

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

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

Situs:

**OFFER OF IMPROVEMENTS**

YBI PHASE 2 INVESTORS, LLC, a Delaware limited liability company (“**YBI Phase 2 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 2 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.

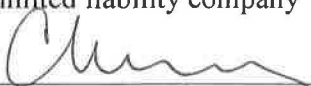
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

*[SIGNATURE ON FOLLOWING PAGE]*

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

**GRANTOR:**

YBI PHASE 2 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.

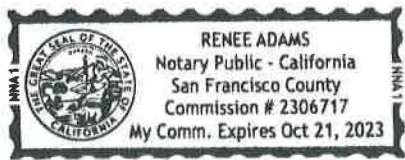
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Renee Adams*

Signature of Notary Public

(Notary Seal)



**Exhibit A**

**Legal Description**

EXHIBIT J1  
PUE

A public utility easement over a portion of Lot 21, 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, State of California, described as follows:

Commencing at the westerly end of that certain course having a bearing of North 81°21'18" West and a length of 44.39 feet as shown on said Final Transfer Map; said point being on the common boundary between said Lot 21 and Lot T of said Final Transfer Map; thence South 81°21'18" East along said common line 9.00 feet to the True Point of Beginning; thence continuing South 81°21'18" East, 14.00 feet; thence South 08°38'42" West 7.00 feet; thence North 81°21'18" West 14.00 feet; thence North 08°38'42" East 7.00 feet to the True Point of Beginning.

Containing 98 square feet more or less

EXHIBIT J2  
PUE

A public utility easement over a portion of Lot 21, 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, State of California, described as follows:

Commencing at the easterly end of that certain curve concave northerly and having a radius of 300.00 feet and an arc length of 75.76 feet as shown on said Final Transfer Map, said point being on the common boundary between said Lot 21 and Lot T of said Final Transfer Map; thence westerly along said curve through a central angle of  $07^{\circ}02'38''$  and an arc length of 36.88 feet to the True Point of Beginning; thence continuing along said common line and said curve, through a central angle of  $03^{\circ}22'00''$  an arc length of 17.63 feet; thence South  $30^{\circ}36'10''$  West 8.50 feet along a radial line to said curve to a point on a curve concave northerly and having a radius of 308.50 feet, a radial line to said curve bears North  $30^{\circ}36'10''$  East; thence easterly along said curve through a central angle of  $03^{\circ}22'00''$  an arc length of 18.13 feet; thence North  $27^{\circ}14'10''$  East on a radial line to said curve a distance of 8.50 feet to the True Point of Beginning.

Containing 152 square feet more or less



NOT TO SCALE

YERBA BUENA  
ROAD

LOT T  
FF M 177

J1

LOT 21  
FF M 177

J2

INTERSTATE 80

6431

**KCA ENGINEERS, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

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

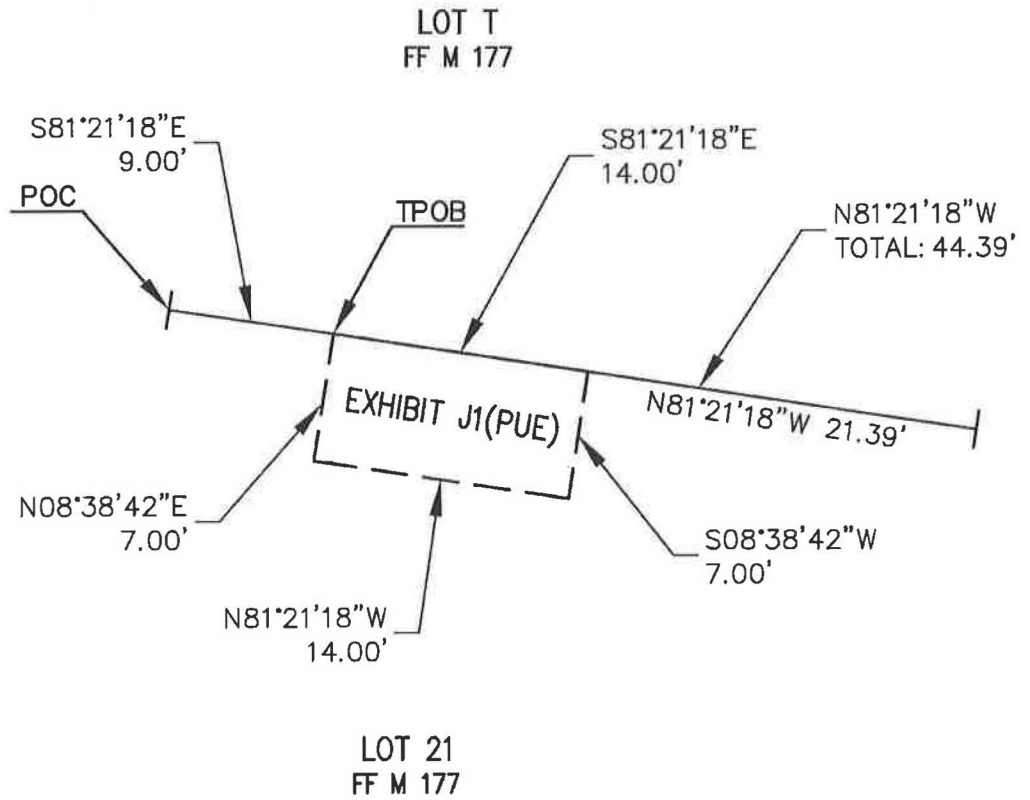
KEY MAP EASEMENT J1 AND J2  
YERBA BUENA ISLAND-Y4

DATE:  
JUNE 2020

1 OF 1



SCALE: 1"=10'



LEGEND

POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING

6431

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EXHIBIT J1(PUE) EASEMENT DIAGRAM  
YERBA BUENA ISLAND-Y4

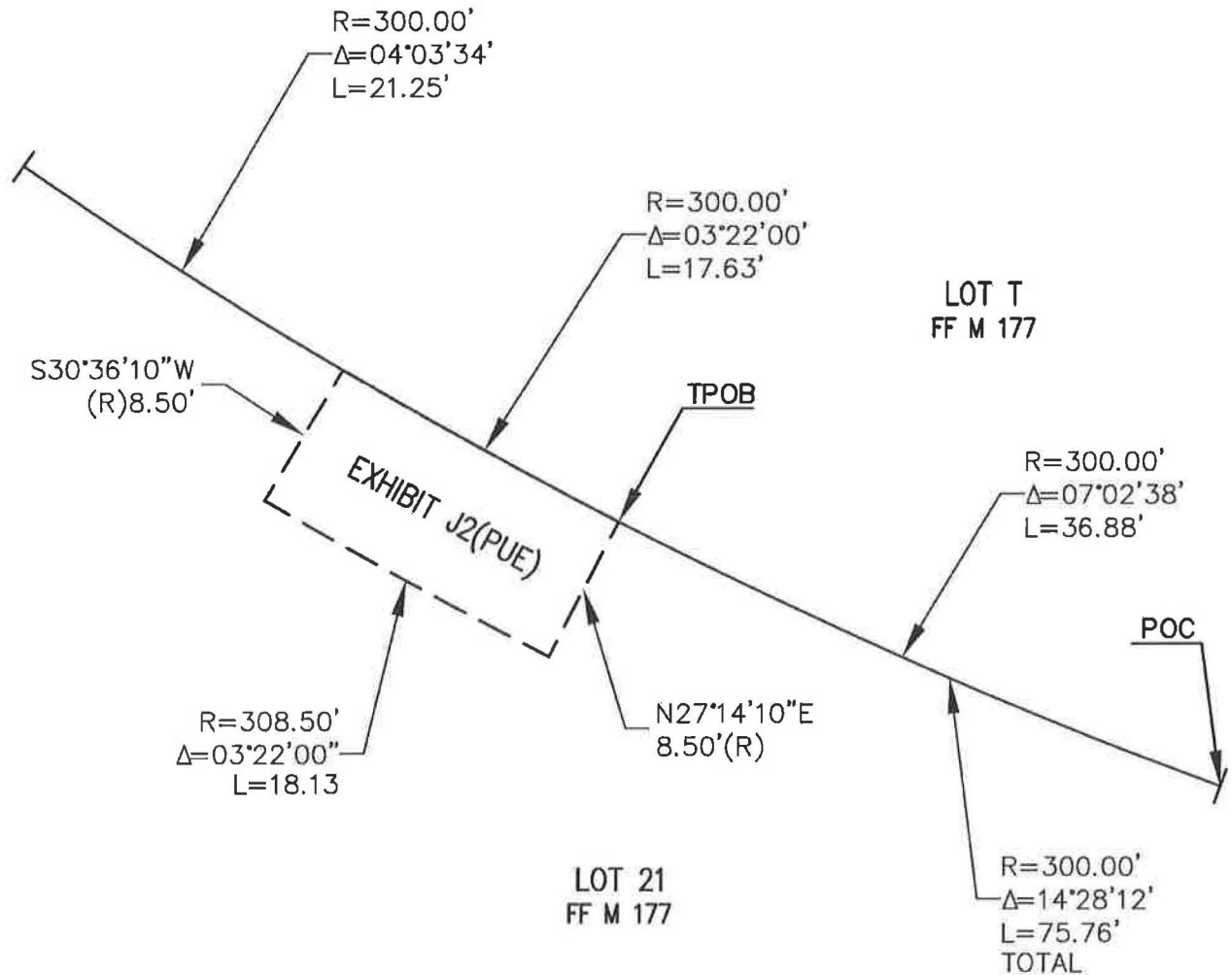
DATE:  
JUNE 2020

1 OF 1





SCALE: 1"=10'



LEGEND

POC POINT OF COMMENCEMENT  
 TPOB TRUE POINT OF BEGINNING  
 (R) RADIAL BEARING

6431

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EXHIBIT J2(PUE) EASEMENT DIAGRAM  
YERBA BUENA ISLAND-Y4

DATE:  
JUNE 2020

1 OF 1