

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

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

Situs:

OFFER OF IMPROVEMENTS

YBI PHASE 1 INVESTORS, LLC, a Delaware limited liability company (“**YBI Phase 1 Investors**”), 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, as amended, between YBI Phase 1 Investors 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.

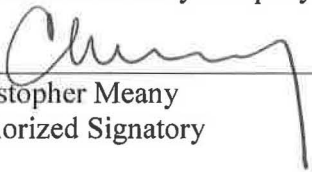
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of June, 2020.

GRANTOR:

YBI PHASE 1 INVESTORS, 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

County of San Francisco

On June 5, 2020 before me, Renee Adams, Notary Public, 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 of Notary Public

(Notary Seal)

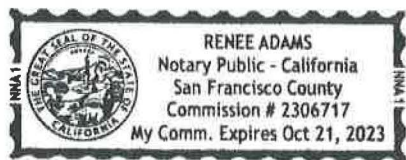


Exhibit A

Legal Description

EXHIBIT B
PUE

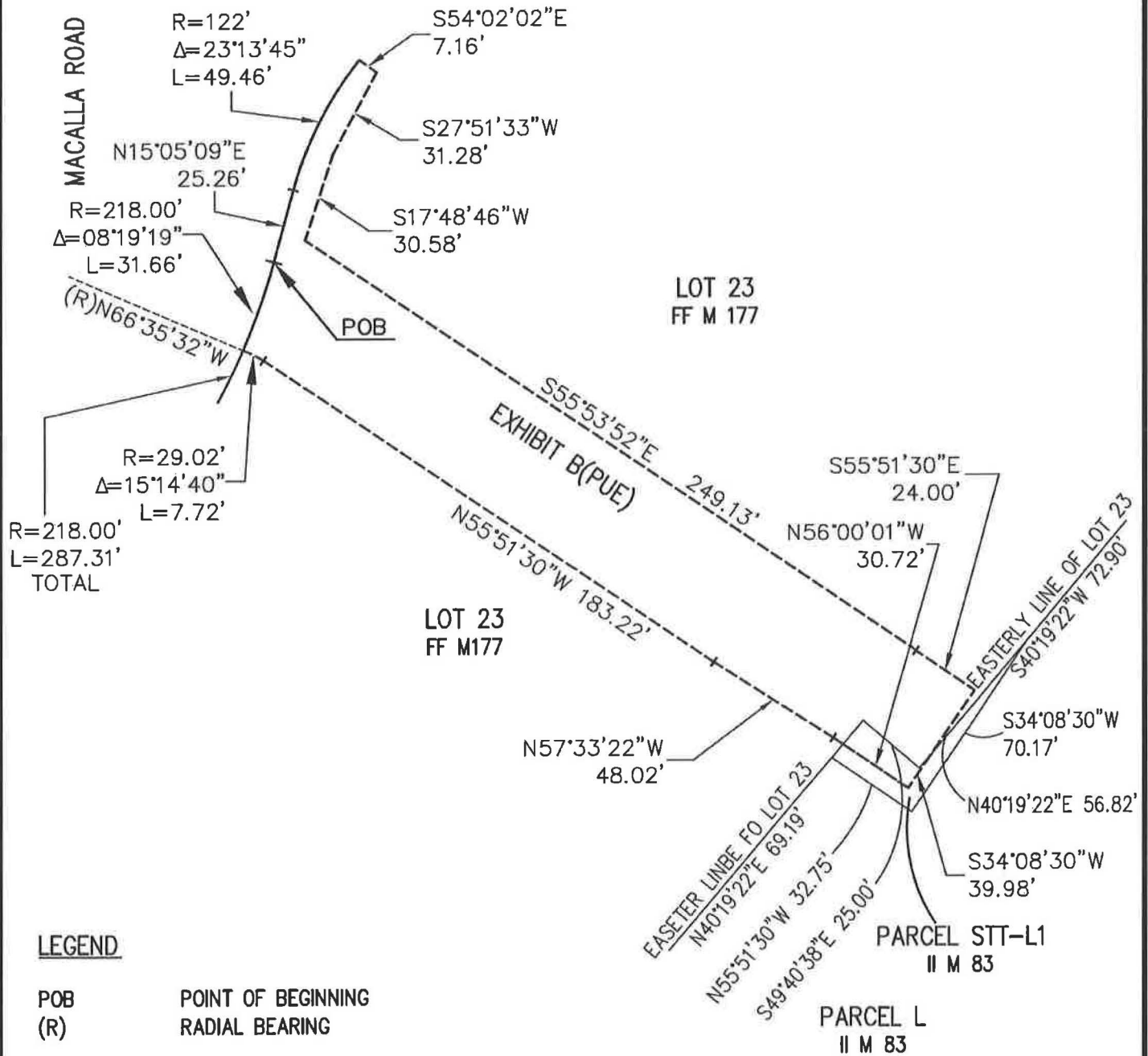
A public utility easement over a portion of Lot 23, Final Transfer Map No. 8674, recorded December 7, 2015 in Book FF of Survey Maps at pages 177 through 192 and a portion of Parcel STT-L1, Record of Survey No. 10106 recorded February 05, 2020 in Book II of survey Maps at pages 83 and 84 in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at the northerly terminus of that certain curve concave westerly and having a radius of 218.00 feet, and a length of 287.31 feet, said curve being the Northerly line of said lot 23 on said Final Transfer Map No. 8674; thence North 15°05'09" East tangent to said curve and along said northerly line 25.26 feet to the beginning of a tangent curve concave southeasterly and having a radius of 122.00 feet; thence northeasterly along said curve and along said northerly line through a central angle of 23°13'45" and an arc length of 49.46 feet; thence South 54°02'02" East 7.16 feet; thence South 27°51'33" West 31.28 feet; thence South 17°48'46" West 30.58 feet; thence South 55°53'52" East 249.13 feet; thence South 55°51'30" East 24.00 feet; thence South 34°08'30" West 39.98 feet; thence North 56°00'01" West 30.72 feet; thence North 57°33'22" West, 48.02 feet; thence North 55°51'30" West, 183.22 feet to the beginning of a tangent curve concave southerly and having a radius of 29.02 feet; thence westerly along said curve through a central angle of 15°14'40" and arc length of 7.72 feet to the westerly line of said Lot 23 and a point on the above referenced curve concave westerly and having a radius of 218.00 feet, a radial line to said curve bears North 66°35'32" West; thence northerly along said curve and along said westerly line through a central angle of 08°19'19" an arc length of 31.66 feet to the point of beginning.

Containing 11,896 square feet more or less



SCALE: 1"=50'



LEGEND

POB POINT OF BEGINNING
 (R) RADIAL BEARING

6431

KCA ENGINEERS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

EXHIBIT B(PUE) EASEMENT DIAGRAM
YERBA BUENA ISLAND-Y4

DATE:
JUNE 2020

1 OF 1

EXHIBIT E
PUE

A public utility easement over that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 23 of that Final Transfer Map No. 8674 recorded December 7, 2015 in Book FF of Survey Maps at pages 177 through 192 in the Office of the Recorder of the City and County of San Francisco, described as follows:

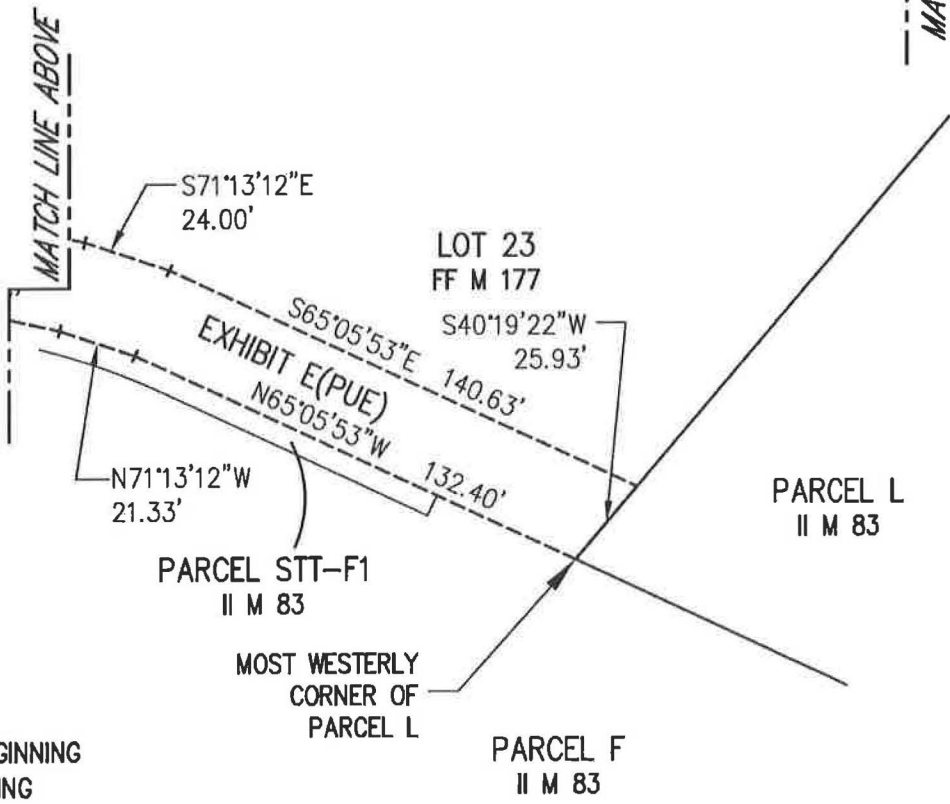
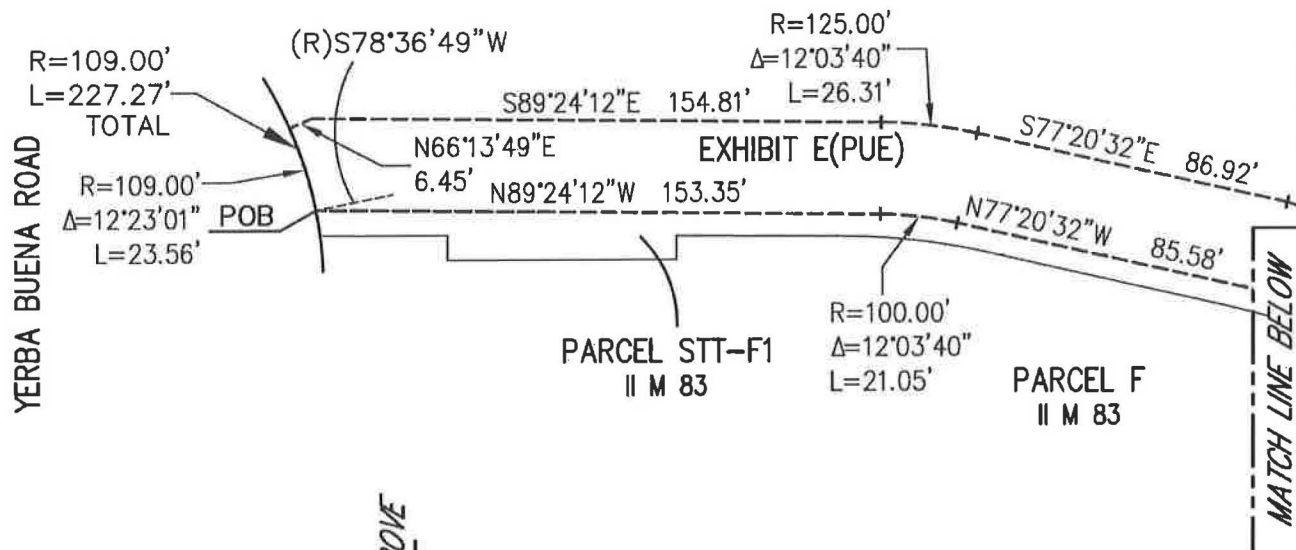
Beginning at the westerly terminus of that certain course having a bearing of North 89°24'12" West and a length of 153.35 feet, being the southerly line of Lot 23 as shown on Final Transfer Map No. 8674, said westerly terminus is located on the westerly line of said Lot 23 in a curve concave westerly and having a radius of 109.00 feet and a length of 227.27 feet (a radial line from said curve bears South 78°36'49" West); then northerly along the westerly line of said Lot 23 as shown on said map and along said curve having a radius of 109.00 feet, through a central angle of 12°23'01", an arc length of 23.56 feet; thence leaving said westerly line, North 66°13'49" East, 6.45 feet; thence South 89°24'12" East, 154.81 feet to the beginning of a tangent curve concave southerly and having a radius of 125.00 feet; thence easterly along said curve, through a central angle of 12°03'40", an arc length of 26.31 feet; thence South 77°20'32" East, 86.92 feet; thence South 71°13'12" East 24.00 feet; thence South 65°05'53" East, 140.63 feet to the westerly line of said Lot 23 as shown on the said map; thence along said easterly line, South 40°19'22" West, 25.93 feet to the southerly line of said Lot 23; thence along the southerly line of Lot 23 North 65°05'53" West, 132.40 feet; thence North 71°13'12" West, 21.33 feet; thence North 77°20'32" West, 85.58 feet to the beginning of a tangent curve concave southerly and having a radius of 100.00 feet; thence westerly along said curve through a central angle of 12°03'40" an arc length of 21.05 feet; thence North 89°24'12" West 153.35 feet to the Point of Beginning.

Containing 10,646 square feet more or less



SCALE: 1"=50'

LOT 23
FF M 177



LEGEND

POB POINT OF BEGINNING
(R) RADIAL BEARING

MOST WESTERLY
CORNER OF
PARCEL L

PARCEL F
II M 83

6431

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EXHIBIT E(PUE) EASEMENT DIAGRAM
YERBA BUENA ISLAND-Y4

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1 OF 1