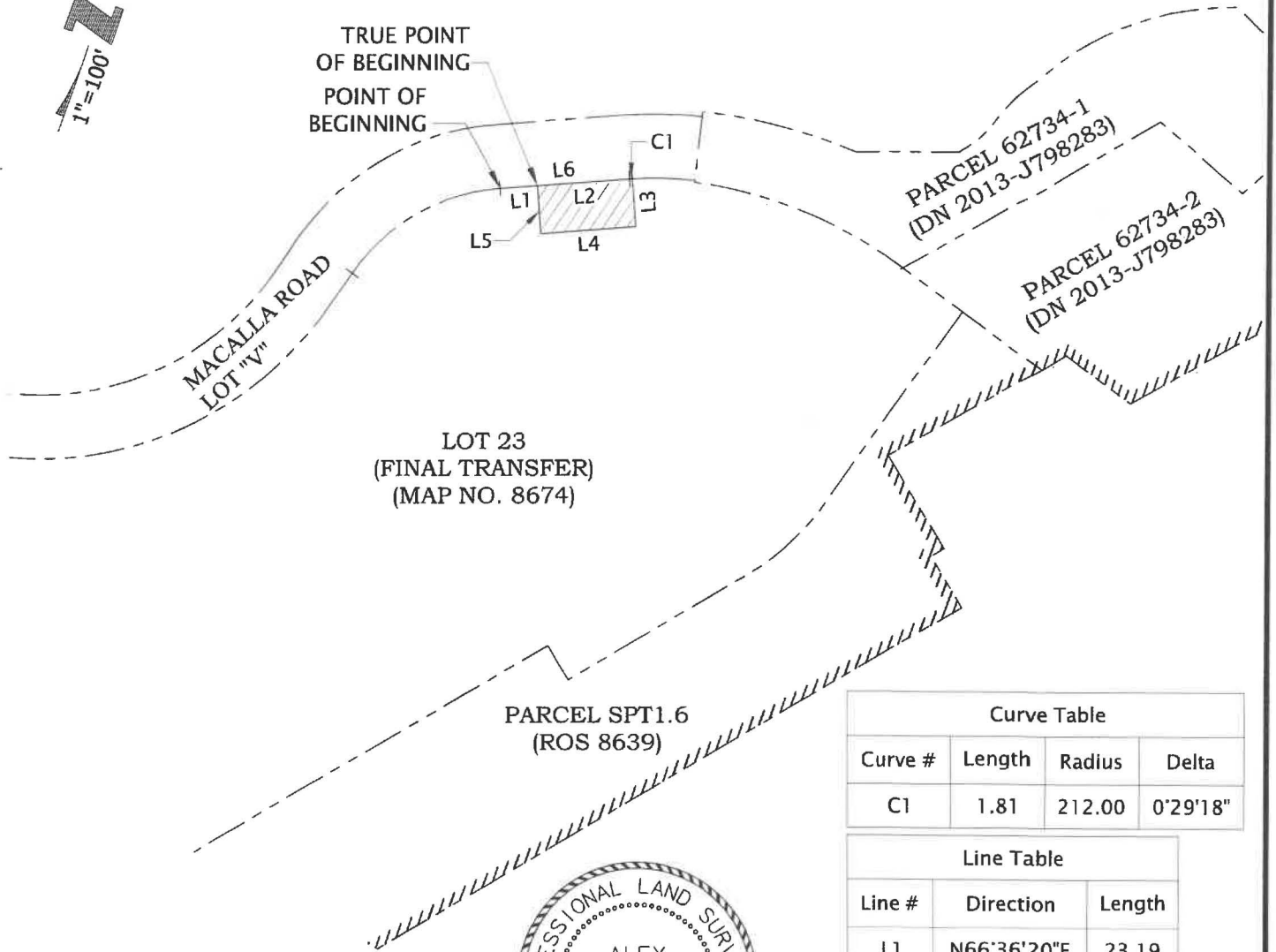
**END OF DESCRIPTION**

# EXHIBIT



PARCEL SPT1.6  
(ROS 8639)

TRUE POINT  
OF BEGINNING  
POINT OF  
BEGINNING



LOT 23  
(FINAL TRANSFER)  
(MAP NO. 8674)

PARCEL SPT1.6  
(ROS 8639)

| Curve Table |        |        |          |
|-------------|--------|--------|----------|
| Curve #     | Length | Radius | Delta    |
| C1          | 1.81   | 212.00 | 0°29'18" |

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | N66°36'20"E | 23.19  |
| L2         | N66°36'20"E | 58.19  |
| L3         | S23°23'40"E | 30.00  |
| L4         | S66°36'20"W | 60.00  |
| L5         | N23°23'40"W | 30.01  |
| L6         | N66°36'20"E | 81.38  |



*Alex Calder*

**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

LOT G AREA  
1,801 SQ.FT.±



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

Subject EXHIBIT  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
Job No. 20140015  
By DCJ Date 2/5/18 Chkd AMC  
SHEET 3 OF 3

PLOTTED BY: Jung