

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

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.

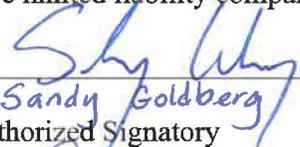
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

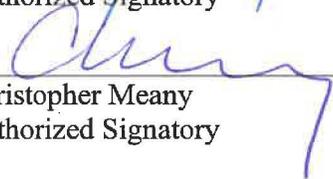
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 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.

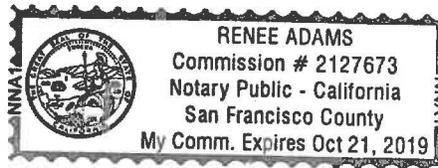
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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 _____

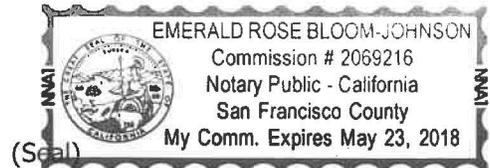



Exhibit A
Legal Description
[Attached]



ENGINEERS
SURVEYORS
PLANNERS



**EXHIBIT S1
LEGAL DESCRIPTION**

EASEMENT

All that certain real property situate in the City and County of San Francisco, State of California, described as follows being a portion of Parcel N1.6 as shown on that Record of Survey recorded May 29, 2015 as Document No. 2015K068760 in Book FF of Surveys at Page 62-78 of said county and also being a portion of Parcel N1.6 as described in that certain quitclaim deed recorded October 26, 2000 as Document No. 2000-G855531, Official Records of said county, being more particularly described as follows;

BEGINNING at the common corner of Parcel SPT1.6, Lot T and Parcel 57935-1 as shown on said map (see sheet 14 of 16), said corner being the **TRUE POINT OF BEGINNING** of this description;

Thence along the common line of said Parcel SPT1.6 and Parcel 57935-1 (Interstate 80), North 40°19'22" East, 25.05 feet;

Thence leaving said common line, South 53°13'15" East, 101.17 feet to the southerly line of said Parcel 57935-1;

Thence along the said southerly line, South 40°19'22" West, 25.05 feet;

Thence leaving said southerly line, North 53°13'15" West, 101.17 feet to said common line and the **TRUE POINT OF BEGINNING**.

Containing 2,529 square feet, more or less.

The lower elevation of this real property is 270.00 feet (1933 Mean Lower Low Water Datum) so as to coincide with the upper elevation established by that certain Quitclaim Deed recorded October 26, 2000, as Document Number 2000G855531-00, Official Records of the City and County of San Francisco, State of California.

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.



ENGINEERS
SURVEYORS
PLANNERS

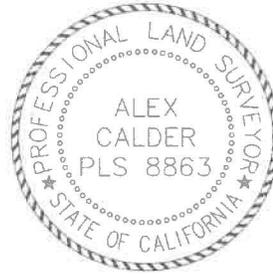
100+
YEARS

December 14, 2017
Project No. 20140015-50

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



12/14/2017
Date

END OF DESCRIPTION

THE LOWER ELEVATION OF THIS REAL PROPERTY IS 270.00 FEET (1933 MEAN LOWER LOW WATER DATUM) SO AS TO COINCIDE WITH THE UPPER ELEVATION ESTABLISHED BY THAT CERTAIN QUITCLAIM DEED RECORDED OCTOBER 26, 2000, AS DOCUMENT NUMBER 2000-G855531, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

LOT "T"
(FINAL TRANSFER)
(MAP NO. 8674)

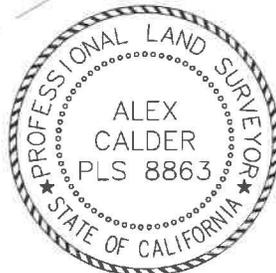
LOT 21
(FINAL TRANSFER)
(MAP NO. 8674)

PARCEL SPT1.6
(FINAL TRANSFER)
(MAP NO. 8674)

TRUE POINT OF BEGINNING

INTERSTATE-80

STATE OF CALIFORNIA
PARCEL 57935-1,
DOCUMENT NO.
2000-G855531 (FINAL
TRANSFER) (MAP NO.
8674) AND PARCEL
N1.6 AS SHOWN ON
THAT RECORD OF
SURVEY RECORDED
MAY 29, 2015 AS
DOCUMENT NO.
2015K068760 IN BOOK
FF OF SURVEYS AT
PAGE 62-78



Alex Calder

Line Table		
Line #	Direction	Length
L1	N40°19'22"E	25.05
L2	S53°13'15"E	101.17
L3	S40°19'22"W	25.05
L4	N53°13'15"W	101.17

ABBREVIATIONS

(R) RADIAL BEARING
SQ.FT. SQUARE FEET

EASEMENT AREA 2,529 SQ.FT.±

PLOTTED BY: f1eb



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

Subject EXHIBIT S1
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20140015
By DCJ Date 12/15/17 Chkd. AMC
SHEET 3 OF 3