

**ITEM 8**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of October 11, 2023**

**Subject:** Resolution to Accept Certain Improvements on Yerba Buena Island and Treasure Island, to Designate the Applicable Portion of the Improvements for Open Space Use, to Dedicate the Applicable Portion of the Improvements for Public Use, and to Accept the Improvements for Maintenance and Liability Purposes

**Contact:** Robert Beck, Treasure Island Director

**SUMMARY**

Treasure Island Community Development, LLC (the “Developer”) has completed the construction of several scopes of work, including the new water storage reservoirs on Yerba Buena Island, the substructures supporting the new electrical switchyard on Treasure Island, and the initial street improvement and utilities constructed under the initial Street Improvement Permits on Yerba Buena and Treasure Island and has requested acceptance of these improvements by the City.

This resolution would accept, subject to issuance of Director’s Order by Public Works and action of the Board of Supervisors, improvements intended to be owned by Treasure Island Development Authority (“the Authority”) in areas on Yerba Buena Island and Treasure Island for maintenance, operations and liability purposes and dedicating applicable areas and improvements to public use as an open space (Exhibit A to this report is a list of Authority improvements and Exhibit B is a map of the improvement areas).

**BACKGROUND**

On June 28, 2011 the Authority and the Developer entered into the Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or “DDA”). The DDA contemplates the redevelopment of Treasure Island and Yerba Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other public ways, and extensive bicycle, pedestrian, and transit facilities. As part of the Project, the Developer is obligated to construct a wide range of public facilities including the new parks, ferry terminal, new utilities, roadways and more (collectively, the “Public Improvements”).

As part of the implementation of the Project, the Authority has entered several Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to construct the Public Improvements required by the DDA, such as roads and park and open space facilities, and to offer those improvements to the Authority and/or the City, as appropriate, for acceptance.

For infrastructure to be owned, operated, and maintained by various City Agencies, actions of the Board of Supervisors (“BOS”) are required to accept the completed infrastructure and dedicate them to the respective City agency having responsibility for those infrastructure (e.g., roadways to Public Works; signage, striping, and traffic signals to San Francisco Municipal Transportation Agency SFMTA (“SFMTA”); and water, wastewater, and electrical utilities to San Francisco Public Utilities Commission (“SFPUC”).

The Authority will own and operate the parks and open space lands and infrastructure improvements within the Project (collectively, the “TIDA Infrastructure” or “TIDA Assets”). Accordingly, the PIAs call for the Authority Board to accept these TIDA assets be owned, operated and maintained by the Authority.

The Authority Board has passed a resolution for acceptance of the first such TIDA Assets in its July meeting, which is the Rocks, a dog park on Yerba Buena. Presently in this report are additional TIDA assets that are part of the Street Improvement Permit (Public Works Permit 18IE-0330) and Water Storage and Pump Station (DBI Permit 2017-0630-0838R2) on Yerba Buena Island as part of Subphase Application 1YA, 1YB and Street Improvement Permit (Public Works Permit 18IE-0941) on Treasure Island as part of Subphase Application 1B, 1C and 1E.

Public Works has issued Conditional Notice of Completions (Conditional NOCs) for the public improvement and TIDA assets mentioned in the Street Improvement Permits and DBI permits above. The Conditional NOCs confirm that Public Works have inspected the public improvement as well as the TIDA Assets and have determined them to be in substantial conformity with the approved plans, specifications, and applicable City Rules and Regulations. Exhibit C is attached to this report for the Conditional NOCs that Public Works has issued.

The Developer, Authority, and Public Works staff have been working towards the final close out of the work and are bringing the improvements forward for acceptance by the Authority Board and the Board of Supervisors. In accordance with the PIAs, TIDA staff has drafted a checklist of required acceptance documents to be submitted to TIDA including Offers of Improvements among others (Exhibit D). Treasure Island Series 1, an affiliate of the Developer responsible for the public improvements on Yerba Buena Island and Treasure Island, has drafted Offers of Improvements (Exhibit E) offering the completed work for acceptance and the assignment of warranties, and Public Works has drafted a Director’s Order recommending their acceptance by the Authority and the Board of Supervisors.

Consistent with the past practice for acceptance of The Rocks, we will also be asking the Board of Supervisors to acknowledge Authority Board acceptance of these TIDA Assets, but propose to request the Board of Supervisors officially delegate to the Authority Board the authority to accept future TIDA Assets solely by the action of the Authority Board. We anticipate the following schedule for the legislative package for Board of Supervisors to acknowledge Authority Board’s acceptance of TIDA Assets.

Milestone	Date (Tentative)
Package Introduced at the BOS	11/07/2023

Package Discussed at the Land Use and Transportation Subcommittee	12/11/2023
Package 1 <sup>st</sup> reading at the BOS	12/19/2023
Package 2 <sup>nd</sup> reading at the BOS	12/26/2023 or 1/02/2024 (subject to BOS schedule)
Outside Date of Mayor signing the Package	1/12/2024
Package officially takes effect	2/12/2024

**COSTS AND OPERATION**

The TIDA Assets include existing public roads such as Northgate Road as well the newly constructed public road, Signal Road. The Assets also include Tank Access Road, which is a restricted access road for SFPUC to access and exit the newly constructed Water Storage Facility. TIDA intends to contract with Public Works to maintain these roads as required. TIDA assets The funding for the maintenance will initially be from TIDA current operation budget and will come from Community Facility District (“CFD”) funds in the future.

The TIDA assets also include a number of improvement and assets on YBI and TI for open space such as the stormwater gardens, and improvement of landscape, streetlights and concrete pathway and beach deck on the Causeway. We intend to expand the scope of Rubicon’s contract to maintain these assets as required. The funding source of maintenance of the stormwater gardens on YBI will come from the future maintenance agreement with YBI Master HOA. The rest of the open space assets will be funded from TIDA current operation budgets and will come from the balance Community Facility District (CFD) funds in the future.

**RECOMMENDATION**

Staff recommends the Authority Board accept the TIDA Assets on Yerba Buena Island and Treasure Island, to Designate the applicable TIDA Assets for open space use, to dedicate the applicable TIDA Assets for Public Use, and to accept the TIDA Assets for maintenance and liability purposes subject to the execution of Public Works Order (draft attached in Exhibit F) and acknowledgement by the Board of Supervisors.

**EXHIBITS**

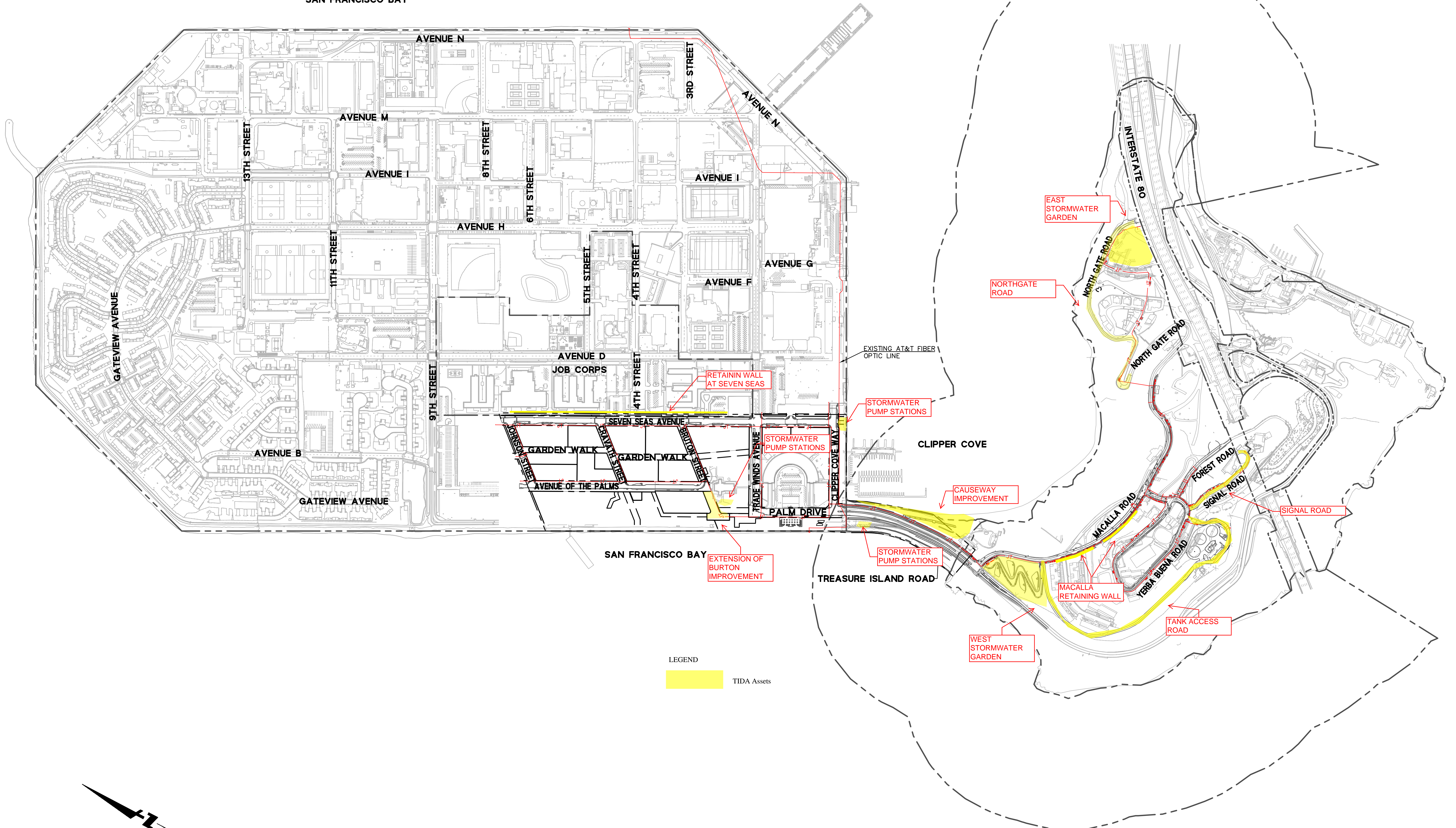
- A List of TIDA Assets to be accepted
- B. Map of TIDA Assets to be accepted
- C. a) Conditional Notice of Completion for YBI Street Improvement Permit 18IE-0330

b) c) Conditional Notice of Completion for TI Street Improvement Permit 18IE-0941, Area A and Area B, d) Conditional Notice of Completion for TI/YBI Water Storage and Pump System.

- D. TIDA Assets Acceptance Package Checklist
- E Developer's Acceptance Package to TIDA that includes Request for Acceptance Letter, Offer of Improvements, among other required documented
- F Draft Public Works Order
- G Draft SF Planning Letter

Asset Name	Description	City Permit No.	Proposed Ownership	Maps Description	Improvement Offer	Source of Funding
<b>YBI SIP TIDA Assets</b>						
<b>Signal Road</b>	All of Signal Road. Public right-of-way, TIDA is responsible for surface improvement and liability. City PUC is responsible for utilities	Public Works Permit 18IE-0330	TIDA/City: See notes for divided acceptance of this asset.	FM 9228, Lot F	2018-K602967 2018-K602968	TIDA's Operation Fund (future CFD Balance)
<b>YBI stormwater gardens</b>	YBI stormwater gardens as part of YBI SIP, including landscape, bike path, lights, lighting conduits, irrigation, storm drain laterals and structures	Public Works Permit 18IE-0330	TIDA	FM 9228, portions of Lot J	n/a	TIDA Master HOA Maintenance Agreement
<b>Northgate Road</b>	Public Street. TIDA is responsible for surface improvement and liability. City - PUC is responsible for utilities.	Public Works Permit 18IE-0330	TIDA/City: See notes for divided acceptance of this asset.	FM 9228, Portions of Lot O and K	2018-K602972 2018-K602973	TIDA's Operation Fund (future CFD Balance)
<b>Tank Access Road</b>	TIDA Private Road. City-PUC is responsible for utilities. TIDA is responsible for surface improvement and liability	Public Works Permit 18IE-0330; DBI Permit 2017-0630-0838R2	TIDA /City: See notes for divided acceptance of this asset	FM 9228, portions of Lot J	2018-K602963 2018-K602966 2018-K602967	TIDA's Operation Fund (future CFD Balance)
<b>Retaining wall at Macalla Rd</b>	Retaining wall at Macalla Road	Public Works Permit 18IE-0330	TIDA	n/a	n/a	TIDA's Operation Fund (future CFD Balance)
<b>TI SIP TIDA Assets</b>						
<b>Retaining Wall at Seven Seas</b>	retaining wall with fence on the Property line with Job Corps along Seven Seas Ave	Public Works Permit 18IE-0941	TIDA/Job Corps	n/a	n/a	TIDA Job Corps Maintenance Agreement
<b>Causeway Improvement (outside of City's RW)</b>	walkway, retaining wall, landscaping, lighting, beach deck, irrigation improvement at TIDA's open space at the eastern half of the Causeway/TI Road	Public Works Permit 18IE-0941	TIDA	FM 9228 Lot A FM 9235 Lot T	2018-K602975 2018-672347	TIDA's Operation Fund (future CFD Balance)
<b>Extension of Bruton (formerly 4th St) into TIDA's open Space</b>	road surface improvement that connect Bruton St to future Cityside Park, just to the north of the Chapel. TIDA is responsible for surface improvement and liability. City PUC is responsible for utilities	Public Works Permit 18IE-0941	TIDA/City: See notes for divided acceptance of this asset.	Parcel Map 10711, Lot C	n/a	TIDA's Operation Fund (future CFD Balance)

SAN FRANCISCO BAY



LEGEND  
 TIDA Assets





**Patrick Rivera, PE, Acting Bureau Manager** | Bureau of Project Management  
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

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Infrastructure Task Force

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July 17<sup>th</sup>, 2023

Mikael Calando  
Project Manager, TIDG  
615 Battery St, Floor 6  
San Francisco, CA 94111

RE: **Conditional Notice of Completion**  
YBI SIP (BSM Permit #18IE-0330)

Mr. Calando,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0330 for the Yerba Buena Island Street Improvements, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors (unless otherwise noted).

BSM Permit #18IE-0330 will be closed upon successful resolution of the attached conditions.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE  
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong (ITF); Albert Ko (City Engineer), Carla Short (Director)  
Raymond Woo, Ben Leung, Jeff Khou (BCM);  
Molly Petrick, Brandy Batelaan (SFPUC)  
Norman Wong, Adam Smith (SFMTA)  
Bob Beck, AnMarie Rodgers, Liz Hirschhorn, Wei Zhang (TIDA)  
Judson True (Mayor's Office)  
Sean Brown, Chris Holmquist, Charles Shin, Andy Wang (TIDG)

Attachments:

ITF: YBI SIP NOC Conditions (7/17/23); TIDG NOC Request Letter (dated 5/25/23); PW Order 208263

Approving Deferral Requests

BCM: Master Completeness Survey (7/17/23), Master NOC Review Comments (7/12/23), Consolidated Final Punchlist (7/17/23)

SFPUC: Sample Asset Schedule, YBI Equipment Tag Drawings SFPUC EQUIP LABELS

# YBI SIP NOC CONDITIONS

Updated 7/17/23

## **INFRASTRUCTURE TASK FORCE (ITF)**

1. Per PW Order 208263, complete the following deferred work prior to acceptance:
  - a. Exception #2 – Deferral of Installation of Striping and Signage on Yerba Buena Road
  - b. Exception #3 – Deferral of Installation of Final Power Connection to an Irrigation Controller and Pathway Lighting Serving the East Storm Water Garden
  - c. Exception #6 – Deferral of 8-inch Backflow Prevention Device, Bypass, and Water Meter on Northgate Road
2. Per PW Order 208263, the following deferred work may be completed after acceptance:
  - a. Exception #1 - Deferral of Concrete Collars for Two Electrical Vaults on Yerba Buena Road
  - b. Exception #4 – Deferral of Treasure Island Road and Macalla Road Final Improvements
  - c. Exception #5 – Deferral of Driveway and Curb Ramp Replacement Adjacent to Parcel 4Y

## **PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)**

1. Complete ADA Punch List Item #13 (Drain Rock in Signal Road V-Ditch) (anticipated week of July 17<sup>th</sup>, 2023).
2. Complete ADA Punch List Item #14 (Hilltop Sidewalk Issue) per the submitted design plans approved by ITF via email on 7/12/23 (anticipated week of July 24<sup>th</sup>, 2023).
3. Update as-built drawing Sheets L1.05-1Y and L1.06-1Y to reflect previously deferred work that is now complete and included in this NOC.
4. Update as-built drawing Sheet C5.20-1Y to show the USCG SSFM line (stub) that connects to SSMH-L6.
5. Once final as-builts have been approved by the City, submit final AutoCAD Record Drawing files that match the approved Record Drawings (As-Builts).

## **PUBLIC UTILITIES COMMISSION (SFPUC)**

### **WWE/CSD**

1. Provide redline as-built with signature from the contractor-of-record and the Public Works inspector-of-record. Currently, the received red-line as-builts are only signed by the EOR.
2. Update as-built drawings to indicate abandoned sewer and storm drain lines.
3. SDMH-A38 (MH321204). Update as-built drawings to show actual constructed condition.
4. SDMH-A40 (MH321205). Update as-built drawings to show actual constructed condition. Address interior defects identified for this manhole in SD CCTV Submittal #792.2.
5. Re-submit SD CCTV Submittal #792.2 (returned as Revise and Resubmit on 6/15/23) to show all comments have been addressed and resolved.
6. Re-submit Final “Survey Levelling Report for the Establishment of Monitoring Baseline Elevations” to address PUC comments transmitted to TIDG via email on 7/11/23 to note frequency of surveys required. Confirm if any additional surveys have been taken since October 2022.
7. Submit missing deflection test records SDMH A0 to A36.

### **CDD**

1. Update as-built drawings to properly indicate abandoned water main lines, which are currently shown as live.
2. Resolve CDD Punch List Item #55 to ensure water valves under bicycle lanes are non-skid per note on Sheets C5.00-5.28.
3. Submit O&M manual for Vent -O-Mat Air Valve.
4. Provide access to master meter on Whiting Way per CDD Standard Plans.

### **Power**

1. Update as-built Sheet 5.06 to add RFI 808 which adds an 18” concrete collar on No. 7 vault.
2. Update as-built electrical plans to include SFPUC asset numbers. Asset number drawing has been provided with the NOC comments.
3. Submit photos of name plate (with legible details) and photos of unit (switches, transformers, vaults) in the location as it relates to the space. Example photos have been provided for reference with the NOC comments. Indicate the locations of the photos provided.
4. Submit asset schedule details as shown in the template provided with the NOC comments.
5. Submit O&M Manual for the 25 kVA single phase transformers serving streetlights and miscellaneous services.
6. Submit equipment manufacturer’s cutsheets for the switches and transformers.
7. Submit any manufacturer provided damage curves for the transformers, if available.
8. Submit Factory Acceptance Test (FAT) reports for the switches and the transformers.

### **Streetlights**

1. Update as-built drawings to note part numbers for pole and luminaire equipment.
2. Provide inspection photos (rough inspection, night check, etc) for PUC documentation.
3. Provide photos of temporary lights, if any, from temporary light plan to demonstrate they are operational.
4. Provide updated punch list reflecting that all items have been correct by the contractor.



# TREASURE ISLAND

DEVELOPMENT GROUP

5/25/23

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
30 Van Ness Avenue, Suite 4200  
San Francisco, CA 94102

**Re: Request for Notice of Completion; Yerba Buena Island Street Improvement Permit # 18IE-0330; Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, recorded April 19, 2018, as Document No. 2018-K602991 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Yerba Buena Island) dated for reference purposes as of June 30, 2020, recorded July 10, 2020, as Document No. 2020-K950525 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)**

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. **18IE-0330**. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the YBI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the YBI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the Yerba Buena Island Sub-Phase 1YA&1YB Street Improvement Permit # 18IE-0330 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA (attached as Exhibit 1 hereto), TIDG encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided

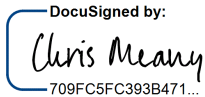
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the YBI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the YBI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-14) and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at [Chris.Holmquist@tssf.com](mailto:Chris.Holmquist@tssf.com) or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:  
  
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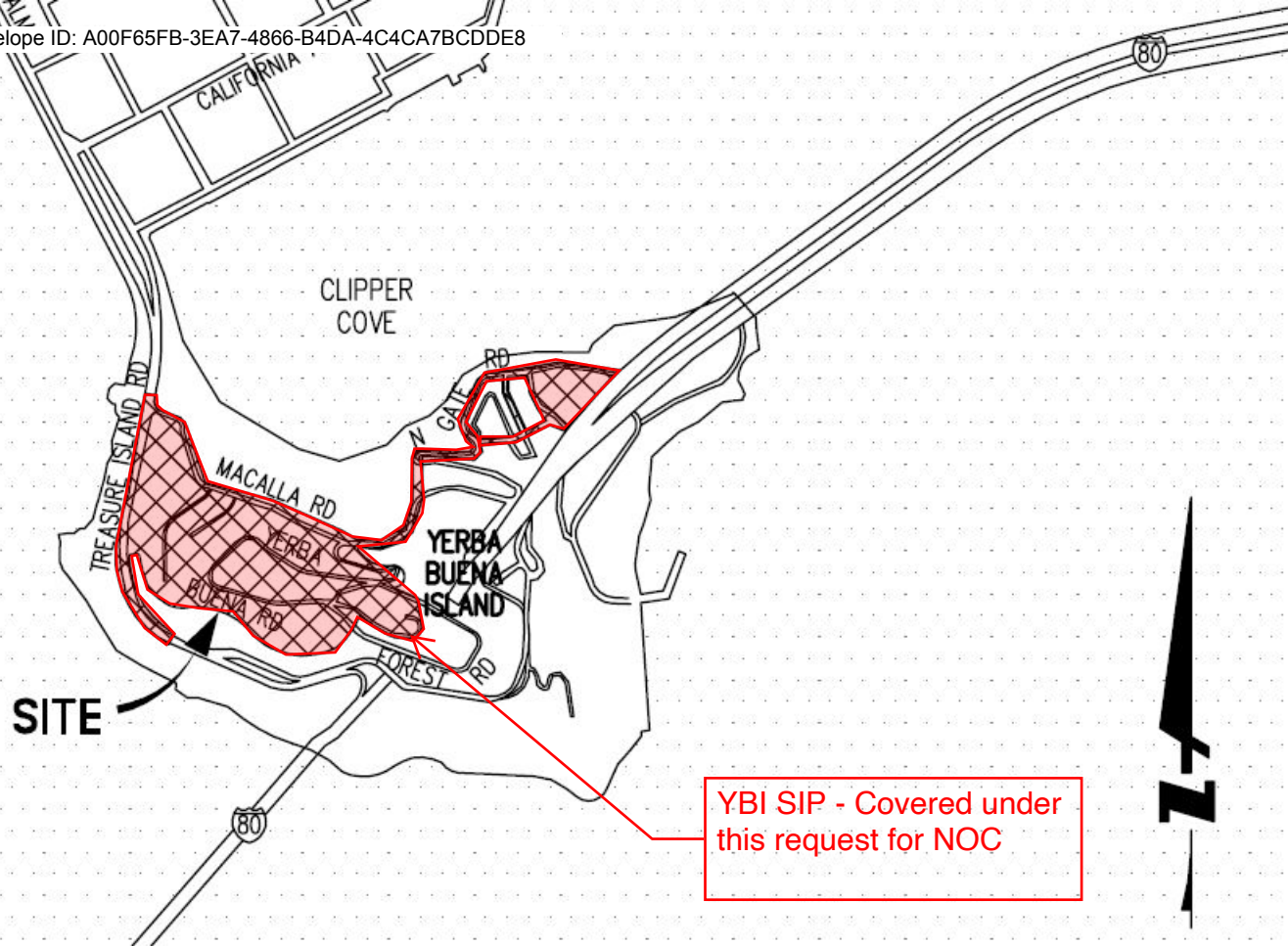
Christopher Meany  
Vice President  
Treasure Island Series 1, LLC

cc: John Kwong, SFPW  
Ed Yee, SFPW  
Brian Henderson, WWE  
Imelda Mangubat, WWE  
Wei Zhang, TIDA  
Charles Shin, TIDG

Raymond Woo, SFPW  
Nohemy Revilla, WWE  
Craig Freeman, WWE  
Bob Beck, TIDA  
Elizabeth Hirshchorn, TIDA  
Jing Ng, TIDG

Exhibit 1

**Yerba Buena Island Sub-Phase 1YA&1YB Street Improvement Permit # 18IE-0330**



**SITE**

YBI SIP - Covered under this request for NOC

Exhibit 2**Acquisition Facilities**

The facilities include the Yerba Buena Island Sub-Phase 1YA & 1YB Improvements and Ancillary Facilities constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit 18IE-0330 dated 5/31/18 for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
2. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
3. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, for a network intended to convey separated sanitary sewage.
4. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
5. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
6. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
7. Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.
8. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
9. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole

foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.

10. Hazardous Soil Removal — removal and disposal of contaminated soil.



San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 208263**

**Approving Certain Exceptions to the Treasure Island / Yerba Buena Island Subdivision Code and the Treasure Island Yerba Buena Island Subdivision Regulations to Authorize Issuance of Notices of Completion and for the Offer of Improvements for Acceptance and Public Dedication Notwithstanding the Deferral of Completion of Certain Improvements Within Sub-Phases 1YA and 1YB as permitted by San Francisco Public Works through Street Improvement Permit No. 18IE-0330.**

WHEREAS, Pursuant to the Subdivision Map Act of California, Title 7, Division 2 of the Government Code, commencing with Section 66410, the Board of Supervisors adopted the San Francisco Subdivision Code, including particularly the Treasure Island and Yerba Buena Island Subdivision Code (Division 4 of the San Francisco Subdivision Code, referred to hereafter as the “Subdivision Code”) and the Department of Public Works adopted the 2016 Subdivision Regulations for Treasure Island and Yerba Buena Island (the “Regulations”); and

WHEREAS, The Department of Public Works, acting through its Director (“Director”), is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, The Subdivision Code and the Regulations apply to all subdivisions made within the Treasure Island and Yerba Buena Island Project area, which includes the subdivision depicted in Final Map No. 9228, recorded April 19, 2018, as Document No. 2018-K602992 of Official Records (“Official Records”) of the City and County of San Francisco (“City”); and

WHEREAS, On April 21, 2011, the Planning Commission, by Motion No. 18325 as lead agency, certified the Final Environmental Impact Report (“FEIR”) for the Treasure Island and Yerba Buena Island Project (“Project”), and adopted certain findings under the California Environmental Quality Act (“CEQA”), including a mitigation monitoring and reporting program (the “MMRP”); and

WHEREAS, On April 21, 2011, the Planning Commission by Motion No. 18328 made findings that the Project and its approvals associated therewith are each on balance, consistent with the General Plan and Planning Code Section 101.1 (The “Consistency Findings”); and

WHEREAS, On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors affirmed certification of the FEIR; on that same date, the Board of Supervisors in Resolution No. 0246-11, adopted findings under CEQA, including approval of the MMRP (collectively, the “CEQA Findings”), which CEQA Findings are incorporated herein by reference; and

WHEREAS, On June 7, 2011, by Resolution No. 0241-11, the City approved a Disposition and Development Agreement by and between the Treasure Island Development Authority and Treasure Island Community Development, LLC (“TICD”) which is recorded in the Official Records as Document No. 2011-J235239, as amended by that certain First Amendment to Disposition and Development Agreement recorded as Document No. 2015-K153304 of Official Records, and that certain Second Amendment to Disposition and Development Agreement recorded as Document No. 2018-K569072 of Official Records (collectively the “DDA”); and

WHEREAS, On June 14, 2011, by Ordinance No. 95-11, the City approved a Development Agreement between the City and TICD which is recorded in the Official Records as Document No. 2011-J235240 (the “DA”); and

WHEREAS, Pursuant to Section 1712 of the Subdivision Code and the Regulations, Treasure Island Series 1, LLC (“Subdivider”) as a partial assignee of the DDA and DA, filed an application for a tentative map to subdivide properties in the areas designated as Sub-Phases 1YA and 1YB in the DDA’s Phasing Plan, and entitled “Tentative Subdivision Map 9228 for condominium and other purposes, Yerba Buena Island” (the “Tentative Map”), which the Director conditionally approved on November 8, 2017, in Public Works Order No. 186703; and

WHEREAS, Pursuant to the DDA, Subdivider is obligated to construct horizontal infrastructure and public improvements (“Required Infrastructure”) described as the “Infrastructure and Stormwater Management Controls” as defined therein, and which improvements are more particularly described in the Treasure Island Infrastructure Plan (Exhibit FF to the DDA) as it may be amended from time to time; and

WHEREAS, Construction of the Required Infrastructure was authorized pursuant to a Public Improvement Agreement by and between Subdivider, the City and TIDA, entitled Public Improvement Agreement (Yerba Buena Island), as amended (the “PIA”), and Street Improvement Permit No. 18IE-0330, as amended (the “SIP”); and

WHEREAS, Pursuant to the Code and Section III(A) of the Regulations, the Director may approve exceptions to any of the substantive requirements set forth in the Code and the Regulations; and

WHEREAS, The Subdivision Code generally and the Subdivision Regulations more specifically (see e.g., Appendix A, § VII.D) provide that the City will only consider full, complete and functional public streets for purposes of City maintenance and responsibility; and

WHEREAS, On May 24, 2023, Subdivider submitted a request for exceptions to the Code and Regulations to the Director (“Deferral Request Letter”), including for deferral of certain obligations to complete Required Infrastructure, which is attached hereto as Exhibit A. Specifically, Subdivider requests exceptions from the approved and permitted Required Infrastructure described in the SIP and the PIA to defer the completion of certain improvements, all of which are described in the Deferral Request Letter. As further described in the Deferral Request Letter, Subdivider requests exceptions to allow for deferral of the following:

- Exception No. 1: Deferral of completion of concrete collars for two electrical vaults on Yerba Buena Road;
- Exception No. 2: Deferral of installation of striping and signage on Yerba Buena Road by the San Francisco Transportation Agency (SFMTA);



- Exception No. 3: Deferral of installation of final power connection to an irrigation controller and pathway lighting serving the East Storm Water Garden;
- Exception No. 4: Deferral of Treasure Island Road and Macalla Road Final Improvements;
- Exception No. 5: Deferral of Driveway and Curb Ramp Replacement adjacent to Parcel 4Y;
- Exception No. 6: Deferral of 8-inch Backflow Prevention Device and Bypass and Water Meter on Northgate Road.

WHEREAS, Collectively, approval of the exceptions to allow for deferral of the installation or completion of the Required Infrastructure as described herein and in the Deferral Request Letter will allow for the Director to issue a Notice of Completion (“NOC”), as described in the Subdivision Code for Required Infrastructure completed in compliance with the PIA and the SIP and which is otherwise ready for its intended use; and

WHEREAS, Issuance of the NOC for qualifying Required Infrastructure, subject to approval of the above exceptions, will both render the improvements eligible for consideration for acceptance by the City or TIDA, as applicable and also facilitate the City’s execution of an interim license agreement for use of certain streetscape improvements prior to acceptance and public dedication of those improvements by the Board of Supervisors, which will in turn facilitate public access to the new circulatory network, open space and new housing.

WHEREAS, The Director published notice of a public hearing to consider these requests in accordance with the requirements of the Code and the Regulations; and

WHEREAS, On June 14, 2023, the Director held a public hearing to solicit public comment on the requested exceptions; and

WHEREAS, The actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director of Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no changes in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, Per Section 1712 of the Subdivision Code, the Director, upon application by a subdivider, and subject to the Subdivision Map Act, may authorize exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or Subdivision Regulations which are not in violation of the Subdivision Map Act, provided that the Director must find: (1) that the application of certain provisions of the Code or the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations (both as defined in the Subdivision Code); (2) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations; (3) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director finds that granting these six (6) exceptions is consistent with Subdivision Code Section 1712, as follows:

- That the application of certain provisions of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations. (Subdivision Code §1712(b)(1).)

The Project is designed to be built out in phases with building and parks being completed and occupied and/or accessible shortly after construction of adjacent street improvements. Due to the phased nature of the Project and construction sequencing, construction of building and park projects (and/or adjacent 3<sup>rd</sup> party roadway projects) and the adjacent street improvements may be concurrent or the limits of work overlap due to constrained site dimensions and available street space. To facilitate the completion and acceptance of streets so that they are ready for public use before building and parks are completed and occupied and/or accessible, the Subdivider proposes to defer some minor improvements that are either 1) not critical to the Project, or 2) would be damaged by ongoing building or park construction (or adjacent 3<sup>rd</sup> party roadway projects. Based the foregoing, it is reasonable to find that application of the Subdivision Regulation to the facts at hand would result in practical difficulties and unnecessary hardship.

- That the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated. (Subdivision Code §1712(b)(2).)

The granting of these exceptions will not be detrimental to the public welfare or injurious to other property because the deferred improvements are minor in nature and do not impact the overall intended use or performance of the Required Infrastructure constructed under the Street Improvement Permit.

- That the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations. (Subdivision Code § 1712(b)(3).)

The granting of these exceptions is consistent with the Project Documents and the City Regulations, as it will facilitate development of the Project consistent with the requirements of the street improvement plans and support the construction of vertical development and public park improvements. The proposed exceptions will not affect the dimensions of the streets or require any modification to the adjacent lots.

- The exception is not in violation of the Map Act. (Subdivision Code § 1712(d).)

The Map Act does not prohibit the Subdivider from offering for acceptance and public dedication streets with certain deferred improvements. The obligation for the City to accept full and complete streets is found in the Subdivision Regulations and the Administrative Code.

Based on the findings described above, the Director conditionally approves Subdivider's requests for exceptions to authorize the deferral of completion or installation of infrastructure to the extent otherwise required under the Subdivision Code, the Regulations, the PIA and the SIP as more particularly stated below.

**Exceptions from Subdivision Code and Regulations and Approved SIP**

**Request for Exception No. 1 (Deferral of Concrete Collars for Two Electrical Vaults on Yerba Buena Road):**

Subdivider requests to defer construction of certain concrete collars as requested by the San Francisco Public Utilities Commission (“SFPUC”). The concrete collars are strips of concrete located on the slope side of two electrical vaults installed adjacent to Final Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2. As described in the Deferral Request Letter, the concrete collars cannot be installed at this time because of current slope topography, which will not be graded until vertical construction on Final Map No. 8674 Lot 19. Additionally, the concrete collars are located outside of the public right-of-way and future construction would likely require demolition and replacement of the improvements. Requiring completion of the concrete collars is not feasible at this time due to the current grading of the site and the potential for future construction in the area. Delaying issuance of NOC and acceptance of Required Infrastructure until after the concrete collars are installed, which do not otherwise impact street performance or safety, would result in undue costs associated with the replacement of the improvements and unnecessarily delay the use of the street and access to the circulatory network, new open space and housing.

The exception is approved subject to the following conditions:

- Final installation of the collars shall be constructed monolithically around the vaults per the SFPUC Electrical Service Guidelines once the adjacent vertical development site is raised to grade.
- Subdivider shall provide and maintain temporary fencing on the property side of the vaults until 1) the adjacent vertical development site is raised to grade to eliminate the current drop off site condition behind the vaults and 2) the deferred improvements are constructed. ADA requirements shall be met for the vault installation behind the sidewalk in the final condition.
- Subdivider will offer the vaults themselves and the collars (which extend past the property line) for City acceptance only after the vertical site is raised to grade and proper land rights are provided (i.e. through easements or TIDA ground lease terms).
- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred concrete collars and the vaults until such time as the Director has confirmed that the concrete collars have been installed and the appropriate land rights are provided to the satisfaction of the San Francisco Public Utilities Commission (SFPUC).

**Request for Exception No. 2 (Deferral of Installation of Striping and Signage on Yerba Buena Road by the San Francisco Transportation Agency (SFMTA):**

Subdivider requests an exception to defer installation of final roadway striping and signage on Yerba Buena Road by SFMTA. Striping will be completed at a later date so as to avoid conflicts with, and potential damage from, adjacent vertical and park construction. The subject location is depicted on Sheets 8.05-1Y – C8.09-1Y.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of SFMTA striping until such time that SFMTA deems appropriate for completion of the work. Requiring SFMTA to

complete the striping before substantial completion of adjacent vertical and park construction will delay NOC issuance and therefore unduly delay access to streets and parks.

The exception is approved subject to the following conditions:

- Subdivider shall coordinate with SFMTA to implement any interim striping as required by SFMTA and shall resolve all outstanding invoices issued by SFMTA prior to NOC related to the completion of the striping work by City crews.
- The Director will retain adequate security equivalent to 100% of the estimated cost of the deferred striping and signage until such time as the Director has confirmed the final striping and signage has been installed.

**Request for Exception No. 3 (Deferral of Installation of Final Power Connection to an Irrigation Controller and Pathway Lighting Serving the East Storm Water Garden):**

Subdivider requests an exception to allow for deferral of the final power connection to an irrigation controller and pathway lighting serving the East Storm Water Garden. This irrigation controller is currently connected to temporary overhead power, pending energization of the 12kV backbone power. As supported by TIDA, Subdivider requests that the final power connection to this irrigation controller be deferred until SFPUC energizes this section of 12kV backbone power. Withholding NOC or prohibiting acceptance pending such connection would unnecessarily delay use of the street and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of the final power connection after issuance of NOC, but before acceptance of the associated street segment.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the estimated cost of completing the final power connection until such time as the Director has confirmed that the final power connection has been completed.

**Request for Exception No. 4 (Deferral of Treasure Island Road and Macalla Road Final Improvements):**

Subdivider requests an exception to allow for the deferral of final streetscape improvements located on Treasure Island Road (south of Station 16+40, as shown on the SIP #18IE-0330 plans) and Macalla Road (west of Station 50+81, as shown on the SIP #18IE-0330 plans, to convert the temporary two-way configuration to the final one-way). As described in the Deferral Request, the PIA details the timing of the construction and completion of the deferred streetscape improvements relative to the West Side Bridges Retrofit Project and the Hillcrest Road Widening Project. The construction of the Bridges and Hillcrest Projects will affect traffic circulation on Yerba Buena Island until the projects are completed, requiring modification of the sequencing for the completion of streetscape improvements for Macalla Road and a portion of Treasure Island Road. Requiring completion of the final streetscape improvements is not feasible at this time due to the ongoing construction of the Bridges and Hillcrest Projects. Delaying NOC or prohibiting acceptance pending installation of such final

improvements would unnecessarily delay use of the streets and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for the deferral of the final streetscape improvements on Treasure Island Road and Macalla Road.

The exception is approved subject to the following condition:

- All improvements on Treasure Island Road south of Station 16+40 will be deferred to a future Deferred SIP, as described by the YBI PIA 2<sup>nd</sup> Amendment.
- Final improvements on Macalla Road west of Station 50+81 to convert the temporary two-way configuration to the final one-way will be deferred to a future Deferred SIP, as described by the YBI PIA 2<sup>nd</sup> Amendment.
- Subdivider shall include any improvements or components, or portion thereof, recently installed on Treasure Island Road prior to this deferral request, including the storm drain line, culverts, street lights, and joint trench, into the Notice of Completion and Acceptance Request with the future Deferred SIP.
- Subdivider shall submit a post paving CCTV of the pipes (which should be performed within 30 days of the Notice of Completion Request for Treasure Island Road) to demonstrate that the pipe has not been damaged or settled during construction of the deferred SIP surface improvements.
- Subdivider shall submit final as-builts showing the completed grate installation and storm drain pipe, manholes, and catch basins installed on previous permitted YBI SIP.
- The Director will retain adequate security equivalent to 100% of the deferred SIP to ensure completion of the deferred improvements as described in the PIA (as amended), or Subdivider will submit a separate bond in the same amount.

**Request for Exception No. 5 (Deferral of Driveway and Curb Ramp Replacement Adjacent to Parcel 4Y):**

Subdivider requests deferral of the requirement to repair a damaged driveway and curb ramp adjacent to Lots 1 and 2 of Final Map No. 9856 and are described in RFI No. 829 on file with Public Works. These improvements were damaged during the ongoing vertical construction on the aforementioned lots. As described in Subdivider's request, Subdivider proposes to defer repair of these improvements until vertical construction is complete, as it is likely that the improvements will be damaged again during the course of construction. Accordingly, Subdivider requests an exception from Subdivision Code Section 1751.2(a) which generally requires that any deficiencies in TI Required Infrastructure must be corrected before the Director will issue NOC. Requiring correction of the damage now, while vertical construction is still ongoing and may result in further damage, could delay issuance of NOC and acceptance and unnecessarily delay use of the streets and access to the circulatory network, new open space and housing.

Based on the foregoing, the Director approves the requested exception to allow for issuance of NOC notwithstanding that certain improvements are damaged and will be required after issuance of NOC on the balance of the streets.

The exception is approved subject to the following conditions:

- The Director will retain improvements equivalent to 100% of the cost of repairs to the damaged improvements until such time as the repairs are completed.

**Request for Exception No. 6 (Deferral of 8-inch Backflow Prevention Device, Bypass, and Water Meter on Northgate Road):**

Subdivider requests deferral of the requirement to install certain domestic water improvements including a meter and bypass assembly required to connect existing water line that was located during construction with the new low-pressure water system. The existing water line serves an existing fire hydrant and infrastructure on an upcoming Caltrans project on Pier E2, which is currently in the design phase. As described in Subdivider's request, Subdivider proposes to defer installation of these required improvements until SFPUC-CDD can schedule the installation of the bypass system.

Based on the foregoing, the Director approves the requested exception to allow for the backflow, bypass, and water meter to be installed by SFPUC-CDD after issuance of NOC, but before acceptance of the associated street segment, as withholding NOC or prohibiting acceptance pending such installation would unnecessarily delay use of the street and surrounding infrastructure.

The exception is approved subject to the following conditions:

- Subdivider will coordinate with SFPUC-CDD to install the meter and bypass after NOC, but before Acceptance of YBI SIP infrastructure.
- The Director will retain adequate security equivalent to 100% of the deferred improvements until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.

Attachments:

1. Developer's YBI SIP Deferral Request Letter (Dated 5/24/23, Updated 6/12/23) (62 Pages with Exhibits)

X DocuSigned by:  
*Albert Ko*  
Ko, Albert J - 281DC30E04CF41A...  
City Engineer

X DocuSigned by:  
*Carla Short*  
Short, Carla - 073CF73A4EA6486...  
Interim Director of Public Works

TREASURE ISLAND  
DEVELOPMENT GROUP

Date: May 24, 2023

To: Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager – Infrastructure Task Force, Treasure Island Project  
49 South Van Ness Ave, 9<sup>th</sup> Floor  
San Francisco, CA 94103

Re: **YBI Sub-Phase 1YA & 1YB SIP Permit #18IE-0330**  
**Request for Deferral of Completion of Improvements within Yerba Buena Island Phase 1**

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Treasure Island Series 1, LLC (“Subdivider”), is a partial assignee of the Treasure Island/Yerba Buena Island Disposition and Development Agreement, dated June 28, 2011 and recorded in the Official Records of the City and County of San Francisco on August 10, 2011, as Document No. 2011-J235239 (as amended, the “DDA”). Subdivider, is also party to that certain Public Improvement Agreement (Yerba Buena Island) recorded April 19, 2018 as Document No. 2018-K602991 of Official Records, as amended (hereafter the “PIA”). Under the DDA, Subdivider is obligated to complete certain horizontal improvements and to offer those improvements for dedication to the City and County of San Francisco or the Treasure Island Development Authority (“TIDA”). These horizontal improvements include the Yerba Buena Island Sub-Phase 1YA and 1YB infrastructure permitted by San Francisco Public Works (SFPW) as Street Improvement Permit No. 18IE-0330 (“SIP”) (“Required Infrastructure”), and which is further described in the PIA.

The Subdivider is completing the Required Infrastructure pursuant to the terms of the DDA and the PIA, and will soon request Notices of Completion (“NOC”) for Required Infrastructure on Yerba Buena Island. However, work on certain components of the Required Infrastructure cannot be commenced due to vertical construction on adjacent parcels under separate permits. The purpose of this letter is to request “Plan Revisions,” as described in Section 2(c) to the PIA, to document the deferral or transfer of certain Required Improvements and the Director’s approval of related deferrals and exceptions, as appropriate, under Section 1712 of the Treasure Island / Yerba Buena Island Subdivision Code (“Subdivision Code”).

Subdivider will remain contractually committed to completing the deferred components of the Required Infrastructure, and the City will retain security sufficient to ensure that performance consistent with the Subdivision Map Act, the Subdivision Code<sup>1</sup>, and the Subdivision Regulations.

**Exception #1 – Deferral of Electric Vault Concrete Collars on Yerba Buena Road**

Subdivider requests to defer construction of concrete collars which are not part of the Required Infrastructure, which are requested by San Francisco Public Utilities Commission (“SFPUC”) to protect two electrical vaults installed adjacent to Final Transfer Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2 and to facilitate issuance of a Notice of Completion (“NOC”) and Acceptance of Required Infrastructure.

<sup>1</sup> Section 1712 allows for the Director of Public Works to authorize “exceptions, waivers, or deferrals to any of the requirements set forth in this Code and in the Subdivision Regulations” upon written request of the Subdivider, subject to certain requirements.

The concrete collars cannot be installed until the adjacent development site is adequately raised to grade, which will not occur until site development and grading of Final Map No. 8674 Lot 19 and Final Map No. 9228 Lot 2. When site conditions allow, a concrete collar will be constructed monolithically around the vaults per the SFPUC Electric Service Guidelines.

See attached RFI's 808 and 809 for more information.

Subdivider will provide adequate security equivalent to 100% of the cost of installing the deferred improvements to be held by the Director until the deferred improvements are completed and Subdivider offers the vault itself and the collar for City acceptance after the vertical site is raised to grade and proper land rights are provided. Subdivider will provide and maintain temporary fencing on the property side of the vaults until future improvements are constructed eliminating the drop off site condition behind the vaults.

**Exception #2 – Deferral of Installation of Striping and Signage on Yerba Buena Road by the San Francisco Municipal Transportation Authority (SFMTA)**

Subdivider requests an exception to defer final striping on Yerba Buena Road as shown on the YBI SIP Permit Signing and Striping Plans (sheets C8.05-1Y – C8.09-1Y) to accommodate SFMTA scheduling and allow for NOC and Acceptance of the Required Infrastructure on Yerba Buena Island. Deferring striping on Yerba Buena Road will allow SFMTA to install the striping as their schedule allows. As a result, Subdivider requests to defer striping and signage to be completed by SFMTA after NOC but before Acceptance. Subdivider assumes this striping work will be completed by SFMTA before the Forest Road detour route goes into effect.

Subdivider will coordinate with SFMTA before Acceptance to ensure final striping is placed and will resolve all outstanding invoices issued by SFMTA prior to NOC related to the completion of the striping work by City crews.

**Exception #3 – Deferral of Power to Irrigation Controller and Pathway Lighting at East Stormwater Garden**

Subdivider requests an exception to defer the final power connection to an irrigation controller and pedestrian/walkway lighting at the East Stormwater Garden and facilitate issuance of NOC and Acceptance of other Required Infrastructure on Yerba Buena Island. The irrigation controller and pathway lighting has been installed per the YBI SIP. Energization of these components is pending SFPUC Power scheduling to perform cutover and energization of the 12kV backbone power at this location. As supported by TIDA, we are requesting that the final power connection to this irrigation controller be deferred until SFPUC energizes this section of backbone power, currently estimated for July 2023. See attached RFI 816 Exhibit for location of irrigation controller and RFI 824 for the pedestrian lighting.

Subdivider will provide adequate security equivalent to 100% of the cost of installing the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.



#### **Exception 4 – Deferral of Treasure Island Road and Macalla Road Final Improvements**

Subdivider requests an exception to allow for the deferral of final streetscape improvements located on Treasure Island Road south of station 16+40 and west of station 50+81 on Macalla Road. The PIA details the timing of the construction and completion of the deferred streetscape improvements relative to the West Side Bridges Retrofit Project and the Hillcrest Road Widening Project. The construction of the Bridges and Hillcrest Projects will affect traffic circulation on Yerba Buena Island until the projects are completed, requiring modification of the sequencing for the completion of streetscape improvements for Macalla Road and a portion of Treasure Island Road. Requiring completion of the final streetscape improvements is not feasible at this time due to the ongoing construction of the Bridges and Hillcrest Projects. The deferred improvements within Treasure Island Road will be included in the future SIP.

The Subdivider will provide adequate security equivalent to ensure completion of the deferred improvements as described in the PIA (as amended). Subdivider will provide final as-builts and post-paving CCTV of utility pipes as required for the newly installed improvements and improvements installed per the previously permitted YBI SIP.

#### **Exception 5 – Deferral of Driveway and Curb Ramp Replacement adjacent to Parcel 4Y**

Subdivider requests an exception to defer repairs to a driveway and curb ramp adjacent to Parcel 4Y (Lots 1 and 2 of Final Map No. 9856) and to facilitate issuance of NOC and Acceptance of other Required Infrastructure on Yerba Buena Island. Ongoing construction on Parcel 4Y is expected to further damage the driveway and curb ramp. Therefore, the driveway and curb ramp are planned for replacement when construction on Parcel 4Y is complete in 2025. Refer to RFI 829 for locations and more detailed information.

Subdivider will provide adequate security equivalent to 100% of the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for NOC.

#### **Exception 6 – Deferral of Bypass Assembly and Water Meter Installation on Northgate Road**

Subdivider requests an exception to defer installation of a low-pressure water bypass assembly and associated meter installation on Northgate Road which will connect an existing water line with the new low-pressure water infrastructure and allow NOC and Acceptance of the Required Infrastructure on Yerba Buena Island. An existing line water line was found during construction which will serve an existing fire hydrant and infrastructure on a Caltrans project on Pier E2, currently in the design phase. Through coordination with CDD, the following has been determined:

1. CDD requires an upgraded water meter and bypass system to be installed for acceptance.
2. CDD requested TIDG to reopen RFI 652 to document the above conditions and propose a bypass design.

The bypass design has been provided by the engineer of record and is included in the official response to RFI 652. As supported by TIDA, Subdivider requests to defer installation of the backflow prevention device and associated bypass system after NOC when the bypass assembly configuration can be finalized and installed. See attached RFI 652 for more information.

Subdivider will coordinate with SFPUC-CDD to install the water meter and bypass assembly after NOC but before acceptance of the YBI SIP Infrastructure and will provide adequate security equivalent to 100% of the deferred improvements to be held by the Director until such time as the deferred improvements are completed and the Director determines that the subject improvements are eligible for acceptance.



**Patrick Rivera, PE, Acting Bureau Manager** | Bureau of Project Management  
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

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Infrastructure Task Force

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February 3<sup>rd</sup>, 2023

Magdalena Myszka  
Assistant Project Manager, TIDG  
615 Battery St, Floor 6  
San Francisco, CA 94111

RE: **Conditional Notice of Completion**  
TI SIP Area A (BSM Permit #18IE-0941)

Ms. Myszka,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0941 within "Area A" (includes Treasure Island Road, Clipper Cove Ave, Trade Winds Ave, and Seven Seas Ave, per the attached NOC Area Exhibit) in an effort to expedite the opening of the streets for public use under a temporary license and to support the temporary certificate of occupancy (TCO) for the Maceo May (C3.2), subject to the conditions listed below.

As of the date of this letter, the roadway, landscape, streetlights, low pressure water, recycled water, and power facilities have been generally confirmed to be in substantial conformity with the approved plans, specifications, and applicable City regulations and the facilities are ready for their intended use. The City, in cooperation with the permittee, are in the process of reviewing and confirming substantial conformity for the Supplemental Fire Water System (SFWS), sewer, and storm drain facilities. These facilities may require additional information or repair work to be completed at the permittees expense, if needed, and documentation to be submitted for repair work with "Area B" NOC Request and/or prior to acceptance of improvements within "Area A".

Below are items to be completed as part of this Conditional NOC for Area A:

**PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)**

1. Close all open RFIs and plot all BCM-verified RFIs on As-builts for Area A and B with the submission of Area B NOC Request.
2. Finalize full permit record drawings for both Area A and B with the submission of Area B NOC Request.
3. Submit Storm Drain Pump Station O&M Manuals and Station Manuals for Clipper Cove at Treasure Island Road and Clipper Cove at Seven Seas with the submission of Area B NOC Request.
4. Submit confirmation of delivery of Streetlight Spare Parts to SFPUC and/or TIDA prior to the submission of Area B NOC Request.
5. Punch List:
  - a. Landscape: Complete CMG Punch List Items #14, #21-23, #26-30 before the submission of Area B NOC Request. TIDG requested to defer until Area B.

- b. SD: Complete Punch List Items #108-#110 for the SDPS at Clipper, TI Road, and Cravath St before the submission of Area B NOC Request. TIDG requested to defer until Area B.
  - c. CDD: Provide CDD verification of completed LPW, RW, SFWS punch list items for Area A. DGC stated work is complete for all items.
  - d. SL: Schedule punch list walk for streetlights on TI Road in front of Building 1 once the deferred permanent power is provided.
  - e. Traffic Signals: Schedule punch list walk for traffic signal poles, conduits, boxes, and controller with SFMTA once final deferred work is complete before the submission of Area B NOC Request. Punch list items to be added to Area B.
6. PUC is currently reviewing and verifying all sewer CCTV, pressure tests, deflection tests, vacuum test, and settlement monitoring baseline survey. TIDG shall provide missing information as requested. Any repair work to any facilities shall be completed prior to the submission of Area B NOC Request at no additional cost to the City and completed per SFPW Excavation Code and shall be reviewed and approved by the City with Area B NOC Request. See SFPUC conditions below.
  7. TIDG to continue working with BCM to finalize test report data (concrete, compaction, and asphalt) for all components in Area A prior to the submission of Area B NOC Request.
  8. Storm Drain Force Main work shall be completed prior to submission of Area B NOC Request.
  9. Backflow Preventer: Install cages and complete PUC certification, as commented on BCM Survey Checklist dated 1/20/23, as soon as possible, but no later than prior to the submission of Area B NOC Request.
  10. Submit Acceptance Letter from GTE Mobilenet of California LP (dba Verizon Wireless) for their joint trench conduit along with a map to verify segments are consistent with the SIP permit drawings.

#### PUBLIC UTILITIES COMMISSION (SFPUC)

1. Completion of CCTV review and SFPUC approval of the sanitary and storm systems. See BCM Condition #7 above.
2. Successful completion of the SFWS hydrostatic testing of the pipe network on California Avenue and Avenue C within Area A by February 10, 2023, without the manifold.
3. Delivery of spare parts for non-standard streetlights installed. See BCM Condition #4 above.
4. Completion of all punch list work and obtain inspection and sign off by SFPUC. See BCM Condition #6 above.
5. Submit as-built record drawings with all changes during construction incorporated and reviewed by SFPW BCM. See BCM Condition #2 above.
6. SFPUC review and approval of all other required documentation per the SFPW NOC Completeness Checklist. See BCM Conditions above.

#### MUNICIPAL TRANSPORTATION AGENCY (SFMTA)

1. Parking Meters – SFMTA to submit an invoice to permittee, which shall be paid in full, for final installation by SFMTA.
2. Refreshed striping on Area A roads (Seven Seas Ave, Trade Winds, Clipper Cove, Treasure Island Road) – SFMTA will document conditions of the roadway striping that was installed in late 2022/early 2023 to determine what striping needs to be refreshed as a result of either vertical or horizontal construction. Another field investigation will be conducted prior to final acceptance of these roadways to determine if additional areas/blocks will need to be refreshed. A restriping invoice will be prepared after that 2<sup>nd</sup> field investigation (prior to final acceptance) and the permittee shall transmit funds to SFMTA for striping restoration.
3. Final roadway striping and signage – see ITF Condition #2d below.

#### INFRASTRUCTURE TASK FORCE (ITF)

1. The following exceptions for “Area A”, as requested by TIDG in its letter dated 1/9/23, shall be completed prior to and submitted with the “Area B” NOC Request for inspection (deferral not required):

- a. Exception #1A – Limited roadway, curb, gutter in front of Building 1 once the Ave of the Palms detour is vacated (targeted for March 2023)
  - b. Exception #2 – Twenty (20) tree grates along Seven Seas Ave (Ave C) (pending delivery, targeting January 2023)
  - c. Exception #3A – Three (3) trees in front of C3.2 (pending delivery, targeting January 2023)
  - d. Exception #4A – Minor landscape areas adjacent to C3.2 (targeting January 2023)
  - e. Exception #5 – Four (4) permanent transformers and permanent power cutover by SFPUC (targeting installation in February 2023 and energization in April 2023)
  - f. Exception #6 – Trash receptacles (targeting installation in April 2023)
  - g. Exception #8 – Traffic signal work at Seven Seas Ave/Trade Winds, including at TI Ave/Clipper Cove, TI/midblock, and TI /Trade Winds once DTIS completes its scope and permanent power is provided by SFPUC. Interim 4-way stop required.
  - h. Exception #9 – SFWS Fireboat manifold installation and testing
  - i. Exception #10 – Booster pump on Clipper Cove
2. The following exceptions for “Area A”, as requested by TIDG in its letter dated 1/9/23, must be formally deferred and approved by the Director through a Public Works Order following a Director’s Hearing (final exception numbers may change and additional conditions may apply). The deferred work shall be completed by TIS1 or by others as arranged directly by TIS1 (i.e. separate contractor, vertical developer, etc).
- a. Exception #1B – Limited sidewalk and roadway repair work in front of C3.1 due to the existing crane installation
  - b. Exception #3B – One (1) tree in front of C3.1 due to conflicts with ongoing vertical construction
  - c. Exception #4B – Minor landscape area in front of C3.1 due to conflicts with ongoing vertical construction
  - d. Exception #7 –The permittee has transmitted funds to SFMTA to conduct signage, striping, and color curb work as called out in the Street Improvement Plan (SIP) set. SFMTA will complete the remaining scope after this Conditional NOC and the permittee will submit final as-built drawings capturing any field modifications by SFMTA.
  - e. Exception #11 - Coastal Edge Improvements (and associated storm drain force main work) to be deferred to the Cityside Park project, if approved by TIDA.

BSM Permit #18IE-0941 will be closed upon successful resolution of the conditions listed above for Area A and upon issuance of the Area B NOC. A complete Closeout Package will be required and provided under separate cover.

Thank you,



Denny Phan, PE  
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong (ITF); Raymond Woo, Ben Leung, Jeff Khou, Zhen Wang (BCM)  
Molly Petrick, Brandy Batelaan, Derek Adams (SFPUC)  
Norman Wong, Adam Smith (SFMTA)  
Bob Beck, Liz Hirschhorn, Wei Zhang (TIDA)  
Judson True (Mayor’s Office)  
Sean Brown, Jing Ng, Chris Holmquist, Charles Shin (TIDG)

Attachments: TIDG NOC Request Letter 1/24/23; TIDG Deferral Request Letter 1/9/23

TREASURE ISLAND  
DEVELOPMENT GROUP

January 24, 2023

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
30 Van Ness Avenue, Suite 4200  
San Francisco, CA 94102

**Re: Request for Notice of Completion; Treasure Island Street Improvement Permit # 18IE-0941 Area A; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)**

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. 18IE-0941. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the TI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the TI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the TI Required Infrastructure within Area A of Treasure Island Street Improvement Permit # 18IE-0941 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test

- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the TI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the TI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-12 and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at [Chris.Holmquist@tssf.com](mailto:Chris.Holmquist@tssf.com) or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:  
  
709FC5FC393B471...  
Christopher Meany  
Vice President  
Treasure Island Series 1, LLC

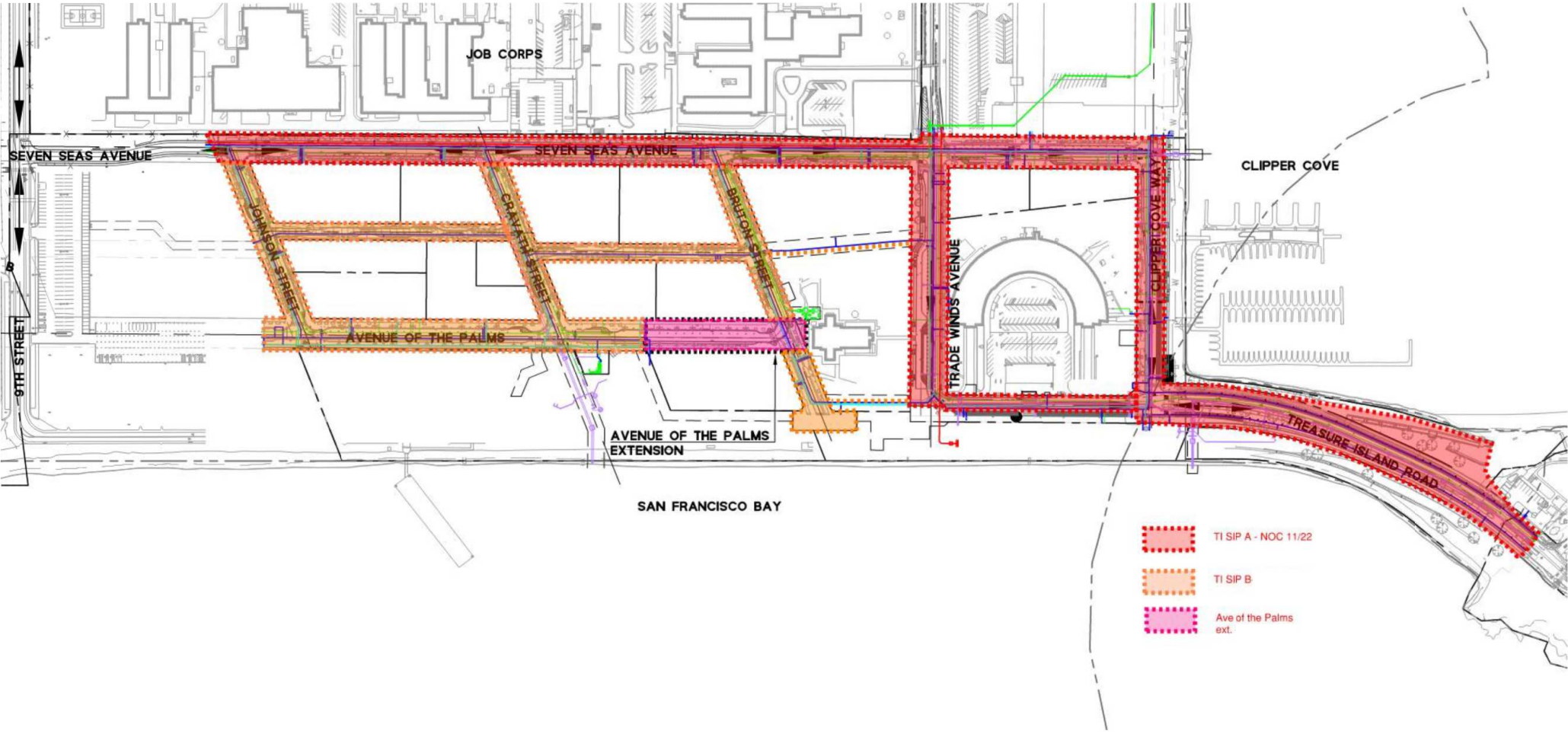
cc: John Kwong, SFPW  
Ed Yee, SFPW  
Brian Henderson, WWE  
Imelda Mangubat, WWE  
Wei Zhang, TIDA  
Charles Shin, TIDG

Raymond Woo, SFPW  
Nohemy Revilla, WWE  
Craig Freeman, WWE  
Bob Beck, TIDA  
Elizabeth Hirshchorn, TIDA  
Jing Ng, TIDG

Exhibit 1

**Treasure Island Street Improvement Permit # 18IE-0941: Area A**





- TI SIP A - NOC 11/22
- TI SIP B
- Ave of the Palms ext.

## Exhibit 2

**Acquisition Facilities**

The facilities include the **Treasure Island Sub-Phase 1B, 1C & 1E Improvements and Ancillary Facilities** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit **18IE-0941** within Area A dated **November 6, 2018** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Abatement - includes abatement of hazardous materials and disposal of waste.
2. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
3. Supplemental Fire Water Supply System - including, but not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.
4. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
5. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
6. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
7. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
8. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
9. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
10. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
11. Highway Ramps, Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

12. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
13. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.
14. Hazardous Soil Removal — removal and disposal of contaminated soil.

# TREASURE ISLAND

DEVELOPMENT GROUP

January 9, 2022

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
49 South Van Ness Ave, 9<sup>th</sup> Floor  
San Francisco, CA 94103

## **Re: Treasure Island Sub-Phase 1B, 1C & 1E Improvement Plans – TI SIP #18IE-0941 Request for Deferral and Transfer of Obligations**

Dear Interim Director Short:

TICD, LLC is Master Developer and party to the Treasure Island/Yerba Buena Island Design and Development, dated June 28, 2011, and recorded in the Official Records of the City and County of San Francisco on xxx as Document No. xxx (as may be amended from time to time, the “DDA”). Under the DDA, the Master Developer is obligated to construct Horizontal improvements. Those Horizontal Improvements include Phase 1 infrastructure permitted by San Francisco Public Works (“SFPW”) on November 6, 2018 as Street Improvements Permit No. 18IE-0941 (“SIP”) (“Phase 1 Required Infrastructure”).

Pursuant to Section 4(d) of the Treasure Island Public Improvements Agreement (“PIA”), which has been submitted for Board of Supervisor’s approval in xxx, the Master Developer is permitted to request exceptions from the Subdivision Code and Regulations for certain deferred improvements to the Phase 1 Required Infrastructure. This letter serves as the formal request for the following exceptions for Phase 1 Required Infrastructure.

### **Exception #1 –Roadways, Curbs and Gutters**

#### Deferrals

- a. We request to defer construction of a section of curb and gutter located in front of Building 1, as shown on sheet C3.13-1T, and allow Area A Notice of Completion (“NOC”) of the Phase 1 Required Infrastructure SIP. The curb and gutter at this location cannot be installed without burdensome traffic control measures along the road currently facilitating primary access on and off Treasure Island. To ensure minimal impacts to existing traffic patterns, TIS1 requests to defer installation to March 2023 when Avenue of the Palms detour road is vacated and temporary vehicle routing is established for a one-way traffic condition while the curb and gutter improvements are under construction. See Exhibit #1 and RFI #471 for the proposed traffic control plan and additional information.
- b. We request to defer construction of portions of curb, gutter and the bus stop concrete pad near the front of Building 1, as shown on Sheet C3.13-1T, and allow Area A NOC of the Phase 1 Required Infrastructure SIP. The curb and gutter at this location cannot be installed until Avenue of the Palms detour road is vacated and demolished. As a result, TIS1 requests to defer installation to March 2023 when Avenue of the Palms detour road is demolished and conflicts are resolved. The curb, gutter, and bus stop pad are planned to be completed prior to Acceptance.

#### Transfer

- c. We request an exception to allow for the sidewalks and parking space as shown on sheet C1.10-1T

to be removed from Phase 1 Required Infrastructure SIP and allow Area A NOC. A crane installed and in use by the vertical developer currently conflicts with completing these improvements. As a result, TIS1 requests to transfer the obligation to complete the sidewalk and parking area as shown on sheet C1.10-1T of the SIP to the C3.1 developer after the crane is removed.

### **Exception #2 – Deferral of Tree Grates Installation (total of 20)**

We request an exception to defer installation of tree grates on Avenue C and allow NOC of Area A Phase 1 Required Infrastructure SIP. Delivery of the tree grates has been delayed and installation is currently scheduled to be completed in January 2023. See Exhibit #2 for locations of tree grates.

### **Exception #3 Deferral and Transfer of Tree Installation**

#### Deferral (C3.2)

- a. We request an exception to allow for NOC and Acceptance of the Phase 1 Required Infrastructure SIP without installation of the trees as shown in Exhibit #3, These trees are unable to be planted due to multiple conflicts with ongoing vertical construction. As a result, TIS1 requests to defer the installation of three trees fronting parcel C3.2 as shown on Exhibit #3 and plans L4.00-1T and L4.01-1T until late January 2023.

#### Transfer (C3.1)

- b. 3.1 – One tree per exhibit We request an exception to allow for NOC and Acceptance of the Phase 1 Required Infrastructure SIP without installation of the tree fronting C3.1, as shown in Exhibit #3, This tree is unable to be planted due to conflicts with ongoing vertical construction. As a result, TIS1 requests to transfer the obligation to install the tree as proposed on plan L4.00-1T, to the adjacent vertical developer(s). The tree will be installed by the adjacent vertical developer, consistent with the SIP, after Area 'A' Acceptance but prior to TCO of the fronting vertical buildings on Parcel C3.1.

### **Exception #4 Deferral and Transfer of Landscape**

#### Deferral (C3.2)

- a. We request an exception to defer installation of the landscape areas adjacent to Parcel C3.2 as shown on Exhibit #4 and allow for NOC of the Phase 1 Required Infrastructure SIP. This landscape area is unable to be installed at this time due to conflicts with ongoing vertical construction nearby. This landscape area will be completed in late January 2023, as shown on plan L4.00-1T of the SIP.

#### Transfer (C3.1)

- b. We request an exception to allow for the landscape areas as identified in the Exception #4 exhibit (C3.1) to be removed from Phase 1 Required Infrastructure SIP and allow NOC and Acceptance without these permanent trees. The landscape area fronting C3.1 as noted in Exhibit #4 and SIP plans L4.00-1T are unable to be installed at this time due to conflicts with ongoing vertical construction. As a result, TIS1 requests to transfer the obligation to install this landscape to the adjacent vertical developer. This landscape area will be installed prior to TCO of the adjacent vertical buildings, consistent with the SIP plans.

### **Exception #5 Deferred Permanent Transformers**

We request an exception to defer installation of four permanent transformers and allow for NOC of the Required Infrastructure. To address a temporary condition while the permanent transformers are being delivered, PUC and TIDA approved temporary transformers to be installed on site for providing power to

nearby streetlights. The deferred permanent transformers are planned for installation in February 2023 and energized by April 2023. Refer to Exhibit #5 for locations of the transformers.

#### **Exception #6 Deferral of Trash Receptacles**

We request an exception to defer installing the trash receptacles at the locations shown in Exhibit #6 and allow for NOC of the Required Infrastructure SIP. There was a delay in determining the standard trash receptacle to be used which has also delayed procurement. A determination has since been made and the trash receptacles procurement is currently in process. The trash receptacles are planned for installation after delivery, currently expected in Q2 2023. See Exhibit #6 for proposed trash receptacle locations.

#### **Exception #7 Deferral of SFMTA Road Striping**

We request an exception to defer portions of road striping as shown in the SIP Signing and Striping plans (sheets C9.00-1T – C9.02-1T) and allow for NOC and Acceptance of the Required Infrastructure. See Exhibit #7 for proposed deferred striping.

Per conversations between the City and Developer, SFMTA plans to defer various striping and signing components as shown on Exhibit #7, to ensure damage and excessive wear will be minimal while adjacent construction activity is ongoing. Timing to complete this work is dependent on SFMTA scheduling. However, SFMTA has indicated that the deferred scope is planned for completion after Area 'A' NOC but prior to formal Acceptance.

#### **Exception #8 Deferral of Traffic Signal Operation at Seven Seas / Trade Winds Avenues**

We request an exception to defer completion of the traffic signalization infrastructure at the intersection of Seven Seas Avenue and Trade Winds Avenue until DTIS completes scope to install all required infrastructure and SFPUC provides permanent power to the system. As coordinated with SFMTA and SFPW BCM, interim traffic controls will consist of stop signs at this intersection until the signals are installed and operational. After the signals are operational, and at the discretion of SFMTA, the lights will be programmed to a 'blinking red' condition, for traffic control purposes, until traffic volumes dictate additional programming of the signalized intersection. SFMTA has indicated that the deferred scope is planned for completion after Area 'A' NOC but prior to formal Acceptance.

#### **Exception #9 Deferral of Fireboat Manifold**

We request an exception to defer operation and testing of the fireboat manifold to NOC Area 'B' and allow for NOC and Acceptance of the Required Infrastructure before fireboat manifold installation and testing is complete. TIS1 is currently awaiting a recommended final design from SFPW and CDD before testing can be completed. Additionally, further coordination between the manufacturer (Olympic Foundry) and the City is required to finalize pressure testing procedures for the manifold. The Auxiliary Water Supply System ("AWSS") will be finalized, and testing completed after SFPW and CDD provide a recommended final design and testing procedure. Testing of the AWSS pipe segments is currently being conducted and completion is expected by the end of January 2023. See Exhibit #9 for location of the fireboat manifold.

#### **Exception #10 Deferral of Booster Pump at Clipper Cove**

We request an exception to defer operation of a booster pump located at Clipper Cove and allow for NOC of the Phase 1 Required Infrastructure. There is currently a conflict with the electrical and irrigation routing in this area. The irrigation system is fully operational but additional electrical work is required on the booster pump before it will be operating as planned. Refer to Exhibit #10 for location of the booster pump adjacent to Clipper Cove Avenue. The booster pump is planned to be fully installed and operational before Area 'A' Acceptance.

### **Exception #11 Coastal Edge Improvements**

We request an exception to defer completion of the coastal edge work along Cityside Park and allow for NOC of the Phase 1 Required Infrastructure. Completing the coastal edge work is dependent on demolition of the shoreline detour road which cannot be completed before the new streets are opened to the public. For this reason, the coastal edge work will be deferred to the Cityside Park project and is currently reflected in the Cityside Park permit drawings. See Exhibit #11 for more information.

cc: John Kwong, SFPW  
Raymond Woo, SFPW  
Bob Beck, TIDA  
Wei Zhang, TIDA  
Elizabeth Hirschhorn, TIDA  
Charles Shin, TIDG  
Jing Ng, TIDG  
Molly Petrick, SFPUC  
Brandy Batelaan, SFPUC  
Adam Smith, SFMTA  
Norman Wong, SFMTA



**Patrick Rivera, PE, Acting Bureau Manager** | Bureau of Project Management  
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

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Infrastructure Task Force

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September 22<sup>nd</sup>, 2023

Magdalena Myszka  
Project Manager, TIDG  
615 Battery St, Floor 6  
San Francisco, CA 94111

RE: **Conditional Notice of Completion**  
TI SIP Area B SIP (BSM Permit #18IE-0941) and TI Ave of the Palms SIP (BSM Permit #22IE-00277)

Ms. Myszka,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #18IE-0941 for TI Street Improvements Area B and BSM Permit #22IE-00277 for TI Ave of the Palms SIP, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors (unless otherwise noted).

BSM Permits #18IE-0941 and #22IE-00277 will be closed upon successful resolution of the attached conditions.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE  
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)  
Raymond Woo, Ben Leung, Jeff Khou, Moises Vertiz (BCM)  
Molly Petrick, Brandy Batelaan (SFPUC)  
Norman Wong, Adam Smith (SFMTA)  
Bob Beck, AnMarie Rodgers, Wei Zhang (TIDA)  
Judson True (Mayor's Office)  
Sean Brown, Chris Holmquist, Charles Shin, Mikael Calando (TIDG)

Attachments:

ITF: TI SIP Area B NOC Conditions (9/22/23); TIDG NOC Request Letter (dated 6/2/23); PW Order 208576

Approving Deferral Requests

BCM: NOC Completeness Survey (9/22/23), NOC Consolidated Review Comments (9/22/23); Consolidated As-Built Comment Log (9/22/23); RFI Log (9/22/23); Final Punch List (9/22/23)

SFPUC: Sample Asset Schedule, YBI Equipment Tag Drawings SFPUC EQUIP LABELS



**NOC CONDITIONS**  
**TI SIP Area B and Avenue of the Palms SIP**  
Updated 9/22/23

**INFRASTRUCTURE TASK FORCE (ITF)**

1. Per PW Order No. 208576, the following deferred improvements may be completed after NOC and/or Acceptance, subject to the Director's conditions noted in the final Order:
  - a. **Exception #1** - Deferral of Installation of Certain Concrete Sidewalk (after Acceptance, but before TCO of adjacent fronting buildings)
  - b. **Exception #2** – Deferral of Installation of Certain Landscape Improvements (after Acceptance, but before TCO of fronting vertical buildings)
  - c. **Exception #3** - Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller (after Acceptance once SFPUC provides final power connection through separate project)
  - d. **Exception #4** – Deferral of Installation of the Fireboat Manifold and Completion of Associated Testing (after NOC and Acceptance of the associated street segments, but must request a separate component-level NOC for the fireboat manifold and its associated components prior to City acceptance of the asset)
2. All NOC Conditions for both TI SIP Area A Conditional NOC (issued 2/3/23) and this TI SIP Area B Conditional NOC shall be resolved to the satisfaction of the applicable City agency prior to Acceptance of the infrastructure covered by the full TI SIP Permit #18IE-0941 and Avenue of the Palms SIP Permit #22IE-00277.

**PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)**

1. RFIs – Resolve all open RFIs, including future RFIs, and update as-built drawings accordingly.
2. Submittals – resolve all open submittals on Procore and update Submittal Log. Download all closed submittals. Coordinate with BCM to confirm remaining submittals to close.
3. TI SIP As-builts – resolve all open comments (currently ~60 open items regarding IBs and missing RFIs). See attached As-Built Drawing Log for comments.
4. Ave of the Palms Extension As-builts (Submittal #564, previously labeled as #560) received on 8/22/23 and under City review. Resolve any City comments that are provided.
5. Once TI SIP and Ave of the Palms Extension As-built redlines are approved, submit final AutoCAD files for record.
6. Submit missing asphalt tests (2<sup>nd</sup> lift) and provide sortable excel for Compressive Strength of Concrete tests.
7. Irrigation inspection coverage test letter shall be updated to specifically include "Ave C Extension and Avenue of the Palms Extension".
8. Submit final approved backflow preventor reports (locations 1 and 3), which are currently noted as "Pending for Approval".

**PUBLIC UTILITIES COMMISSION (SFPUC)**

**GM's Office**

1. Resubmit final package of records and signed final as-builts per the Public Works Completeness checklist addressing all previous comments by SFPUC for entire permit area for Permits TI SIP Permit #18IE-0941 and Avenue of the Palms SIP Permit #22IE-00277.

**WWE/CSD**

1. Repair all deficiencies identified during the CCTV review by SFPUC to SFPUC's satisfaction, if any, prior to Acceptance. The sanitary and storm drain segments will only be determined to be complete and ready for acceptance by SFPUC once all deficiencies are addressed by the contractor.
2. Complete all CSD Punch List items to SFPUC's satisfaction.
3. As-builts – address all CSD comments and resubmit for final review.

**CDD**

1. As-builts - address all CDD comments and resubmit for final review.
2. Complete CDD Punch List Item #79 (repair paint chips on inspected LPFH) prior to Acceptance (anticipated December 2023)
3. Raise LPFH #35 (per TI-SIP hydrant map) on Treasure Island Road by installing a longer breakaway above sidewalk surface.

**Power**

1. Submit all handover documents:
  - a. Provide photos of accessible items/equipment (switches, interrupters, transformers, and vaults) including name plates (w/ legible details) that have been installed. Provide list of items that are not easily/readily accessible. Some example photos have been provided for reference. Additionally, please indicate the locations for the photos provided.
  - b. Provide complete asset schedule. For instance, 300 kVA transformer at 4th St. SSPS is missing.
  - c. Include O&M for 25 kVA single phase transformers serving streetlights/misc. services, 45 kVA transformer at 5th Street SSPS & 300 kVA transformer at 4th St. SSPS.
  - d. In addition to the O&M, provide equipment manufacturer's cutsheets for the switches and transformers.
  - e. Please provide any site acceptance test (SAT) and factory acceptance test (FAT) reports for switches and transformers, if any.
  - f. Please submit any manufacturer's provided damage curves for the transformers, if any.
2. As-builts - address all Power comments and resubmit for final review.

**Streetlights**

1. Deliver spare parts to SFPUC at Pier 23 as soon as possible and provide signed transmittal/delivery documentation prior to Acceptance.
2. Service box located at Avenue of Palms and 6th St (at the future location of the park at the perimeter) is currently energized, but is sitting on dirt or uneven surface. Confirm and resolve how the Contractor/owner will protect the box and/or people from the box.
3. As-built streetlight plans - please include written part numbers on light and pole cut sheets found on pg. SL2.0-1T, so it is documented which parts is used for which light.
4. There are two photometric calculations in the As-built for the Shared Public Ways. Is one for preliminary calculations and the other for final photometric calculations (one shows E9 as the shared ways lights and the other E7)? If so, please note on the as-built drawing labeling the studies to which is preliminary or final photometrics. Add street name labels on the photometric calculation drawings.
5. Update and correct street name labels on the As-built plans (both street plans and photometric plans).

**Treasure Island Development Authority (TIDA)**

1. Contractor shall finalize the Facility/Station Manual for each stormwater treatment pump stations to TIDA's satisfaction prior to Acceptance of the said pump stations.
2. Stormwater Treatment Pump Station System Validation Testing and Post-Construction Inspection: To ensure Stormwater Management Ordinance Compliance as per approved Stormwater Controls Plans and recorded Maintenance Agreements, TIDA shall complete the following activities for the three(s) Stormwater Treatment Pump Stations prior acceptance of public SD outfalls, including: Causeway Park Treatment Pump Station, Cityside Park Treatment Pump Station, and Clipper Cove Lift Station.
  - a. Treatment Pump Station System Validation: EOR and Contractor to perform Pump Station System Validation for all three (3) pumps stations. Testing shall be performed per TI SIP Specification Section 11380 (or customized testing method approved by EOR). Testing reports that show functional operation of the said treatment pump stations and document achieved Water Quality flow rate (per MS4 permit) shall be provided to TIDA.
  - b. TIDA shall submit a Certificate of Acceptable Construction (CAC) to SFPUC, signed by EOR, confirming construction of each Stormwater Treatment Pump Station system is in general conformance with the approved Stormwater Control Plan, including: diversion structure, diversion laterals, treatment pump station, valve vault, and FMs.
  - c. Post Construction Inspection: EOR and Contractor to lead SFPUC on a Post-Construction Inspection of the Stormwater Treatment Pump Station system, including: diversion structure, diversion laterals, treatment pump station, valve vault, and FMs. TIDA shall make all corrections noted during the post-construction inspection prior to acceptance of public SD outfalls.
3. TIDA is responsible to finalize cellular and SCADA connection from each of the stormwater treatment pump stations to pertinent TIDA devices/terminals. TIDG and its contractor shall assist TIDA in this effort wherever possible.

**Municipal Transportation Agency (SFMTA)**

1. Coordinate with SFMTA for final installation of the traffic signal cabinets (anticipated 9/1/23) and associated hardware (anticipated mid-September), schedule final signal testing, and complete any punch walk / corrective work as required by SFMTA prior to Acceptance.
2. Coordinate with SFMTA for final traffic signal activation.
3. Coordinate with SFMTA to install final striping and signage on Area B streets and Ave of the Palms Extension, which is planned to occur just before Acceptance and right before the streets are opened to the public. The streets in Area B (which are not subject to the Streets License) remain closed due to ongoing vertical and horizontal construction which is preventing SFMTA from completing final permanent striping.
4. Resolve all SFMTA invoices related to meter installation and final striping and signage, including those invoices noted in TI SIP Area A SFMTA Conditions 1 and 2 (issued 2/3/23).



San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 208576**

**Approving Certain Exceptions to the Treasure Island / Yerba Buena Island Subdivision Code and the Treasure Island Yerba Buena Island Subdivision Regulations to Authorize Issuance of a Notice of Completion and for the Offer of Improvements for Acceptance and Public Dedication Notwithstanding the Deferral of Completion of Certain Improvements Within Sub-Phases 1B, 1C, and 1E as permitted by Street Improvement Permit No. 18IE-0941.**

WHEREAS, Pursuant to the Subdivision Map Act of California, Title 7, Division 2 of the Government Code, commencing with Section 66410, the Board of Supervisors adopted the San Francisco Subdivision Code, including particularly the Treasure Island and Yerba Buena Island Subdivision Code (Division 4 of the San Francisco Subdivision Code, referred to hereafter as the “Subdivision Code”) and the Department of Public Works adopted the 2016 Subdivision Regulations for Treasure Island and Yerba Buena Island (the “Regulations”); and

WHEREAS, The Department of Public Works, acting through its Director (“Director”), is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, The Subdivision Code and the Regulations apply to all subdivisions made within the Treasure Island and Yerba Buena Island Project area, which include the subdivisions depicted in Final Map No. 9235, recorded September 13, 2018, in Book 134 of Condominium Maps, pp. 170 - 179, Document No. 2018-K672373 of Official Records (“Official Records”) of the City and County of San Francisco (“City”) and Final Map No. 10711, recorded October 19, 2022 as Document No. 2022095273 of Official Records;

WHEREAS, On April 21, 2011, the Planning Commission, by Motion No. 18325 as lead agency, certified the Final Environmental Impact Report (“FEIR”) for the Treasure Island and Yerba Buena Island Project (“Project”), and adopted certain findings under the California Environmental Quality Act (“CEQA”), including a mitigation monitoring and reporting program (the “MMRP”); and

WHEREAS, On April 21, 2011, the Planning Commission by Motion No. 18328 made findings that the Project and its approvals associated therewith are each on balance, consistent with the General Plan and Planning Code Section 101.1 (The “Consistency Findings”); and

WHEREAS, On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors affirmed certification of the FEIR; on that same date, the Board of Supervisors in Resolution No. 0246-11, adopted findings under CEQA, including approval of the MMRP (collectively, the “CEQA Findings”), which CEQA Findings are incorporated herein by reference; and

WHEREAS, On June 7, 2011, by Resolution No. 0241-11, the City approved a Disposition and Development Agreement by and between the Treasure Island Development Authority and Treasure Island Community

Development, LLC (“TICD”) which is recorded in the Official Records as Document No. 2011-J235239, as amended by that certain First Amendment to Disposition and Development Agreement recorded as Document No. 2015-K153304 of Official Records, and that certain Second Amendment to Disposition and Development Agreement recorded as Document No. 2018-K569072 of Official Records (collectively the “DDA”); and

WHEREAS, On June 14, 2011, by Ordinance No. 95-11, the City approved a Development Agreement between the City and TICD which is recorded in the Official Records as Document No. 2011-J235240 (the “DA”); and

WHEREAS, Pursuant to the Subdivision Code and the Regulations, Treasure Island Series 1, LLC (“Subdivider”) as a partial assignee of the DDA and DA, filed an application for a tentative map to subdivide properties in the areas designated as Sub-Phases 1B, 1C and 1E in the DDA’s Phasing Plan, and entitled “Tentative Subdivision Map - Subphase 1 for Condominium and Other Purposes - Treasure Island” (the “Tentative Map”), which the Director conditionally approved on July 10, 2018, in Public Works Order No. 188048; and

WHEREAS, Pursuant to the DDA, Subdivider is obligated to construct horizontal infrastructure and public improvements (“Required Infrastructure”) described as the “Infrastructure and Stormwater Management Controls” as defined therein, and which improvements are more particularly described in the Treasure Island Infrastructure Plan (Exhibit FF to the DDA) as it may be amended from time to time; and

WHEREAS, Construction of the Required Infrastructure was authorized pursuant to a Public Improvement Agreement by and between Subdivider, the City and TIDA, entitled Public Improvement Agreement - Treasure Island - Sub-Phase 1B, 1C & 1E Improvements, as amended (the “PIA”) and Street Improvement Permit No. 18IE-0941, as amended (the “SIP”); and

WHEREAS, Pursuant to the Code and Section III(A) of the Regulations, the Director may approve exceptions to any of the substantive requirements set forth in the Code and the Regulations; and

WHEREAS, The Subdivision Code generally and the Subdivision Regulations more specifically (see e.g., Appendix A, § VII.D) provide that the City will only consider full, complete and functional public streets for purposes of City maintenance and responsibility; and

WHEREAS, On September 8<sup>th</sup>, 2023, Subdivider submitted a request for exceptions to the Code and Regulations to the Director (“Deferral Request Letter”), including for deferral of certain obligations to complete Required Infrastructure, which is attached hereto as Exhibit A. Specifically, Subdivider requests exceptions from the approved and permitted Required Infrastructure described in the SIP and the PIA to defer the completion of certain improvements, all of which are described in the Deferral Request Letter. As further described in the Deferral Request Letter, Subdivider requests exceptions to allow for deferral of the following:

- **Exception No. 1: Deferral of installation of certain concrete sidewalk improvements;**
- **Exception No. 2: Deferral of installation of certain landscape improvements;**
- **Exception No. 3: Deferral of installation of the fireboat manifold and completion of associated testing;**
- **Exception No. 4: Deferral of the final power connection to pedestrian lighting and an irrigation controller located along the east side of the Treasure Island causeway.**

WHEREAS, Collectively, approval of the exceptions to allow for deferral of the installation, completion or operation of the Required Infrastructure as described herein and in the Deferral Request Letter will allow for the Director to issue a Notice of Completion (“NOC”), as described in the Subdivision Code in the PIA for Required Infrastructure completed in compliance with the PIA and the SIP and which is otherwise ready for its intended use;

WHEREAS, Issuance of the NOC for qualifying Required Infrastructure, subject to approval of the above exceptions, will both render the improvements eligible for consideration for acceptance by the City or TIDA, as applicable and also facilitate the City’s execution of an interim license agreement for use of certain streetscape improvements prior to acceptance and public dedication of those improvements by the Board of Supervisors, which will in turn facilitate occupancy of the Project’s first affordable housing building; and

WHEREAS, The Director published notice of a public hearing to consider these requests in accordance with the requirements of the Code and the Regulations; and

WHEREAS, September 13<sup>th</sup>, 2023, the Director held a public hearing to solicit public comment on the requested exceptions; and

WHEREAS, The actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director of Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no changes in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, Per Section 1712 of the Subdivision Code, the Director, upon application by a subdivider, and subject to the Subdivision Map Act, may authorize exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or Subdivision Regulations which are not in violation of the Subdivision Map Act, provided that the Director must find: (1) that the application of certain provisions of the Code or the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations (both as defined in the Subdivision Code); (2) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations; (3) that the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director finds that granting these four (4) exceptions (listed for ease of reference as Exception No. 1, 2, 3, and 4) is consistent with Subdivision Code Section 1712, as follows:

- That the application of certain provisions of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the general purpose and intent of the Project Documents and City Regulations. (Subdivision Code §1712(b)(1).)

The Project is designed to be built out in phases with building and parks being completed and occupied and/or accessible shortly after the completion of adjacent street improvements. Due to the phased nature of the Project and construction sequencing, construction of building and park projects and the adjacent street improvements may be concurrent, with the limits of work often overlapping due to constrained site dimensions and available street space. To facilitate the completion and acceptance of the streets so that they are ready for public use before buildings and parks are completed and occupied and/or accessible, the Subdivider proposes to defer some minor improvements that are not critical to the Project and are to be installed in areas that are currently within building or park project site limits and inaccessible, such as certain roadway, curb, and gutters, trees and landscape, pavement striping, and other improvements. Based on the foregoing, it is reasonable to find that application of the Subdivision Regulation to the facts at hand would result in practical difficulties and unnecessary hardship.

- That the granting of the exception, waiver, or deferral will not be materially detrimental to the public welfare or injurious to other property in the area in which said property is situated. (Subdivision Code §1712(b)(2).)

The granting of these exceptions will not be detrimental to the public welfare or injurious to other property because the areas of the deferred improvements will be contained within the restricted building or park project sites and inaccessible to the public. When the building or park projects are complete, the Subdivider will complete the deferred improvements according to Public Works Code and City Regulations and shall maintain public access and traffic circulation on City streets.

- That the granting of such exception, waiver, or deferral will not be contrary to the Project Documents or City Regulations. (Subdivision Code § 1712(b)(3).)

The granting of this exception is consistent with the Project Documents and the City Regulations, as it will facilitate development of the Project consistent with the requirements of the street improvement plans and support the construction of vertical development and public park improvements. The proposed exceptions will not affect the dimensions of the streets or require any modification to the adjacent lots.

- The exception is not in violation of the Map Act. (Subdivision Code § 1712(d).)

The Map Act does not prohibit the Subdivider from offering for acceptance and public dedication streets with certain deferred improvements. The obligation for the City to accept full and complete streets is found in the Subdivision Regulations and the Administrative Code.

Based on the findings described above, **the Director conditionally approves, effective as of September 15<sup>th</sup>, 2023, Subdivider's requests for exceptions, to authorize the deferral of completion, installation, or operation of infrastructure to the extent otherwise required under the Subdivision Code, the Regulations, the PIA and the SIP as more particularly stated below.**

**Exceptions from Subdivision Code and Regulations and Approved SIP**

**Request for Exception No. 1 (Deferral of Installation of Certain Concrete Sidewalk)**

Subdivider requests to defer construction of final sidewalk improvements at three specific locations adjacent to Parcel C2.2 and C2.4, as shown on Exhibit #1 of the Deferral Request Letter, until after the NOC and acceptance of associated street segments.

As described in the Deferral Request Letter, completion of the subject sidewalk improvements adjacent to Parcel C2.2 is not feasible at this time due to a conflict with a temporary power transformer and switch board installation currently serving the adjacent vertical construction project.

In addition to the above, Subdivider requests to defer installation of the final sidewalk improvements on the east side of Parcel C2.4, as shown on Exhibit #1 of the Deferral Request Letter, because the area to be improved is currently in use by the adjacent vertical developer for a temporary power transformer installation and construction of an underground gas service lateral. The improvements cannot be installed until the temporary power transformer is removed and the underground utility construction is completed.

Lastly, Subdivider requests to defer installation of the final sidewalk improvements on the west side of Parcel C2.4, as shown on Exhibit #1 of the Deferral Request Letter, because the area to be improved is currently in use by the adjacent vertical developer for a tower crane. The improvements cannot be installed until the crane is removed.

Based on the foregoing, the Director approves the requested exception to defer completion of the referenced improvements until after issuance of an NOC and acceptance of the associated street segment.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred sidewalk improvements until such time as the Director has confirmed that the final sidewalk improvements have been installed.
- Subdivider will maintain an accessible path of travel through and/or around the deferred area with an acceptable walking surface until the final sidewalk improvements are completed.
- Subdivider will coordinate a punch walk with the City and resolve any required repair work.
- Subdivider will complete the deferred sidewalk improvements before the vertical developer requests and/or Public Works will sign-off on a Temporary Certificate of Occupancy (TCO) for the fronting vertical building affecting completion of the required improvements.

**Request for Exception No. 2 (Deferral of Installation of Certain Landscape Improvements):**

Subdivider requests to defer installation of certain landscape improvements (one tree and multiple shrubs) adjacent to Parcel C2.2 on Bruton St, as shown in Exhibit #2 appended to the Deferral Request Letter, until after the NOC and acceptance of associated street segments. As described in the Deferral Request Letter, completion of the subject landscape improvements is not feasible at this time due to a conflict with a temporary power transformer and switch board installation currently serving the adjacent vertical construction project on Parcel C2.2.

In addition, Subdivider requests to defer installation of the various trees, shrubs, soil preparation, and associated irrigation on the west side of Parcel C2.3 and Parcel C2.4 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C2.4 and future vertical construction on Parcel C2.3.

Subdivider requests to defer installation of the two trees, multiple shrubs, groundcover, and associated irrigation adjacent to Parcel C3.1 on Garden Walk, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.1.

Subdivider requests to defer installation of the various shrubs, soil preparation, and associated irrigation on the west side of Parcel C3.3 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.3.

Subdivider requests to defer installation of various shrubs, soil preparation, and associated irrigation on the west side of Parcel C3.4 along Avenue of the Palms, as shown in Exhibit #2 of the Deferral Request Letter. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction on Parcel C3.4.

Based on the foregoing, the Director approves the requested exception to defer completion of the referenced improvements until after NOC and acceptance, but before TCO of the fronting vertical building affecting completion of the required improvements.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the cost of installing the deferred landscape improvements until such time as the Director has confirmed that the final landscape improvements have been installed.
- Subdivider will maintain adequate edge protection to separate the sidewalk and accessible path of travel from the deferred landscape improvement areas (including empty tree wells), ensure there is no elevation difference greater than 4-inches from the sidewalk, and maintain adequate stormwater controls to prevent runoff or sediment onto the public sidewalk.
- Subdivider will coordinate a punch walk with the City and resolve any required repair work.
- Subdivider will complete the deferred sidewalk improvements before the vertical developer requests and/or Public Works will sign-off on a Temporary Certificate of Occupancy (TCO) for the fronting vertical building affecting completion of the required improvements.

**Request for Exception No. 3 (Deferral of Installation of the Fireboat Manifold and Completion of Associated Testing):**

Subdivider requests to defer the installation and testing of the fireboat manifold, which is located at the shoreline as shown on Exhibit #4 of Deferral Request Letter, until after the NOC and acceptance of associated street segments (unless the work is completed prior to acceptance). As described in the Deferral Request Letter,



installation and testing of the infrastructure for which Subdivider seeks NOC will not be completed until the manifold and its associated valves have been rebuilt and assembled, quality control tested, delivered to the site, installed, final tested, and approved by City agencies. Currently, the anticipated delivery date is late September 2023 with final installation and testing in October 2023. However, since this manifold is a uniquely designed and fabricated piece of infrastructure, it is possible that there may be additional issues or defects identified before delivery or during final installation and testing by the Subdivider or City agencies that may require corrections before final City approval, which may be resolved after acceptance of the associated street segments.

Based on the foregoing, the Director approves the exception to defer final installation and testing of the fireboat manifold until after NOC and acceptance, if needed, of the associated street segments to allow for adequate time to ensure the manifold is properly installed and tested to the satisfaction of the City. This exception shall not be interpreted as or constitute pre-approval or final approval of the manifold or associated components, as it has not been installed or tested yet.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100% of the estimated cost of installing and testing the fireboat manifold until such time as the Director confirms that the manifold is installed and satisfies all required testing obligations to the satisfaction of the SFPUC and SFFD.
- Subdivider will continue to coordinate and seek City approval of any required design or construction submittals and/or documentation prior to delivery and/or installation.
- Subdivider will schedule final testing with SFPUC and SFFD once installed, coordinate a punch walk with the City agencies, and resolve any required repair work.
- Subdivider will update as-builts, submit final testing records, and provided any required documentation.
- Subdivider will request a separate component-level Notice of Completion for the fireboat manifold and its associated components so that the City can document completion and approval and accept the asset.

**Request for Exception No. 4 (Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller):**

Subdivider requests to defer the final power connection to pedestrian lighting and an irrigation controller located along the east side of the Treasure Island causeway as shown on Exhibit 5 to the Deferral Request Letter. A temporary power service will be provided to the pedestrian lights and irrigation controller as soon as the service application is approved by SFPUC Power Enterprise.

Based on the foregoing, the Director approves the requested exception to allow for the permanent power service as described in Exhibit 5 to the Deferral Request Letter to be installed after issuance of NOC and acceptance of the associated streets, as a temporary power service will be provided until the permanent power connection can be made available by SFPUC Power Enterprise by a separate service application.

The exception is approved subject to the following conditions:

- The Director will retain adequate security equivalent to 100 percent of the estimated cost of the permanent power connection until such time as the Director confirms that the permanent power connection has been made.
- Subdivider will schedule final testing of the pedestrian lighting and irrigation control after the switchover from temporary to permanent power with City agencies and resolve any required repair work.

Attachment: Exhibit A – Developer’s Deferral Request Letter (dated 9/8/23) and Accompanying Exhibits

X DocuSigned by:  
*Dhapa, Ishkallkhai (DPW)*  
Ko, Albert J – A811FD2527F045D...  
City Engineer and Deputy Director

X DocuSigned by:  
*Bruce Robertson*  
Short, Carla – 63398308AB81447...  
Interim Director of Public Works

# TREASURE ISLAND

DEVELOPMENT GROUP

September 8, 2023

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
49 South Van Ness Ave, 9<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Treasure Island Sub-Phase 1B, 1C & 1E Improvement Plans – TI SIP #18IE-0941 (“SIP”)  
Request for Deferral of Completion of Improvements within Treasure Island Phase 1 “Area B”**

Dear Interim Director Short:

Treasure Island Series 1, LLC (“Subdivider”), is a partial assignee of the Treasure Island/Yerba Buena Island Disposition and Development Agreement, dated June 28, 2011, and recorded in the Official Records of the City and County of San Francisco on August 10, 2011, as Document No. 2011-J235239 (as amended, the “DDA”). Under the DDA, Subdivider is obligated to construct certain horizontal improvements and to offer those improvements for dedication to the City and County of San Francisco or the Treasure Island Development Authority (“TIDA”). Those horizontal improvements include infrastructure within Treasure Island Phase 1 permitted by San Francisco Public Works (“SFPW”) on November 6, 2018 as Street Improvements Permit (“SIP”) No. 18IE-0941 (“Phase 1 Required Infrastructure”). Subdivider is party to the Public Improvement Agreement (Treasure Island - Sub-Phase 1B, 1C & 1E Improvements) (“TI PIA”), which requires Subdivider to complete the Phase 1 Required Infrastructure, and which describes the terms for issuance of notices of completion (“NOC”) and for Subdivider to offer the Phase 1 Required Infrastructure for acceptance.

This letter serves as a formal request by Subdivider for exceptions, as permitted under Section 1712 of the Treasure Island/Yerba Buena Island Subdivision Code<sup>1</sup>, relating to the deferral of completion of certain components of the Phase 1 Required Infrastructure within “Area B.” SFPW issued Conditional NOC on February 3, 2023, for the scope detailed and permitted through the SIP within “Area A,” which includes Treasure Island Road, Clipper Cove Avenue, Trade Winds Avenue, and Seven Seas Avenue, as shown in Exhibit #5 attached hereto (“NOC Area Exhibit”). “Area B,” as shown on the NOC Area Exhibit, includes the remaining areas outside of “Area A” permitted through the SIP, consisting of Johnson Street, Cravath Street, a portion of Bruton Street, and a portion of Avenue of the Palms as shown on the attached NOC Area Exhibit.

Subdivider requests exceptions from the Subdivision Regulations (including particularly Appendix A, § VII.D) to allow for issuance of an NOC for, and ultimately City acceptance of, Phase 1 Required Infrastructure within Area B notwithstanding the deferral of completion of certain components as further described below.

**Exception #1 – Deferral of Installation of Certain Concrete Sidewalk Improvements**

Final Map No. 9235 Lot 8

- a. Subdivider requests an exception to defer installation of final sidewalk improvements as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with a temporary power transformer and switch board installation serving the adjacent vertical construction

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<sup>1</sup> Section 1712 allows for the Director of Public Works to authorize “exceptions, waivers, or deferrals to any of the requirements set forth in this Code and in the Subdivision Regulations” upon written request of the Subdivider, subject to certain requirements.

project on Final Map No. 9235 Lot 8. The sidewalk improvements will be completed after “Area B” acceptance but prior to issuance of a final certificate of occupancy of the fronting vertical building on Final Map No. 9235 Lot 8.

Final Map No. 9235 Lot 10 – Location 1

- b. Subdivider requests an exception to defer installation of final sidewalk improvements on the east side of Final Map No. 9235 Lot 10 as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with ongoing temporary power transformer installation and construction of an underground gas service lateral serving the adjacent vertical construction project. The sidewalk improvements will be completed after “Area B” acceptance but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

Final Map No. 9235 Lot 10 – Location 2

- c. Subdivider requests an exception to defer installation of final sidewalk improvements on the west side of Parcel Final Map No. 9235 Lot 10 as shown on Exhibit 1. The sidewalk improvements cannot be installed at this time due to a conflict with a construction crane currently serving the vertical developer on Final Map No. 9235 Lot 10. The sidewalk improvements will be completed after Area “B” acceptance but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

**Exception #2 – Deferral of Installation of Certain Landscape Improvements**

Final Map No. 9235 Lot 8

- a. Subdivider requests an exception to allow deferral of installation of one tree and shrubs as shown on Exhibit #2. The landscape components are unable to be installed due to a conflict with a temporary power transformer and switch board installation serving the adjacent vertical construction project on Parcel Final Map No. 9235 Lot 8. As a result, Subdivider requests to defer the installation of the identified landscape components until after the NOC and Acceptance of associated street segments, but prior to issuance of a final certificate of occupancy for the fronting vertical building.

Final Map No. 9235 Lot 10

- b. Subdivider requests an exception to allow deferral of installation of various trees, shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 9235 Lot 10, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 10.

Final Map No. 9235 Lot 1

- c. Subdivider requests an exception to allow deferral of installation of various trees, shrubs, groundcover, and associated irrigation as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and Acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 9235 Lot 1.

Final Map No. 10297 Lot 1

- d. Subdivider requests an exception to defer installation of various shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 10297 Lot 1, along Avenue of the Palms, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple

conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 10297 Lot 1.

Final Map No. 10297 Lot 2

- e. Subdivider requests an exception to allow for deferral of installation of various shrubs, soil preparation, and associated irrigation on the west side of Final Map No. 10297 Lot 2, along Avenue of the Palms, as shown on Exhibit #2. The plants and irrigation system are unable to be installed due to multiple conflicts with ongoing vertical construction. As a result, Subdivider requests to defer the installation of the identified landscape components until after NOC and acceptance, but prior to issuance of a final certificate of occupancy for the fronting vertical building on Final Map No. 10297 Lot 2.

**Exception #3 Fireboat Manifold**

Subdivider requests deferral of the installation and testing of the fireboat manifold, which is located at the shoreline as shown on Exhibit #4, until after NOC and acceptance of the associated street segments. Installation and testing of the infrastructure will not be completed until the manifold and its associated valves have been rebuilt and assembled, quality control tested, delivered to the site, installed, final tested, and approved by City agencies. Currently, the anticipated delivery date is late September 2023 with final installation and testing in October 2023. However, since this manifold is a uniquely designed and fabricated piece of infrastructure, it is possible that there may be additional issues or defects identified before delivery or during final installation and testing by the Subdivider or City agencies that may require corrections before final City approval, which may be resolved after acceptance of the associated street segments. Testing is complete for the rest of the installed AWSS pipe segments and ready for acceptance.

**Exception #4 Deferral of the Final Power Connection to Pedestrian Lighting and an Irrigation Controller on East Causeway Slope**

Subdivider requests an exception to defer the final power connection to pedestrian lighting and an irrigation controller located on the east side of the Causeway slope adjacent to Beach Park and allow for NOC and acceptance of the Required Infrastructure. Subdivider is currently determining conduit routing and circuitry for the permanent secondary permanent power service to this location. In the meantime, a temporary service application has been submitted to SFPUC and temporary power is anticipated to be installed and operational in October 2023. Temporary power service will be provided until the permanent power connection can be made available by SFPUC Power Enterprise by a separate service application. As a result, Subdivider requests to defer the final power connection until after NOC and acceptance of the associated streets. See Exhibit #5 for location of the associated pedestrian lighting.

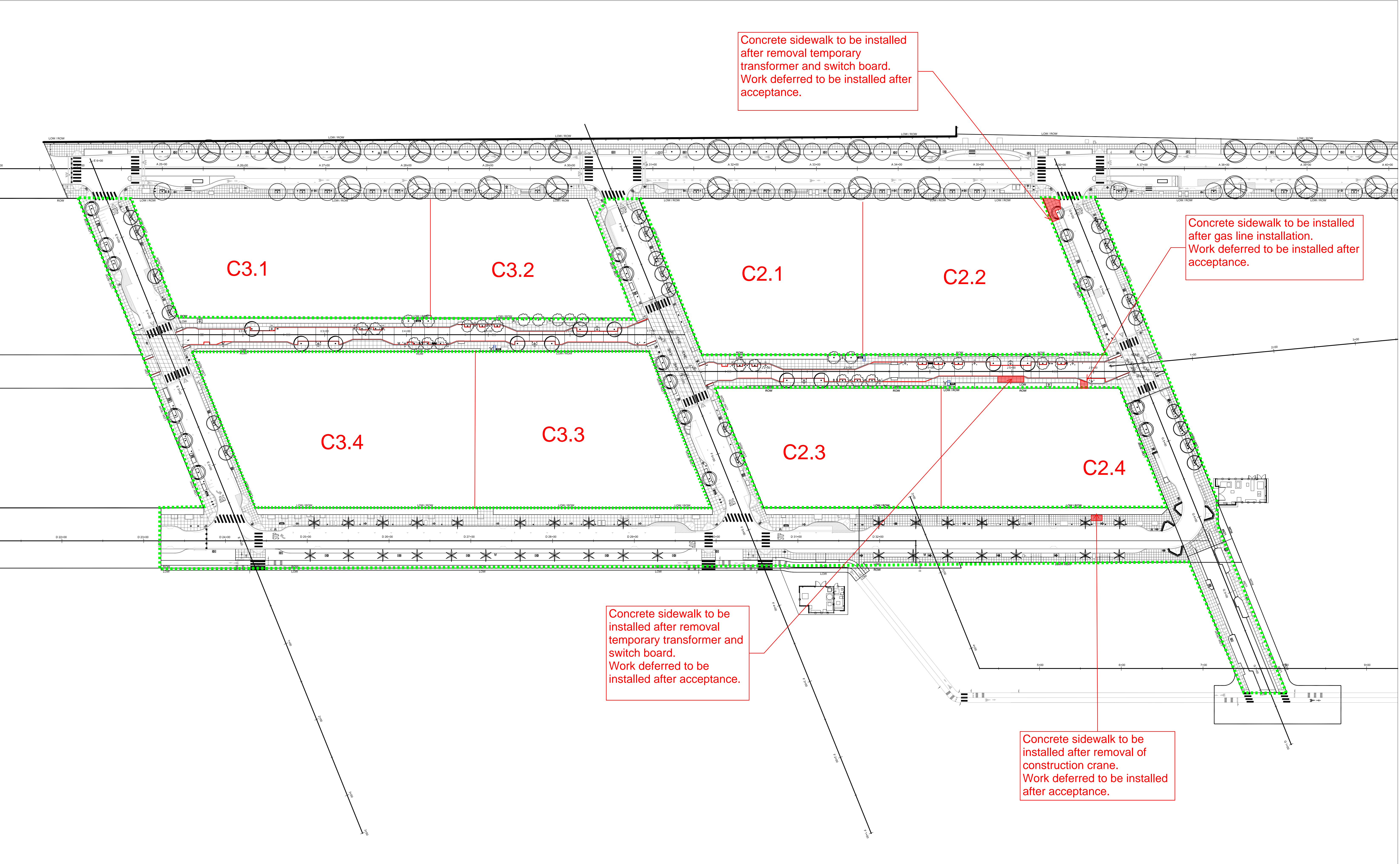
**Attachments**

- Exhibit 1 – Concrete Sidewalk Improvements
- Exhibit 2 – Landscape Improvements
- Exhibit 3 – Fireboat Manifold Installation
- Exhibit 4 – Final Power to Pedestrian Lighting and Irrigation Controller
- Exhibit 5 – NOC Area Map

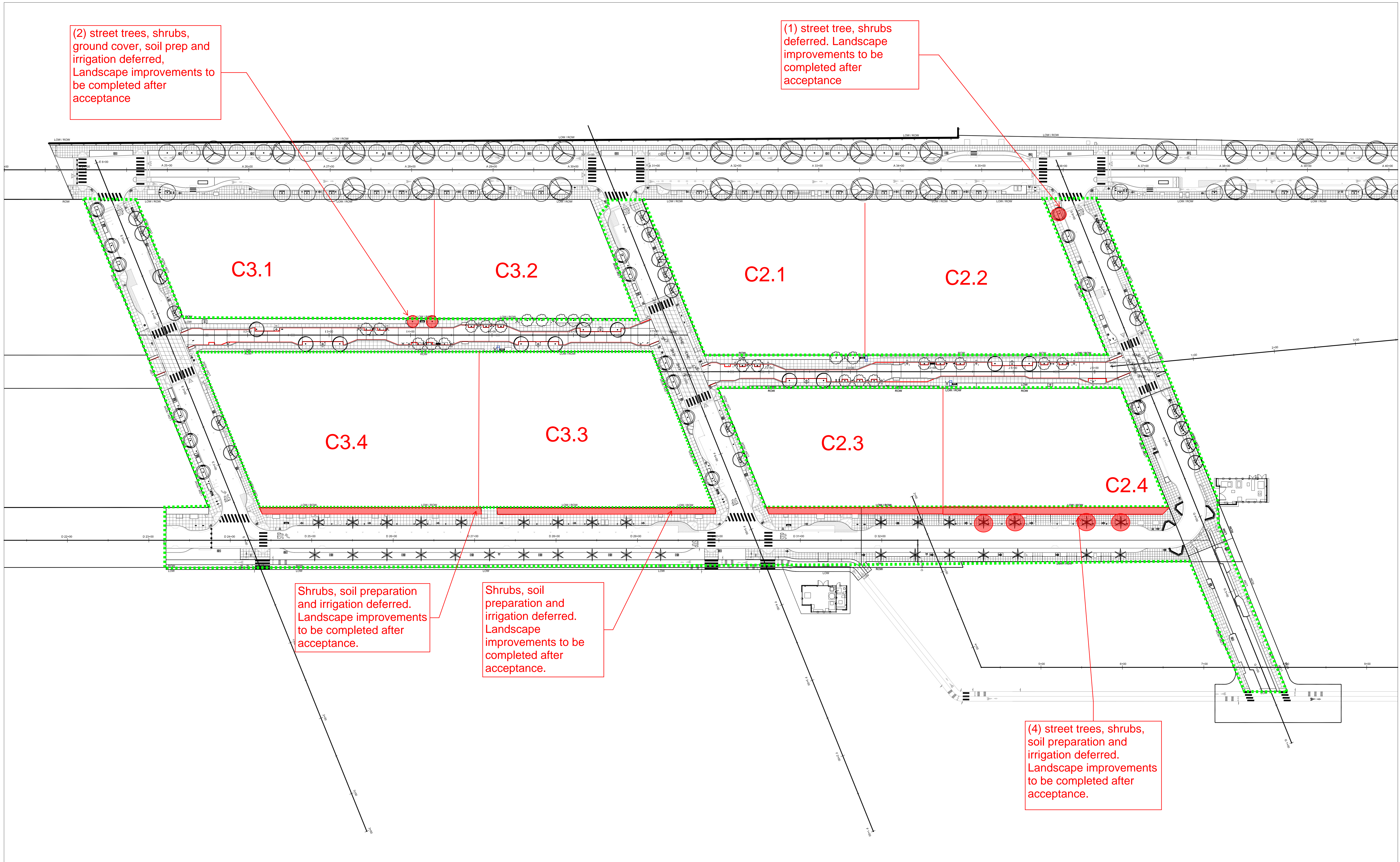
cc: John Kwong, SFPW  
Raymond Woo, SFPW  
Bob Beck, TIDA

Wei Zhang, TIDA  
Elizabeth Hirschhorn, TIDA  
Charles Shin, TIDG  
Molly Petrick, SFPUC  
Brandy Batelaan, SFPUC  
Adam Smith, SFMTA  
Norman Wong, SFMTA

# Exhibit #1 - Concrete Sidewalk Improvements

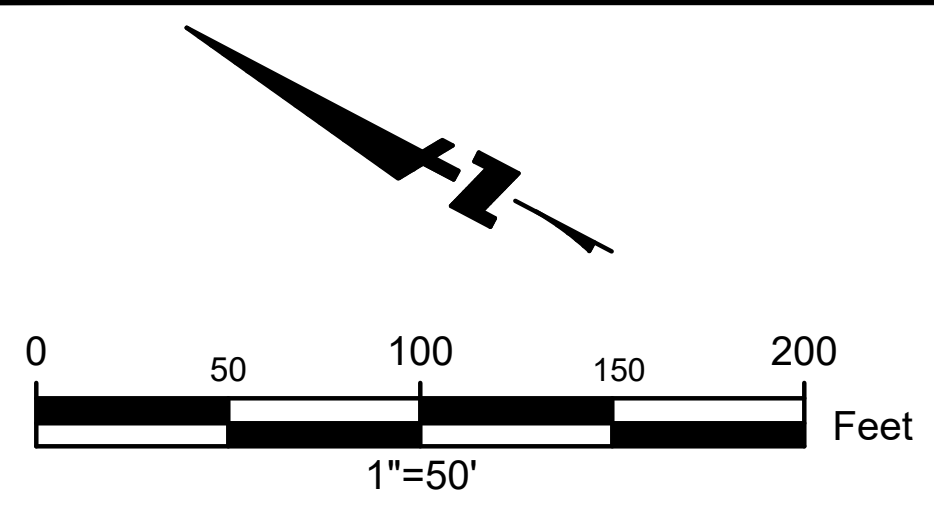


# Exhibit #2 - Landscape Improvements





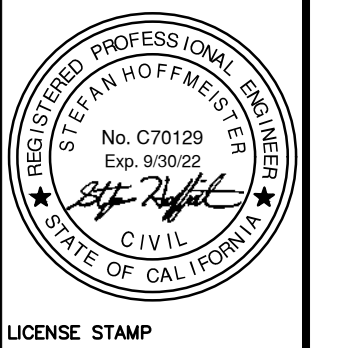
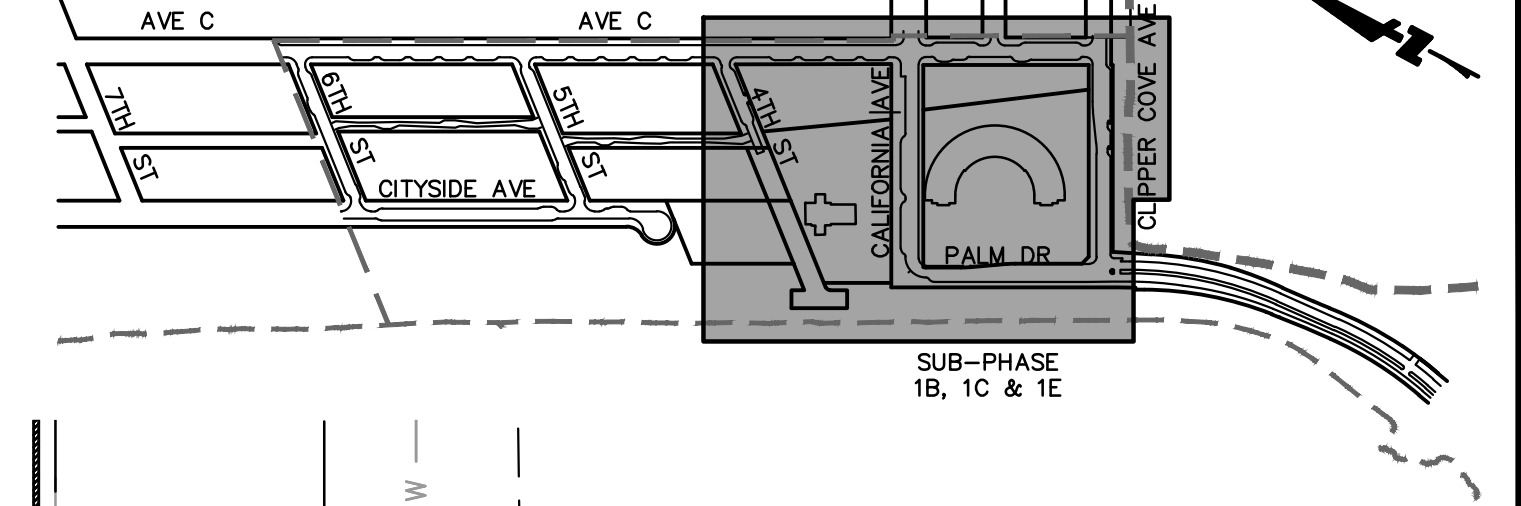
# Exhibit #3 - Fireboat Manifold Installation



### UTILITY NOTES

1. SIZE, LOCATION AND TERMINATION POINT OF ALL SERVICE LATERALS MUST BE APPROVED BY SFWD CDD ENGINEER PRIOR TO INSTALLATION.
2. 17.5" SSFM IS A PERMANENT FACILITY THAT CONNECTS TO THE ISLAND'S WWTF. SEE C7.00-1T TO C7.15-1T FOR THE TEMPORARY ALIGNMENT OF THE 17.5" SSFM CONSTRUCTED AS PART OF SUB-PHASE 1B, 1C & 1E. FUTURE MAJOR PHASES WILL CONSTRUCT THE SSFM IN ITS ULTIMATE ALIGNMENT ALONG CALIFORNIA AVENUE AS THE ISLAND'S INFRASTRUCTURE IS EXTENDED TO THE EAST. THE NEXT PHASE IS TENTATIVELY SCHEDULED FOR 2020.

### KEY MAP



LICENSE STAMP

TREASURE ISLAND DEVELOPMENT AUTHORITY  
**TREASURE ISLAND**  
**SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS**  
 CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

### STREETS

PERMIT SUBMITTAL

NO.	REVISIONS	DATE
1	INSTRUCTIONAL BULLETIN	09/04/20
2	INSTRUCTIONAL BULLETIN	09/11/20
3	INSTRUCTIONAL BULLETIN	09/22/20
4	INSTRUCTIONAL BULLETIN	12/04/20

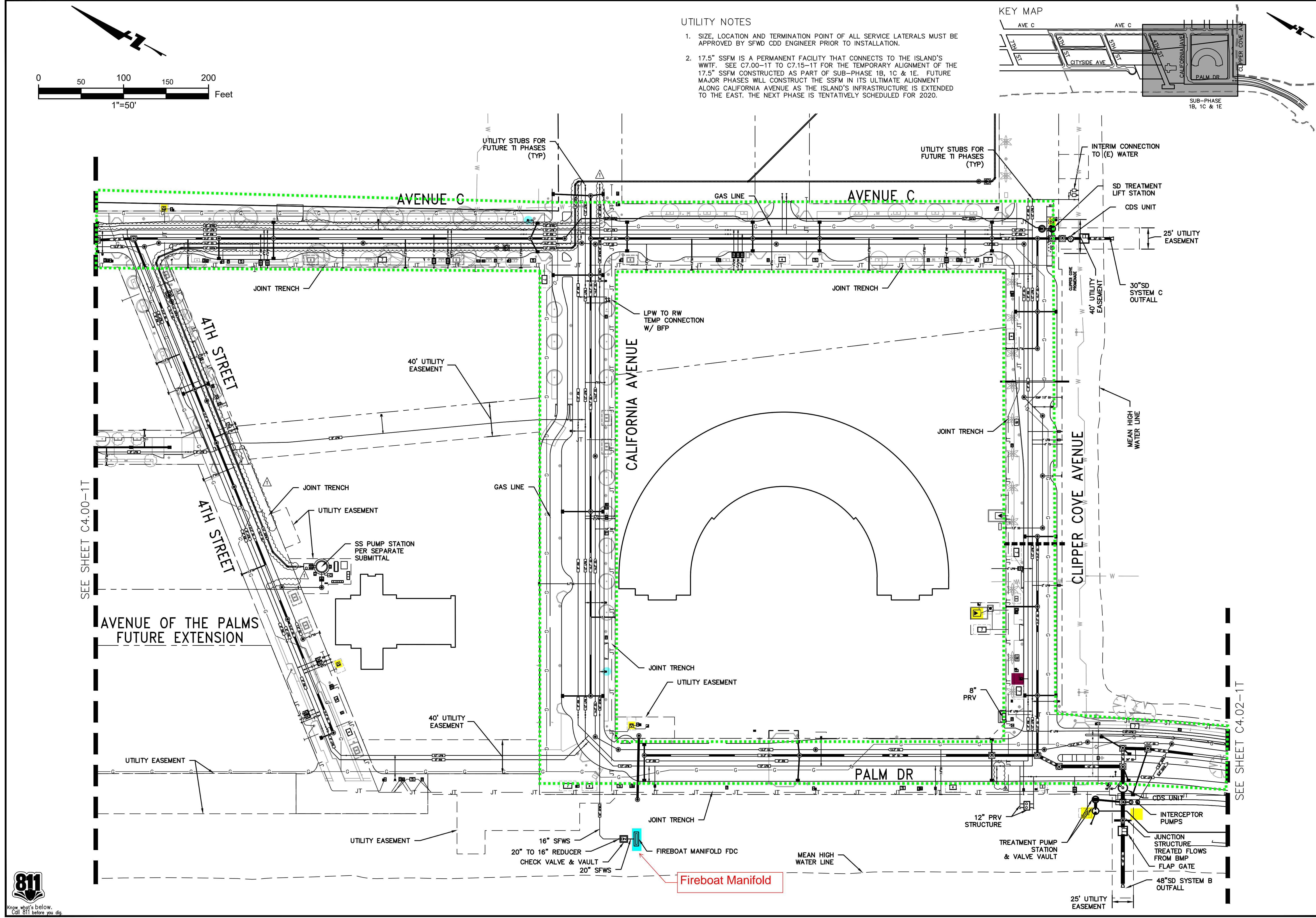
COMPOSITE UTILITY PLAN

SHEET TITLE  
SCALE AS SHOWN

**C4.01-1T**

79 OF 603  
DRAWING NO.

DRAWING NAME: Z:\AGS\project\2014\AGS-14-003\_Treasure\_Island-BKF-AGS JV\5\_Production\Drawings\2\_Sheets\1-C4.0 Composite Utility Plans\_AoP.dwg  
 PLOT DATE: 05-06-21 PLOTTED BY: stevan.hoffmann@treasureisland.com



Fireboat Manifold

# Exhibit #4 - East Causeway Pedestrian Lighting & Irrigation Controller Locations

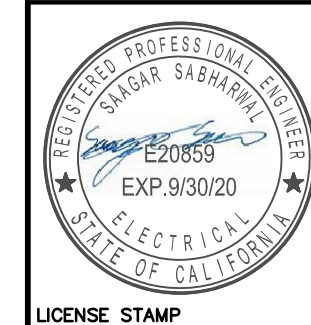
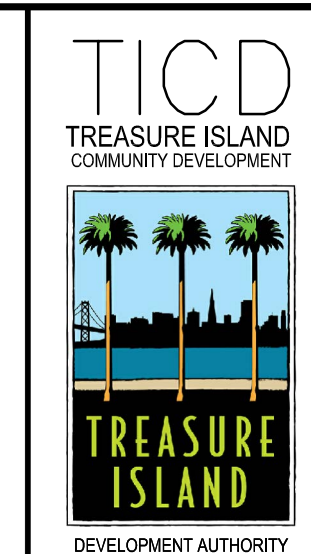
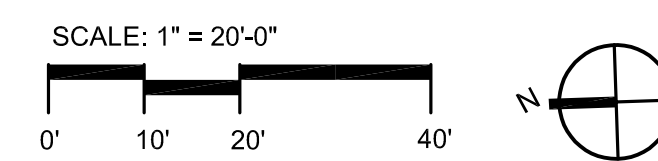
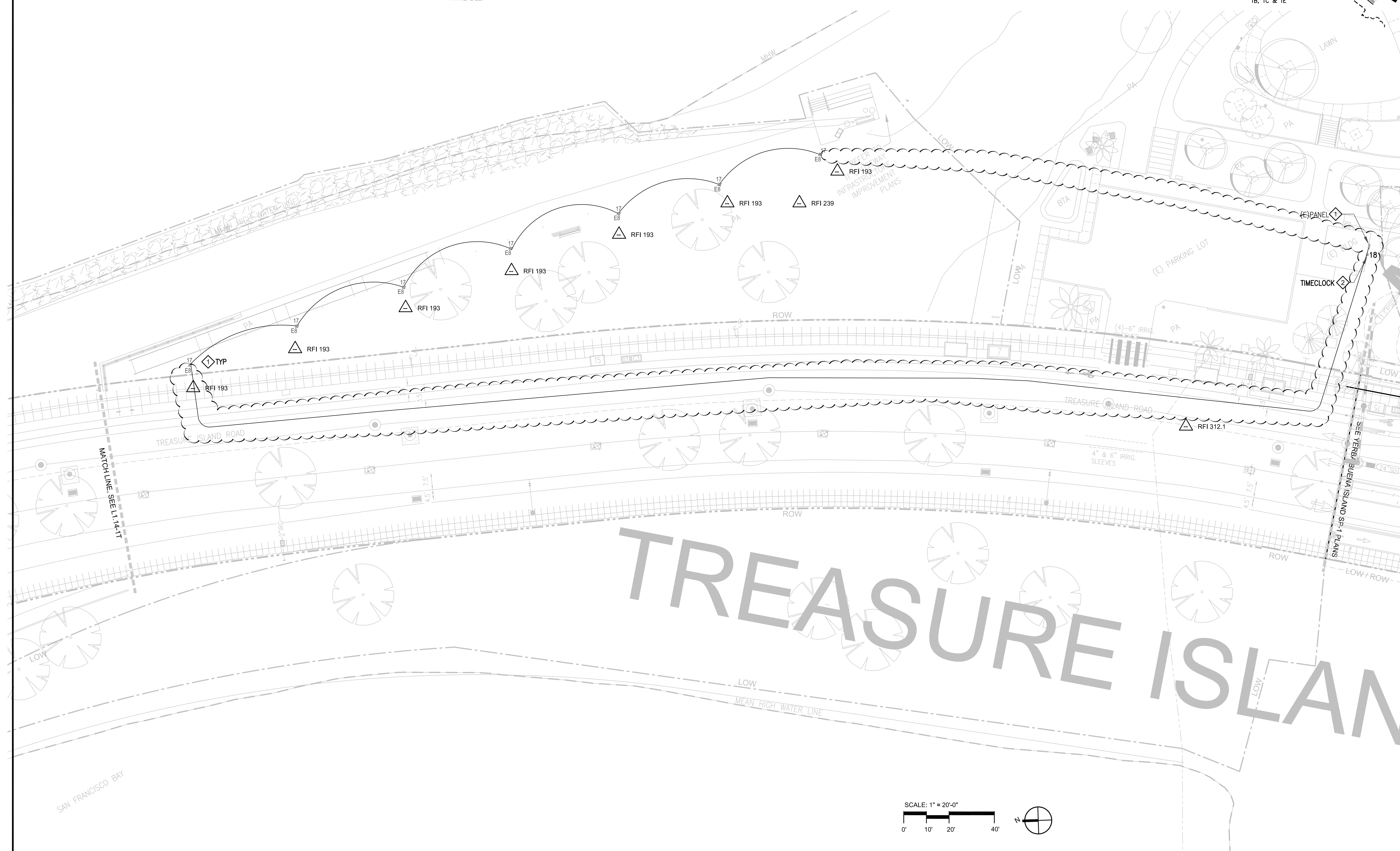
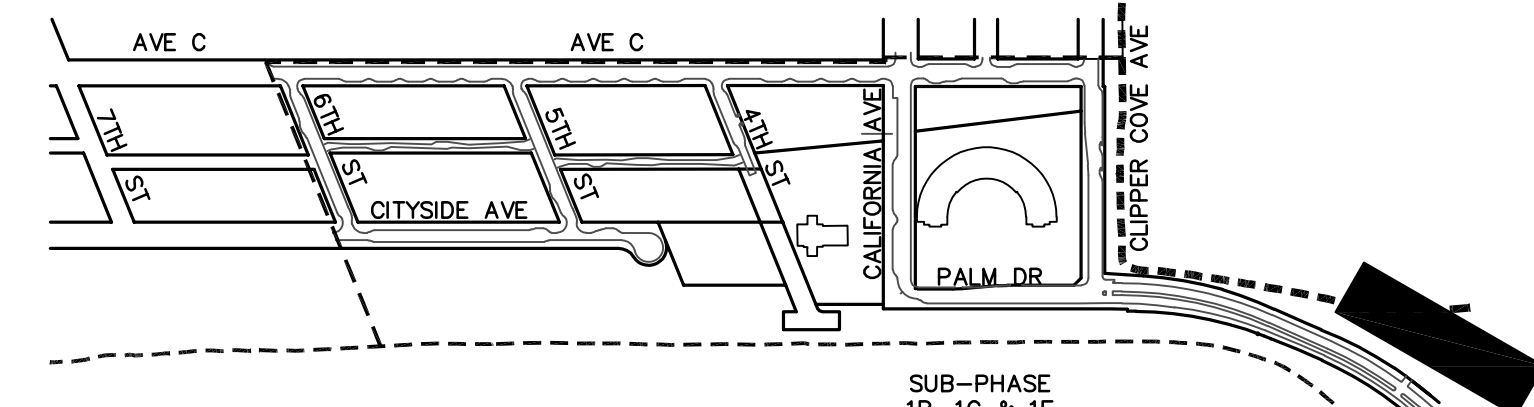
### GENERAL NOTES:

- COORDINATE EXACT LOCATIONS AND DIMENSIONS OF FIXTURES AND DEVICES WITH DRAWINGS BY OTHER CONSULTANTS (LANDSCAPE ARCHITECT, IRRIGATION CONSULTANT, AND LIGHTING DESIGNER).
- INCREASE WIRE SIZE AS REQUIRED TO COMPLY WITH SECTION 130.5(C)(2) OF CALIFORNIA 2013 TITLE 24 (VOLTAGE DROP FOR BRANCH CIRCUITS). REFER TO SHEET E0.04 FOR VOLTAGE DROP CALCULATIONS AND CONDUCTOR SIZES.

### SHEET NOTES:

- CIRCUITS SHOWN ARE FED FROM (E) PANEL LOCATED OUTSIDE RESTROOM. PER AS-BUILT DRAWINGS, CIRCUIT 17 IS SPARE AND SHALL BE USED TO FEED LIGHTS, CONTRACTOR TO VERIFY. SEE WB RAMPS IMPROVEMENT PROJECT PACKAGE FOR EXACT LOCATION OF PANEL.
- PROVIDE TIME CLOCK IN LOCKABLE NEMA 3R ENCLOSURE NEXT TO (E) PANEL AND COORDINATE EXACT LOCATION OF CABINET IN THE FIELD. FEED FROM (E) PANEL IN RESTROOM. PER AS-BUILT DRAWINGS, CIRCUIT 18 IS SPARE AND SHALL BE USED TO FEED TIMECLOCK, CONTRACTOR TO VERIFY. PARK OPERATIONS STAFF SHALL PROGRAM TIME CLOCK TO AUTOMATICALLY TURN OFF ALL OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.

### KEY MAP



TREASURE ISLAND DEVELOPMENT AUTHORITY  
**TREASURE ISLAND**  
 SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS  
 CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

### STREETS

PERMIT SUBMITTAL

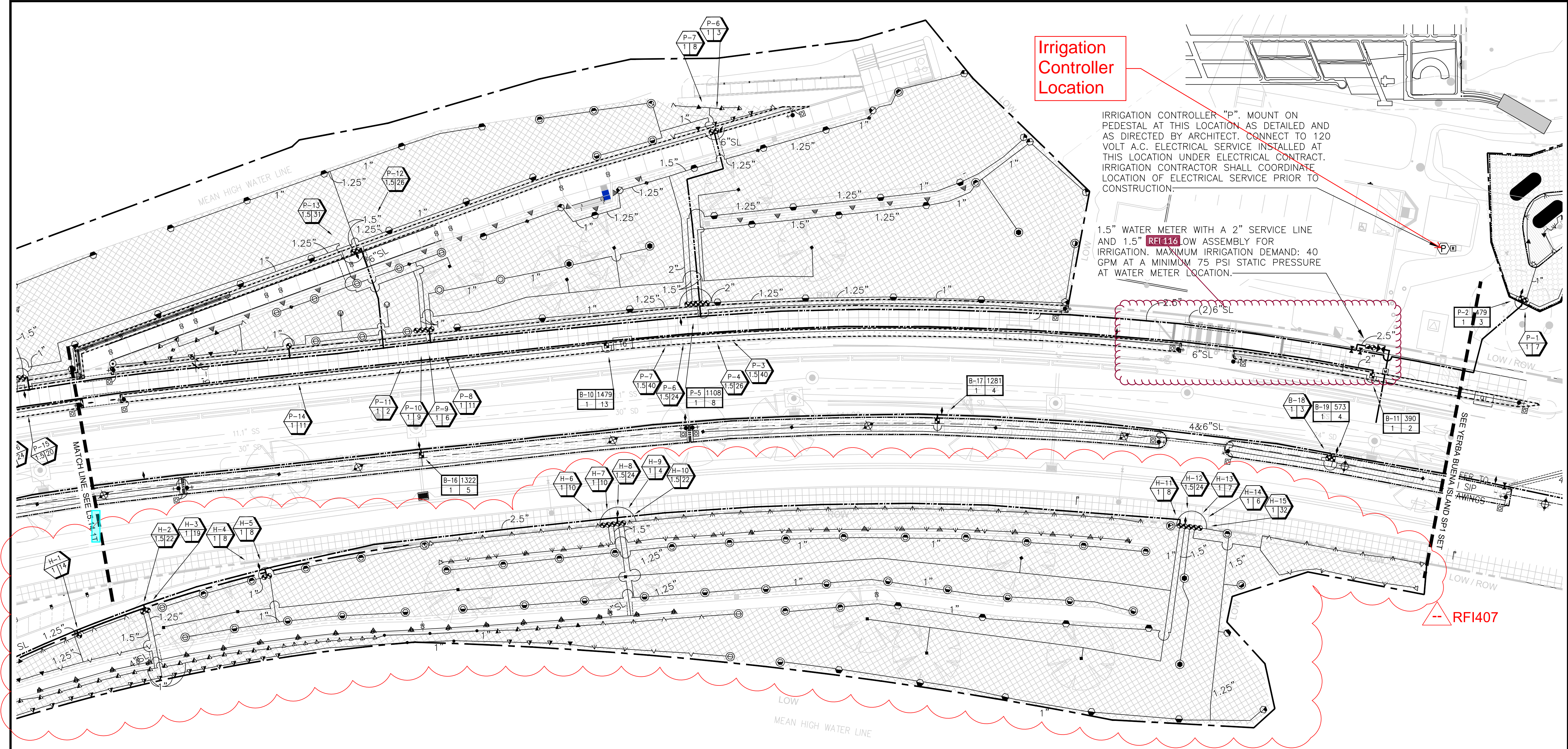
PROJECT NO.	DRAWN BY:	DATE:	REVISIONS	
			NO.	DESCRIPTION
20140015-12	TN	10/15/2018		
			BY	DATE
			RFI	9/29/21
			CONFORM SET	
			RFI 312.1	

### ELECTRICAL SITE LIGHTING

SHEET TITLE  
 SCALE 1"=20'-0"

**E1.10**  
 295 OF 603  
 DRAWING NO.

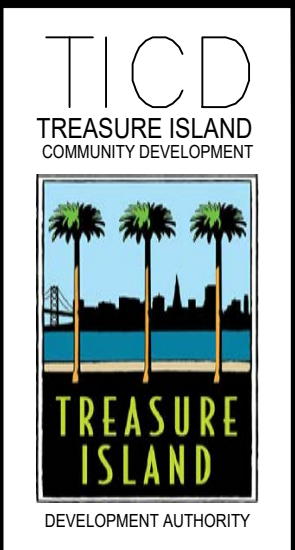
# Exhibit #4 - East Causeway Pedestrian Lighting & Irrigation Controller Locations



**Irrigation Controller Location**

IRRIGATION CONTROLLER "P". MOUNT ON PEDESTAL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.

1.5" WATER METER WITH A 2" SERVICE LINE AND 1.5" RFI116 FLOW ASSEMBLY FOR IRRIGATION. MAXIMUM IRRIGATION DEMAND: 40 GPM AT A MINIMUM 75 PSI STATIC PRESSURE AT WATER METER LOCATION.



**CMG**  
Landscape Architecture  
444 Bryant St  
San Francisco Ca 94107  
415-498-8070  
www.cmgca.com



LICENSE STAMP

TREASURE ISLAND DEVELOPMENT AUTHORITY  
**TREASURE ISLAND**  
SUB-PHASE 1B, 1C & 1E IMPROVEMENT PLANS  
CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

**STREETS**  
PERMIT SUBMITTAL

**NOTES:**

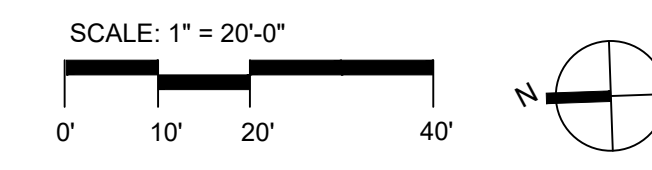
- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
 

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
 

.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT
- SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
 

.75"	0-1100 FT
1"	1101-2200 FT
1.25"	2201-3600 FT
1.5"	3601-4800 FT



PROJECT NO. 20140015-12	DATE: 1/17/2020
DRAWN BY: REVISIONS	BY: DATE
	NO. DESCRIPTION
	NO. INSTRUCTIONAL BULLETIN
	NO. INSTRUCTIONAL BULLETIN
	NO. CONFORM SET

TREASURE ISLAND  
ROAD CAUSEWAY  
IRRIGATION PLAN

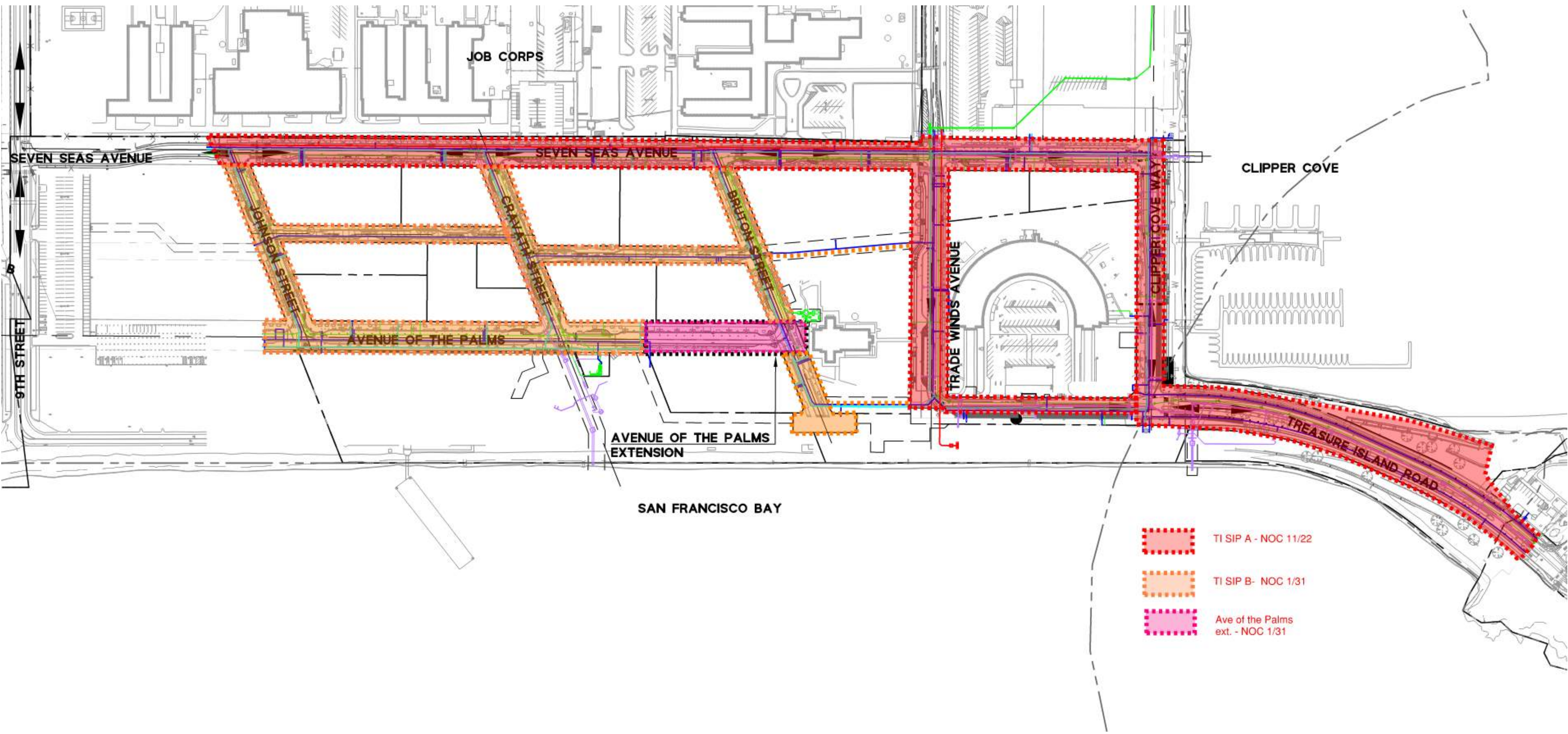
SHEET TITLE  
SCALE 1"=20'-0"

**L5.15-1T**  
DRAWING NO. 343 OF

*Irrigation Consultant:*  
**Russell D. Mitchell Associates, Inc.**  
2760 Camino Diablo  
Walnut Creek, CA 94597  
tel 925.939.3985 • fax 925.932.5671  
www.rmairrigation.com

NOT FOR CONSTRUCTION

# Exhibit #5 - NOC Area Exhibit



- TI SIP A - NOC 11/22
- TI SIP B - NOC 1/31
- Ave of the Palms ext. - NOC 1/31

TREASURE ISLAND  
DEVELOPMENT GROUP

June 2, 2023

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
30 Van Ness Avenue, Suite 4200  
San Francisco, CA 94102

**Re: Request for Notice of Completion; Treasure Island Street Improvement Permit # 18IE-0941 Area B and Ave of the Palms extension Permit #22IE-00277; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)**

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. 18IE-0941 and 22IE-00277. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the TI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the TI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the TI Required Infrastructure within Area B of Treasure Island Street Improvement Permit # 18IE-0941 and Ave of the Palms extension Permit # 22IE-00277 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports

- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the TI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the TI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-12 and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at [Chris.Holmquist@tssf.com](mailto:Chris.Holmquist@tssf.com) or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

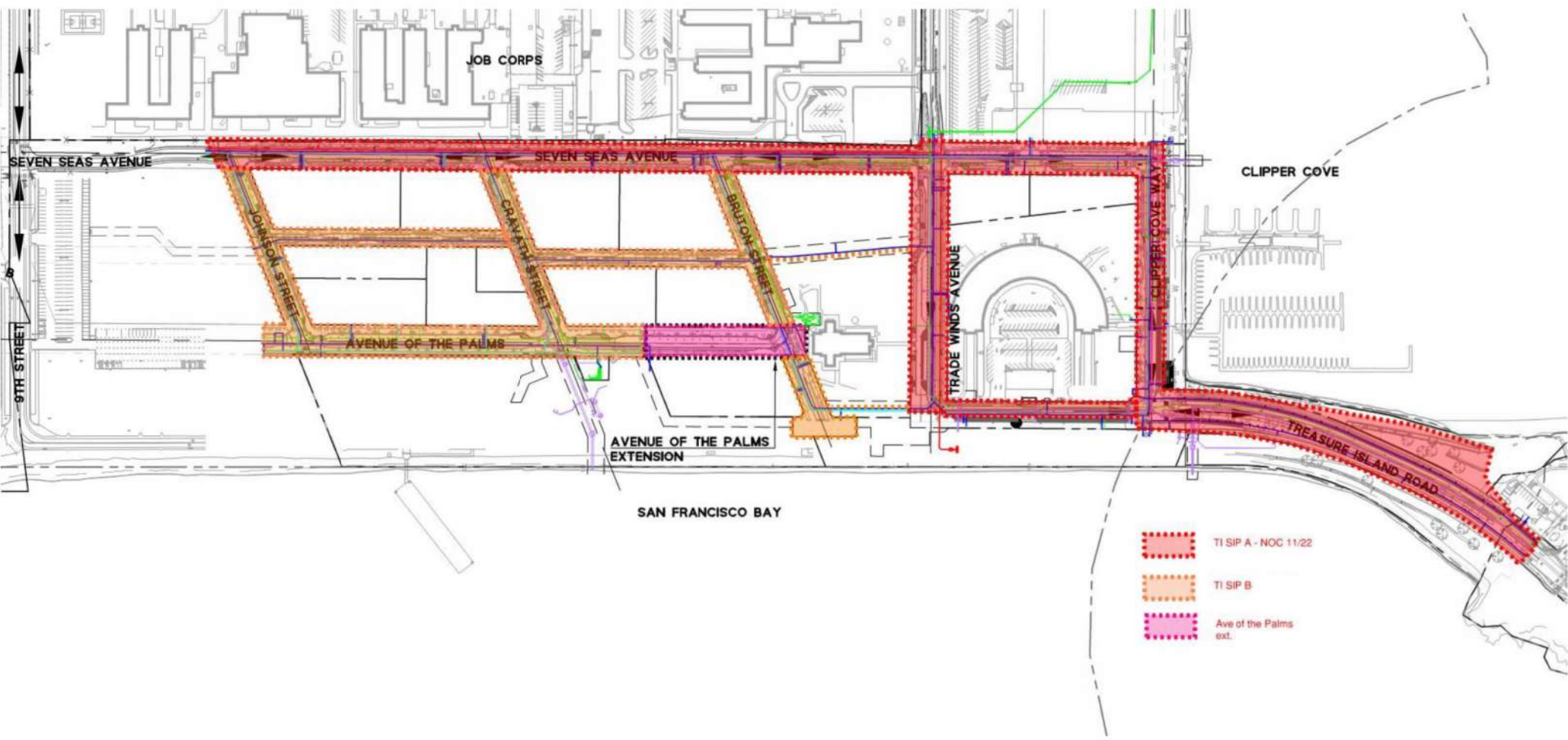
Christopher Meany  
Vice President  
Treasure Island Series 1, LLC

cc: John Kwong, SFPW  
Ed Yee, SFPW  
Brian Henderson, WWE  
Imelda Mangubat, WWE  
Wei Zhang, TIDA  
Charles Shin, TIDG

Raymond Woo, SFPW  
Nohemy Revilla, WWE  
Craig Freeman, WWE  
Bob Beck, TIDA  
Elizabeth Hirshchorn, TIDA  
Jing Ng, TIDG

Exhibit 1

**Treasure Island Street Improvement Permit # 18IE-0941 - Area B  
and Ave of the Palms extension Permit # 22IE-00277**






-  TI SIP A - NOC 11/22
-  TI SIP B
-  Ave of the Palms ext.



Exhibit 2

**Acquisition Facilities**

The facilities include the **Treasure Island Sub-Phase 1B, 1C & 1E Improvements and Ancillary Facilities** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit **18IE-0941** within Area B dated **November 6, 2018** and Ave of the Palms extension Permit **#22IE-00277** dated **July 14, 2022** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Abatement - includes abatement of hazardous materials and disposal of waste.
2. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
3. Supplemental Fire Water Supply System - including, but not limited to, main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.
4. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
5. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
6. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
7. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
8. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
9. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
10. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
11. Highway Ramps, Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete

curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

12. Traffic — including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.
13. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.
14. Hazardous Soil Removal — removal and disposal of contaminated soil.



**Patrick Rivera, PE, Acting Bureau Manager** | Bureau of Project Management  
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

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Infrastructure Task Force

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September 28<sup>th</sup>, 2023

Mikael Calando  
Construction Manager, TIDG  
615 Battery St, Floor 6  
San Francisco, CA 94111

RE: **Conditional Notice of Completion**  
TI/YBI Water Storage and Pump System (WTS) (DBI Permit #2017-0630-0838 R2)

Mr. Calando,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through DBI Permit #2017-0630-0838 R2 for the TI/YBI Water Storage and Pump System (WTS), as well as the associated Mass Grading DBI Permit #2016-0311-1785 and Soil Nail Retaining Wall DBI Permit #2017-0508-5934, subject to the conditions listed in the attachment that shall be completed and approved by the City before formal acceptance of the infrastructure by the Board of Supervisors.

Thank you,

A handwritten signature in blue ink that reads "D. Phan".

Denny Phan, PE  
Project Manager, Infrastructure Task Force

Cc: John Thomas, John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)  
Raymond Woo, Ben Leung, Jeff Khou, Moises Vertiz (BCM)  
Molly Petrick, Brandy Batelaan (SFPUC)  
Bob Beck, AnMarie Rodgers, Wei Zhang (TIDA)  
Judson True (Mayor's Office)  
Sean Brown, Chris Holmquist, Charles Shin, Magda Myszka (TIDG)

Attachments:

WTS NOC Conditions (9/28/23); TIDG NOC Request Letter (dated 7/18/23);  
BCM: Master Completeness Survey (9/28/23), Master NOC Review Comments (9/28/23); Completed Final Punch List (dated 7/12/23)

**NOC CONDITIONS**  
**YBI Water Storage and Pump System (WTS)**  
Updated 9/28/23

**PUBLIC WORKS BUREAU OF CONSTRUCTION MANAGEMENT (SFPW BCM)**

1. Resubmit Certificate of Conformance letters/reports from the Engineer of Record, Geotech Engineer, Landscape Architect, and CM-GC to correctly note DBI Permit #2017-0630-0838 **Revision 2** (as opposed to Revision 1).
2. For the WTS Soil Nail Retaining Wall (DBI Permit #2017-0508-5934), the concrete testing log shows Samples 10680 and 14554 do not have break results. Please provide missing test results.
3. Provide photo of backflow preventor (BFP) to show current approval sticker and cage/lock.
4. Record Drawings:
  - a. Submittal #803.2 (WTS As-Built Drawings) was approved on 7/11/23. Verify if any of the ~5 RFIs submitted and approved after the submission of Submittal #803.2 affect the approved as-builts. If so, submit the updated As-Built Drawings for final approval and documentation.
  - b. As-built Drawings for WTS Mass Grading (DBI Permit #2016-0311-1785) was submitted with the NOC Request Package. Please have the EOR stamp and sign the as-built drawings as approved.
5. AutoCAD Files
  - a. Per BCM Condition 2a above, if any recent RFI requires revisions to the WTS As-Built Drawings (originally approved under Submittal #803.2), resubmit final AutoCAD files once updated As-Builts are approved.
  - b. Submit AutoCAD Files for the As-Built Drawings for WTS Mass Grading (DBI Permit 2016-0311-1785) and WTS Soil Nail Retaining Wall (DBI Permit #2017-0508-5934).

**PUBLIC UTILITIES COMMISSION (SFPUC)**

**CDD**

1. Resolve RFI #837 – YBI Tank Site Chem Room Floor – complete the approved corrective work per the approved RFI response, dated 9/26/23, to the satisfaction of SFPUC CDD prior to Acceptance.

# TREASURE ISLAND

DEVELOPMENT GROUP

7/18/23

Ms. Carla Short, Interim Director of Public Works  
City & County of San Francisco  
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project  
30 Van Ness Avenue, Suite 4200  
San Francisco, CA 94102

**Re: Request for Notice of Completion; Yerba Buena Island Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 and associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934; Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, recorded April 19, 2018, as Document No. 2018-K602991 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Yerba Buena Island) dated for reference purposes as of June 30, 2020, recorded July 10, 2020, as Document No. 2020-K950525 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)**

Dear Interim Director Short:

Reference is made to the PIA and associated Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 and associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934. Pursuant to Section 6(a) of the PIA:

Upon written request from the Subdivider for a “Notice of Completion” as defined in [Treasure Island / Yerba Buena Island Subdivision] Code Section 1751.2 accompanied with any and all materials that that are required under Section 2(c)(iii), the Director shall promptly determine whether the YBI Required Infrastructure, or portion thereof, is ready for its intended use and completed substantially in conformity with the Plans and Specifications and applicable City Regulations and shall notify Subdivider as soon as reasonably practicable in writing of the determination . . . If the Director determines that the YBI Required Infrastructure has been completed and meets the above requirements, the Director shall issue the Notice of Completion.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) of the PIA pertaining to the components of the Yerba Buena Island Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2 as well as associated Mass Grading Permit No.: 2016-0311-1785, Soil Nail Retaining Wall Permit No.: 2017-0508-5934 (attached as Exhibit 1 and Exhibit 2 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA (attached as Exhibit 1 hereto), TIDG encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)

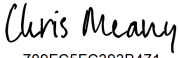
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the YBI Required Infrastructure associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the YBI Required Infrastructure are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications (including Instructional Bulletin Nos. 1-2) and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at [Chris.Holmquist@tssf.com](mailto:Chris.Holmquist@tssf.com) or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:  
  
709FC5FC393B471...

Christopher Meany  
Vice President  
Treasure Island Series 1, LLC

cc: John Kwong, SFPW  
Ed Yee, SFPW  
Brian Henderson, WWE  
Imelda Mangubat, WWE  
Wei Zhang, TIDA  
Charles Shin, TIDG

Raymond Woo, SFPW  
Nohemy Revilla, WWE  
Craig Freeman, WWE  
Bob Beck, TIDA  
Elizabeth Hirshchorn, TIDA  
Jing Ng, TIDG

Exhibit 1

**Water Storage and Pump System (WTS) Permit No. 2017/06/30/0838 R2**

**Associated Permits:**

**Mass Grading Permit No.: 2016-0311-1785 and Soil Nail Retaining Wall Permit No.: 2017-0508-5934**

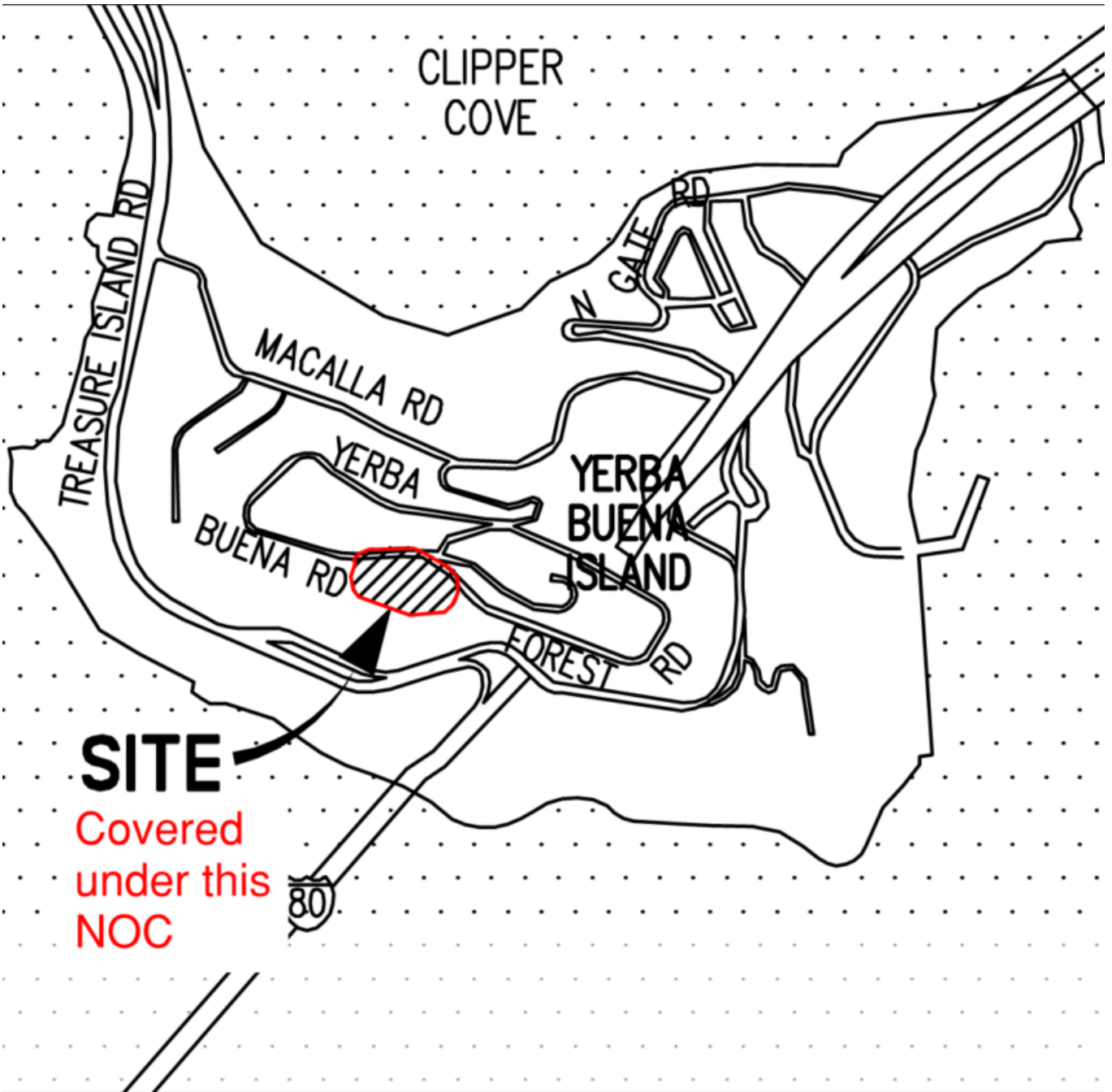




Exhibit 2

**Acquisition Facilities**

The facilities include the Water Storage and Pump System (Permit # 2017/06/30/0838 R2) and associated Mass Grading (Permit # 2016-0311-1785), Soil Nail Retaining Wall (Permit # 2017-0508-5934) constructed or installed by or on behalf of TIS1 pursuant to the Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, and recorded as Document No. 2018-K602991 of Official Records, as amended, and the improvement plans and specifications described in Exhibit A-12 therein. The list of facilities delivered to and on file with the City is as follows:

1. Water Tank Facilities — including, but not limited to, storage tanks, pumps, and other facilities associated with water storage.

Name of Contractor: DeSilva Gates Construction, L.P., a California limited partnership  
Date of Contract: 3/3/2016

**TIDA's Documents to be Submitted Concurrent with Request for Acceptance**

Asset Name: TIDA Assets within the Yerba Buena Island and Treasure Island

**Street Improvement Permits (SIPs)**

Rcvd	✓	Item No.	List of necessary docs
<input type="checkbox"/>		1	Developer Request for Acceptance Letter <i>( Add NOC items/ review NOC checklist)</i>
<input type="checkbox"/>		2	Lien Notification to General Contractor and Subcontractors
<input type="checkbox"/>		3	Improvement Offer
<input type="checkbox"/>		4	Third-Party Reimbursement Checks-Copies (as applicable)
<input type="checkbox"/>		5	Assignment of Warranties and Guaranties
<input type="checkbox"/>		6	License Agreements (as applicable)
<input type="checkbox"/>		7	Mechanic's Lien Guarantee
<input type="checkbox"/>		8	Modified Offers of Improvements (as applicable)
<input type="checkbox"/>		9	Updated Grant Deeds (as applicable)
<input type="checkbox"/>		10	Check to see if NOC"deferred" items have been completed

# TREASURE ISLAND

DEVELOPMENT GROUP

October 6, 2023

By Electronic Mail

Treasure Island Development Authority  
Attn: Robert P. Beck, Treasure Island Director  
1 Avenue of the Palms #241,  
San Francisco, CA 94130  
[Bob.beck@sfgov.org](mailto:Bob.beck@sfgov.org)

Re: Request for Acceptance of Offers of Improvements – Yerba Buena Island and Treasure Island Phase 1

Dear Director Beck:

The purpose of this letter is to request for the Treasure Island Development Authority (“TIDA”) to accept offers of improvements for public improvements located on Yerba Buena Island and Treasure Island (hereafter, the “TIDA Improvements”). The TIDA Improvements offered for acceptance and public dedication are further described in that certain Public Improvement Agreement for Yerba Buena Island dated March 29, 2018, by and between Treasure Island Series 1, LLC (“TIS1”), TIDA and the City and County of San Francisco (“City”), as amended (“YBI PIA”), and in that certain Public Improvement Agreement for Treasure Island (Sub-Phase 1B, 1C & 1E Improvements) dated September 7, 2018, by and between TIS1, TIDA and the City, as amended (“TI PIA”).

Certain TIDA Improvements were offered for dedication to TIDA on Final Map Nos. 9228 (Document No. 2018-K602992, recorded April 19, 2018) and 9235 (Document No. 2018-K672373, recorded September 13, 2018), respectively, and via separate instruments. TIDA Improvements previously offered by separate instruments in 2018 are described in Table 1:

**Table 1**

No.	Improvement	Instrument No.	Recording Date
1	Signal Road street improvements	2018-K602967 2018-K602968	April 19, 2018
2	Northgate Road street improvements	2018-K602973 2018-K602972	April 19, 2018
3	Water Tanks access road	2018-K602963 2018-K602987 2018-K602966	April 19, 2018
4	Bruton Street extension streetscape improvements	2018-K672373 as amended by Document No. 2022095270	September 13, 2018 October 19, 2022

Additional TIDA Improvements are offered by separate instruments concurrent with this request. These improvements are listed below in Table 2:

# TREASURE ISLAND

DEVELOPMENT GROUP

**Table 2**

<b>No.</b>	<b>Improvement</b>	<b>Location</b>
1	Yerba Buena Island Stormwater Gardens	Portions of Lots J and M of Final Map No. 9228
2	Retaining wall at Macalla Road	Portions of Lots 1 and H of Final Map No. 9228
3	Retaining wall at Seven Seas Avenue	Lot A of Final Map No. 9235
4	Open space and related improvements outside of the City-accepted Treasure Island Causeway right-of-way	Lot D of Final Map No. 9228 and Lots W and X of Final Map No. 9235

All required NOCs for the TIDA Improvements were issued on February 3<sup>rd</sup>, July 17<sup>th</sup>, and September 22<sup>nd</sup>, 2023. Conditions of these NOCs relate to improvements subject to future City acceptance, but not to the TIDA Improvements. Accordingly, the improvements are eligible for acceptance pursuant to the YBI and TI PIAs and pursuant to the procedures described in the Memorandum of Agreement Regarding Ownership and Maintenance of Public Improvements on Treasure Island.

Accordingly, we request that you initiate legislation with TIDA's Board of Directors to accept the TIDA Improvements, including as may be subject to separate Board of Supervisors action.

Regards,

Christopher Meany  
Treasure Island Series 1, LLC

NO RECORDING FEE

RECORDING REQUESTED BY  
and When Recorded Mail To:

Treasure Island Director  
Treasure Island Development Authority  
One Avenue of the Palms, Suite 241  
San Francisco, California 94130

---

APN:

Situs:

**OFFER OF IMPROVEMENTS**

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“Offeror”), and its successors and assigns, does hereby irrevocably offer to the Treasure Island Development Authority (“TIDA”), a California public benefit corporation, (“Offeree”), and its successors and assigns, those improvements described in that certain Public Improvement Agreement for Yerba Buena Island dated as of March 29, 2018, between Offeror, Offeree, and the City and County of San Francisco (“City”), as amended, and which include stormwater garden improvements as shown on sheets L2.01-1Y and L2.02-1Y of Street Improvement Permit No. (18IE-0330) on file with City’s Department of Public Works, and located on the property more particularly described in Exhibit A-1 hereto, retaining wall improvements as shown on sheets W-2 of the Macalla Soil Nail Wall DBI Permit No. (2018-0201-0178) on file with City’s Department of Public Works, and located on the property more particularly described in Exhibit A-2 hereto, and open space improvements located on the property more particularly described in Exhibit A-3 hereto.

It is understood and agreed that: (i) Offeree and its 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 appropriate action of Offeree pursuant to City Board of Supervisors Ordinance No. \_\_\_\_\_; and (ii) upon acceptance of this offer of public improvements by formal action of the Offeree, the Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements.

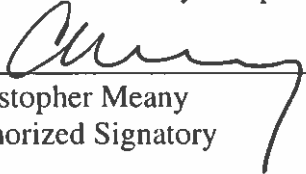
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

*[SIGNATURE ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the undersigned has executed this instrument this fifth day of October, 2023.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
a Delaware limited liability company

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

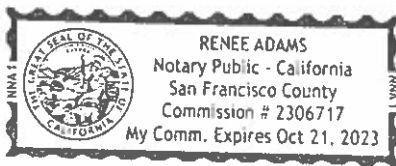
On October 5, 2023 before me, Renee Adams, Notary Public, personally appeared Christopher Meany who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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-1**

**Legal Description**

**(Stormwater Garden Improvements)**

All that certain real property situate in the City and County of San Francisco, State of California, being Lots J and M as shown on that certain Final Map No. 9228, recorded on April 19, 2018, as Document No. 2018-K602992, Official Records of said County.



**Exhibit A-2**

**Legal Description**

**(Macalla Road Retaining Wall)**

All that certain real property situate in the City and County of San Francisco, State of California, being Lots 1 and H as shown on that certain Final Map No. 9228, recorded on April 19, 2018, as Document No. 2018-K602992, Official Records of said County.

**Exhibit A-3**

**Legal Description**

**(Causeway Improvements Outside of City Right-of-Way)**

All that certain real property situate in the City and County of San Francisco, State of California, being D as shown on that certain Final Map No. 9228, recorded on April 19, 2018, as Document No. 2018-K602992, Official Records of said County.

NO RECORDING FEE

RECORDING REQUESTED BY  
and When Recorded Mail To:

Treasure Island Director  
Treasure Island Development Authority  
One Avenue of the Palms, Suite 241  
San Francisco, California 94130

---

APN:

Situs:

**OFFER OF IMPROVEMENTS**

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“Offeror”), and its successors and assigns, does hereby irrevocably offer to the Treasure Island Development Authority (“TIDA”), a California public benefit corporation, (“Offeree”), and its successors and assigns, those improvements described in that certain Public Improvement Agreement for Treasure Island (Sub-Phase 1B, 1C & 1E Improvements) dated as of September 7, 2018, between Offeror, Offeree, and the City and County of San Francisco (“City”), as amended, and which are specifically located on the property described in Exhibit A hereto, located in the City.

It is understood and agreed that: (i) Offeree and its 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 appropriate action of Offeree pursuant to City Board of Supervisors Ordinance No. \_\_\_\_\_; and (ii) upon acceptance of this offer of public improvements by formal action of the Offeree, the Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements.

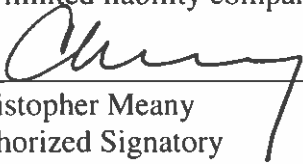
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

*[SIGNATURE ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the undersigned has executed this instrument this fifth day of October, 2023.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
a Delaware limited liability company

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

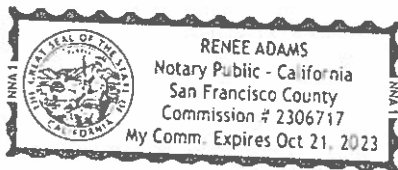
On October 5, 2023 before me, Renee Adams, Notary Public, personally appeared Christopher Meany who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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**

**[Attached]**

## CONDITIONAL ASSIGNMENT OF WARRANTIES AND GUARANTIES

This CONDITIONAL ASSIGNMENT OF WARRANTIES AND GUARANTIES (this “**Assignment**”) is entered into between TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“**TIS1**”) and TREASURE ISLAND DEVELOPMENT AUTHORITY (“**Authority**”) and is dated for reference purposes only as of July 13, 2023.

This Assignment is being made in connection with Section 4.1(c)(iii) of that certain Acquisition and Reimbursement Agreement dated as of March 8, 2016, by and between Treasure Island Community Development, LLC, the City and County of San Francisco, and the Authority (as may be further supplemented or amended from time to time, the “**Acquisition Agreement**”).

FOR VALUE RECEIVED, TIS1 does hereby conditionally assign to the Authority as of the Effective Date, all of its right, title and interest in and to any and (i) all warranties and guaranties pursuant to the contracts listed in Exhibit A, and (ii) to the extent permissible, all other all other warranties and guaranties (individually a “**Warranty**”, and collectively, “**Warranties**”) applicable to the Acquisition Facilities set forth on Exhibit A attached hereto and incorporated herein by this reference (the “**Acquisition Facilities**”). The term “**Effective Date**” means the latest date the Acquisition Facilities are accepted by the Authority by resolution and accepted by the Board of Supervisors by ordinance and approved by the Mayor.

This Assignment does not limit the Authority or any of its successors and/or assigns rights to exercises any right of repair, warranty or guaranty against TIS1 (collectively, “**Repair Obligation**”) under a separate agreement (including, but not limited to, that certain Public Improvement Agreement - Yerba Buena Island, dated March 29, 2018, by and between TIS1, the authority and the City and County of San Francisco, as amended from time to time) concerning the Acquisition Facility. If the Authority elects to direct TIS1 to perform the Repair Obligation (as opposed to the Authority directly pursuing the guarantor of the Warranty), TIS1 may, at its option, enforce the Warranty against the guarantor to address TIS1’s Repair Obligation under such separate agreement concerning the Acquisition Facility. If TIS1 is unable to enforce the Warranty within a reasonable time, then TIS1 will, with due diligence, timely complete the Repair Obligations consistent with the requirements of the applicable separate agreement giving rise to the Repair Obligation.

If TIS1 elects to enforce the Warranty, TIS1 shall provide notice to the Authority within ten (10) business days of receipt of notice that the Authority or any of its respective successors and/or assigns are exercising a right of repair, warranty, guaranty, and/or similar right with respect to the Acquisition Facility. If TIS1 fails to provide such notice to the Authority within ten (10) business days, or otherwise fails to diligently pursue the Warranty thereafter, the Authority shall have the sole right and privilege to enforce the Warranty.

This Assignment shall be binding upon and inure to the benefit of the successors and assigns of TIS1 and the Authority.

A notice or communication under this Assignment by any party to any other party shall be sufficiently given or delivered if dispatched by hand or by registered or certified mail, postage prepaid, addressed as follows:

In the case of a notice or communication to the Authority:

Treasure Island Development Authority  
1 Avenue of the Palms #241  
San Francisco, CA 94130  
Attn: Robert P. Beck  
Telephone No.: (415) 274-0662  
bob.beck@sfgov.org

with a copy to:

City Attorney, City and County of San Francisco  
Room 234, City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, California 94102-4682  
Attn: TIDA General Counsel  
RE/Finance Team

in the case of a notice or communication to TIS1,

Treasure Island Series 1, LLC  
c/o: Treasure Island Development Group, LLC  
615 Battery Street, Floor 6  
San Francisco CA 94111  
Attn: Charles Shin

with a copy to:

Perkins Coie LLP  
505 Howard Street Suite 1000  
San Francisco, CA 94105  
Attn: Garrett Colli  
GColli@perkinscoie.com

Any mailing address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Assignment shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

This Assignment may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one instrument.



The terms of this Assignment may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

The waiver or failure to enforce any provision of this Assignment shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

This Assignment shall be governed by and construed and enforced in accordance with the laws of the State of California.

Nothing in this Assignment shall be construed in any way to alter, amend or otherwise relieve TIS1 of its warranty or guaranty responsibilities, with respect to any improvements, under the Treasure Island/ Yerba Buena Island Project documents or subsequent permits.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of the 13th day of July, 2023.

**TIS1:**

TREASURE ISLAND SERIES 1 LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**AUTHORITY:**

TREASURE ISLAND DEVELOPMENT AUTHORITY  
a California non-profit public benefit corporation

By: \_\_\_\_\_  
Name: Robert P. Beck, Director

## Exhibit A

### List of Acquisition Facilities

The facilities include those certain park improvements referenced in Permit #18IE-0941 constructed or installed by or on behalf of TIS1 pursuant to the Public Improvement Agreement (Treasure Island Island), dated for reference purposes as of March 29, 2018, and recorded as Document No. 2018-K602991 of Official Records, as amended, and the improvement plans and specifications described in Exhibit A-12 therein. The list of facilities delivered to and on file with the City is as follows:

Demolition – removal of below-grade, at-grade, and above-grade facilities and recycling or disposal of waste.

Supplemental Fire Water Supply System – including, but not limited to main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.

Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.

Recycled water – including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.

Storm Drainage System - including, but not limited to, main pipe, laterals, manholes, Catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.

Separated Sanitary Sewer - including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.

Joint Trench - including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.

Earthwork - including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post-construction stabilization such as hydroseeding.

Retaining Walls – including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.

Highway Ramps, Roadways, Pathways, Curb, and Gutter - including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

Traffic - including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.

Streetscape - including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.

Name of Contractor: DeSilva Gates Construction, L.P.

Date of Contract: 5/11/2021

## CONDITIONAL ASSIGNMENT OF WARRANTIES AND GUARANTIES

This CONDITIONAL ASSIGNMENT OF WARRANTIES AND GUARANTIES (this “**Assignment**”) is entered into between TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“**TIS1**”) and TREASURE ISLAND DEVELOPMENT AUTHORITY (“**Authority**”) and is dated for reference purposes only as of \_\_\_\_\_, 2023.

This Assignment is being made in connection with Section 4.1(c)(iii) of that certain Acquisition and Reimbursement Agreement dated as of March 8, 2016, by and between Treasure Island Community Development, LLC, the City and County of San Francisco, and the Authority (as may be further supplemented or amended from time to time, the “**Acquisition Agreement**”).

FOR VALUE RECEIVED, TIS1 does hereby conditionally assign to the Authority as of the Effective Date, all of its right, title and interest in and to any and (i) all warranties and guaranties pursuant to the contracts listed in Exhibit A, and (ii) to the extent permissible, all other all other warranties and guaranties (individually a “**Warranty**”, and collectively, “**Warranties**”) applicable to the Acquisition Facilities set forth on Exhibit A attached hereto and incorporated herein by this reference (the “**Acquisition Facilities**”). The term “**Effective Date**” means the latest date the Acquisition Facilities are accepted by the Authority by resolution and accepted by the Board of Supervisors by ordinance and approved by the Mayor.

This Assignment does not limit the Authority or any of its successors and/or assigns rights to exercises any right of repair, warranty or guaranty against TIS1 (collectively, “**Repair Obligation**”) under a separate agreement (including, but not limited to, that certain Public Improvement Agreement - Treasure Island (Sub-Phase 1B, 1C & 1E Improvements), dated September 13, 2018, by and between TIS1, the authority and the City and County of San Francisco, as amended from time to time) concerning the Acquisition Facility. If the Authority elects to direct TIS1 to perform the Repair Obligation (as opposed to the Authority directly pursuing the guarantor of the Warranty), TIS1 may, at its option, enforce the Warranty against the guarantor to address TIS1’s Repair Obligation under such separate agreement concerning the Acquisition Facility. If TIS1 is unable to enforce the Warranty within a reasonable time, then TIS1 will, with due diligence, timely complete the Repair Obligations consistent with the requirements of the applicable separate agreement giving rise to the Repair Obligation.

If TIS1 elects to enforce the Warranty, TIS1 shall provide notice to the Authority within ten (10) business days of receipt of notice that the Authority or any of its respective successors and/or assigns are exercising a right of repair, warranty, guaranty, and/or similar right with respect to the Acquisition Facility. If TIS1 fails to provide such notice to the Authority within ten (10) business days, or otherwise fails to diligently pursue the Warranty thereafter, the Authority shall have the sole right and privilege to enforce the Warranty.

This Assignment shall be binding upon and inure to the benefit of the successors and assigns of TIS1 and the Authority.

A notice or communication under this Assignment by any party to any other party shall be sufficiently given or delivered if dispatched by hand or by registered or certified mail, postage prepaid, addressed as follows:

In the case of a notice or communication to the Authority:

Treasure Island Development Authority  
1 Avenue of the Palms #241  
San Francisco, CA 94130  
Attn: Robert P. Beck  
Telephone No.: (415) 274-0662  
bob.beck@sfgov.org

with a copy to:

City Attorney, City and County of San Francisco  
Room 234, City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, California 94102-4682  
Attn: TIDA General Counsel  
RE/Finance Team

in the case of a notice or communication to TIS1,

Treasure Island Series 1, LLC  
c/o: Treasure Island Development Group, LLC  
615 Battery Street, Floor 6  
San Francisco CA 94111  
Attn: Charles Shin

with a copy to:

Perkins Coie LLP  
505 Howard Street Suite 1000  
San Francisco, CA 94105  
Attn: Garrett Colli  
GColli@perkinscoie.com

Any mailing address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Assignment shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

This Assignment may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one instrument.

The terms of this Assignment may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

The waiver or failure to enforce any provision of this Assignment shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

This Assignment shall be governed by and construed and enforced in accordance with the laws of the State of California.

Nothing in this Assignment shall be construed in any way to alter, amend or otherwise relieve TIS1 of its warranty or guaranty responsibilities, with respect to any improvements, under the Treasure Island/ Yerba Buena Island Project documents or subsequent permits.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of the 13th day of July, 2023.

**TIS1:**

TREASURE ISLAND SERIES 1 LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**AUTHORITY:**

TREASURE ISLAND DEVELOPMENT AUTHORITY  
a California non-profit public benefit corporation

By: \_\_\_\_\_  
Name: Robert P. Beck, Director

Exhibit A

**List of Acquisition Facilities**

The facilities include those certain improvements referenced in Permit #18IE-0941 constructed or installed by or on behalf of TIS1 pursuant to the Public Improvement Agreement (Treasure Island Island), dated for reference purposes as of September 7, 2018, and recorded as Document No. 2018-K672370 of Official Records, as amended. Acquisition Facilities included in this Assignment include the Seven Seas Avenue retaining all located on Lot A of Final Map No. 9235 (Document No. 2018-K672373, recorded September 13, 2018; "Final Map No. 9235") and open space and related improvements located adjacent to the Treasure Island Causeway and located on Lots W and X of Final Map No. 9235. The facilities delivered to and on file with the City include:

Demolition – removal of below-grade, at-grade, and above-grade facilities and recycling or disposal of waste.

Supplemental Fire Water Supply System – including, but not limited to main pipe, laterals, valves, fire hydrants, cathodic protection, manifolds, air-gap back flow preventer, wharf fire hydrants, portable water pumper, and tie-ins for onsite water supply network that is unique to San Francisco intended for fire suppression.

Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.

Recycled water – including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.

Storm Drainage System - including, but not limited to, main pipe, laterals, manholes, Catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.

Separated Sanitary Sewer - including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.

Joint Trench - including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.

**Commented [CGJ(1)]:** Magda: Can you take a look at the list below and make sure these are all appropriate given what TIDA (rather than the City) is accepting on TI Phase 1, which I believe includes: retaining wall, open space and related improvements next to the Causeway, and the Bruton Street extension streetscape improvements. Should we be referencing the utility improvements here?

Earthwork - including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post-construction stabilization such as hydroseeding.

Retaining Walls – including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.

Highway Ramps, Roadways, Pathways, Curb, and Gutter - including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

Traffic - including, but not limited to, transit stops, transit facilities, transit buses and ferries, bridge structures, permanent pavement marking and striping, traffic control signage, traffic light signals, pedestrian traffic lighting, and contributions for offsite traffic improvements.

Streetscape - including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.

Name of Contractor: DeSilva Gates Construction, L.P.

Date of Contract: 5/11/2021



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

CONFORMED COPY of document recorded  
04/19/2018, 2018K602975

on \_\_\_\_\_ with document no \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

---

APN: 1939-083

Situs: Final Map No. 9228, Lot A

**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 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.

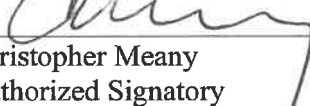
[SIGNATURES ON FOLLOWING PAGE]

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

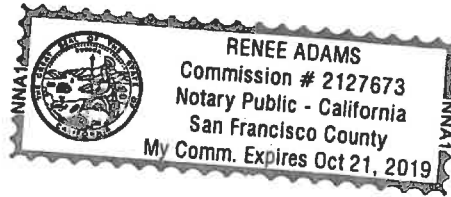
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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 \_\_\_\_\_



**Exhibit A**

**Legal Description**

**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 15, 2017  
Project No. 20140015-50

**LOT ST – Z  
LEGAL DESCRIPTION**

**EASEMENT**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot V (Macalla Road) and 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** on the southeasterly corner of said Lot V (Macalla Road) as shown on said map (see sheet 10 of 16), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along the southerly line of said Lot V, North 76°55'00" West, 69.75 feet to the southwesterly corner of said Lot V;

Thence along the westerly line of said Lot V, North 13°05'00" East, 377.97 feet;

Thence leaving said westerly line, North 76°56'15" West, 4.96 feet;

Thence North 13°03'44" East, 28.27 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 30.25 feet, through a central angle of 14°51'33", for an arc length of 7.84 feet;

Thence North 27°05'55" East, 14.27 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 17.00 feet, through a central angle of 14°00'55", for an arc length of 4.16 feet to said westerly line;

Thence along said westerly line the following two courses:

1. North 13°05'00" East, 88.60 feet to the beginning of a tangent curve to the left;
2. Along said curve having a radius of 998.00 feet, through a central angle of 02°36'52", for an arc length of 45.54 feet to the common point of Lot V, Lot R, and Lot G as shown on said map;

Thence leaving said westerly line along the common line between Lot V and Lot G the following three courses:

1. North 87°53'59" East, 41.70 feet;
2. South 52°41'57" East, 42.58 feet;



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 15, 2017  
Project No. 20140015-50

3. South  $89^{\circ}18'55''$  East, 3.30 feet to the common point of Lot V, Lot G, and Lot 25 and the beginning of a non-tangent curve concave Westerly, whose radius point bears North  $79^{\circ}01'21''$  West;

Thence southerly along the common line of Lot V and Lot 25 the following two courses:

1. Along said curve having a radius of 1,080.00 feet, through a central angle of  $02^{\circ}06'22''$ , for an arc length of 39.70 feet;
2. South  $13^{\circ}05'00''$  West, 82.31 feet;

Thence leaving said common line and continuing on South  $13^{\circ}05'00''$  West, 43.32 feet to the common line of said Lot V and Parcel SPT1.6;

Thence leaving said common line and continuing on South  $13^{\circ}05'00''$  West, 13.01 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South  $15^{\circ}46'18''$  West;

Thence westerly along said curve having a radius of 169.00 feet, through a central angle of  $00^{\circ}38'30''$ , for an arc length of 1.89 feet to the beginning of a compound curve;

Thence along said curve having a radius of 10.00 feet, through a central angle of  $92^{\circ}02'47''$ , for an arc length of 16.07 feet to the easterly line of said Lot V as shown on said map;

Thence along said easterly line, South  $13^{\circ}05'00''$  West, 372.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 42,256 square feet or 0.970 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.



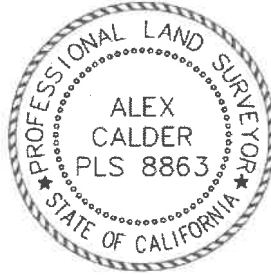
ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 15, 2017  
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.

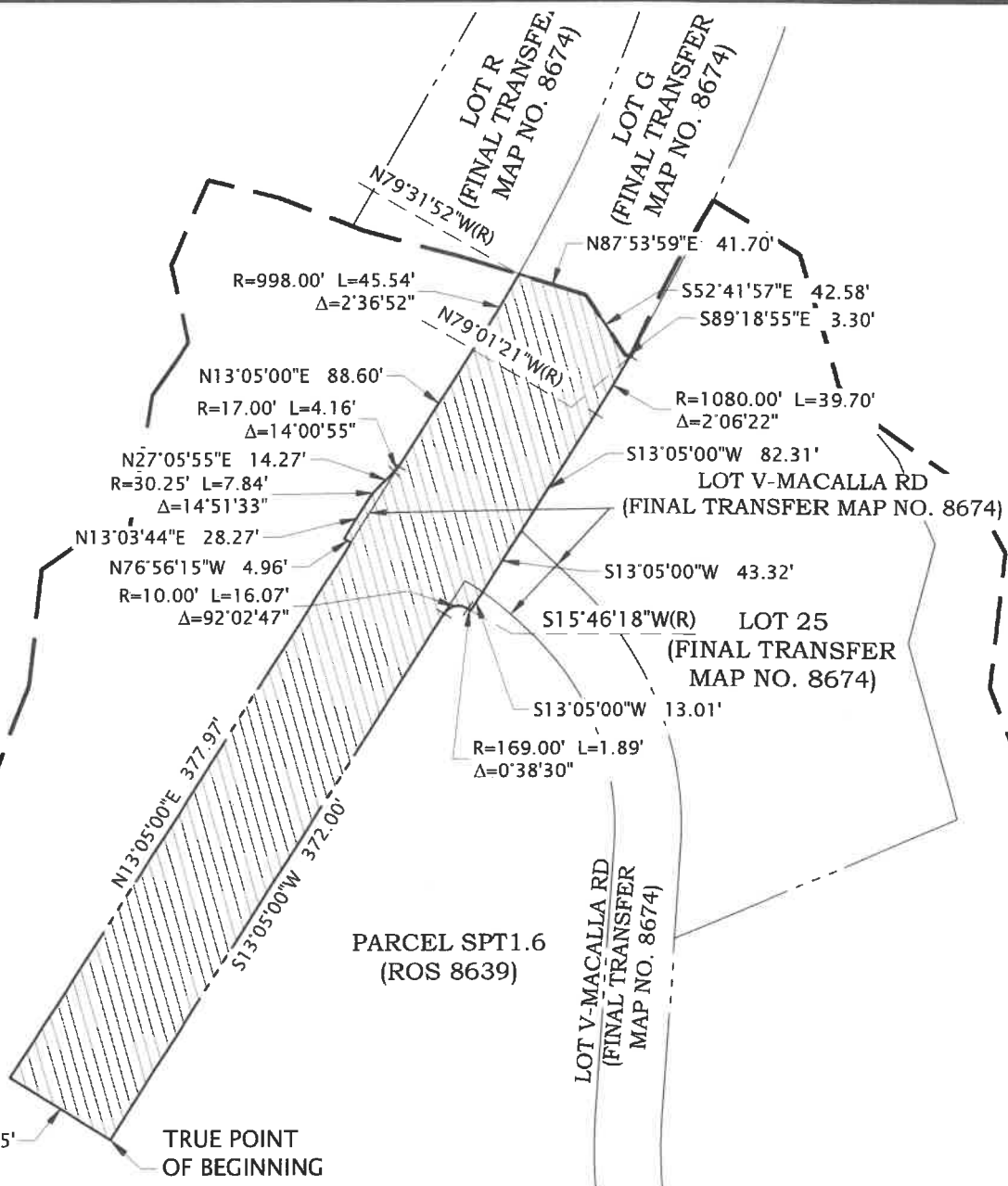
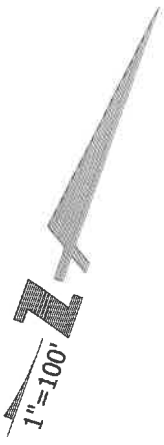
Alex M. Calder, LLS 8863



12/15/2017  
Date

**END OF DESCRIPTION**

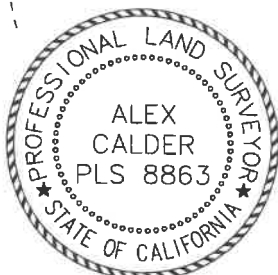




MEANDER LINE  
RECORD OF SURVEY #8630

PARCEL SPT1.6  
(ROS 8639)

LOT V-MACALLA RD  
(FINAL TRANSFER  
MAP NO. 8674)



*Alex Calder*

**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

LOT AREA  
42,256 SQ.FT.±



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

Subject LOT ST - Z  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
Job No. 20140015  
By DCJ Date 12/14/17 Chkd. AMC  
SHEET 4 OF 4

DRAWN BY: [illegible] CHECKED BY: [illegible] PLOTTED BY: [illegible]  
 12/14/17 10:41 AM 4417 rabb

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

CONFORMED COPY of document recorded

On 09/13/2018, 2018K672347  
This document has been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

APN: 1939-120

Situs: Final Map No. 9235, Lot T

**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 Treasure Island dated as of 9/4/18 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]

Easement Exhibit Lot ST-G

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20<sup>th</sup> day of July, 2019.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
A Delaware limited liability company

By:   
Name: Ryan Hanks  
Title: Authorized Signatory

By:   
Name: Christopher Meany  
Title: Authorized Signatory

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 **July 20, 2018** before me, EMERALD ROSE BLOOM-JOHNSON, notary public, personally appeared RYAN HAUCK, 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)



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 **July 20, 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]**

**LOT ST-G  
LEGAL DESCRIPTION**

All that certain real property situate in the City and County of San Francisco, State of California, being all of Lot G, a portion of Lot 16 and a portion of Lot R 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:

All of said Lot G, together with a portion of Lot 16, labeled as Area 1 on attached plat and described as follows:

**AREA 1**

**BEGINNING** on the easterly common line of said Lot G and said Lot 16 as shown on said Final Transfer Map (see sheet 8 of 16), at the northwesterly terminus of that certain course shown as "North 27°41'00" West", 184.52 feet" and the beginning of a curve to the left, whose radius point bears South 62°19'00" West, said point being the **TRUE POINT OF BEGINNING**;

Thence along said common line the following five (5) courses:

1. Northwesterly along said curve having a radius of 305.50 feet, through a central angle of 05°00'00", for an arc length of 26.66 feet;
2. North 32°41'00" West, 100.01 feet; to the beginning of a tangent curve to the right;
3. Along said curve having a radius of 294.50 feet, through a central angle of 05°00'00", for an arc length of 25.70 feet;
4. North 27°41'00" West, 96.99 feet; to the beginning of a tangent curve to the right;
5. Along said curve having a radius of 19.50 feet, through a central angle of 21°02'14", for an arc length of 7.16 feet to the northerly common corner of said Lot G and said Lot 16;

Thence along the common line of said Lot 16 and Lot P as shown on said Final Transfer Map, North 62°19'00" East, 11.50 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 88°49'03" East;

Thence leaving said common line, southerly along said curve having a radius of 14.50 feet, through a central angle of 28°51'57", for an arc length of 7.31 feet;

Thence South 27°41'00" East, 248.91 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,978 square feet more or less.

Together with a portion of Lot R, labeled as Area 2 on attached plat and described as follows:

**AREA 2**

**BEGINNING** at the common corner of said Lot G and said Lot R as shown on said Final Transfer Map (see sheet 9 of 16), being at the southwesterly terminus of that certain course shown as "North 63°41'03" East", 7.56 feet", said point being the **TRUE POINT OF BEGINNING**;

Thence along the common line of said Lot G and said Lot R the following two (2) courses:

1. South 27°41'00" East, 21.63 feet to the beginning of a tangent curve to the right;
2. Southeasterly along said curve having a radius of 998.00 feet, through a central angle of 07°12'14", for an arc length of 125.48 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 69°28'33" West;

Thence leaving said common line the following three (3) courses:

1. Northwesterly along said curve having a radius of 525.04 feet, through a central angle of 07°09'33", for an arc length of 65.60 feet;
2. North 27°41'00" West, 81.43 feet;
3. North 63°41'03" East, 3.79 feet to the **TRUE POINT OF BEGINNING**.

Containing 317 square feet more or less.

The Total Easement Area contains 117,272 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.



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



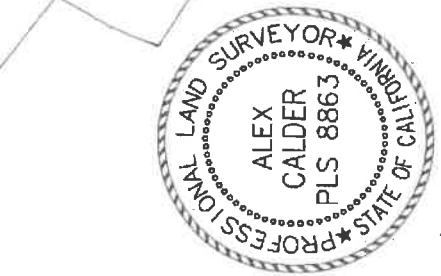
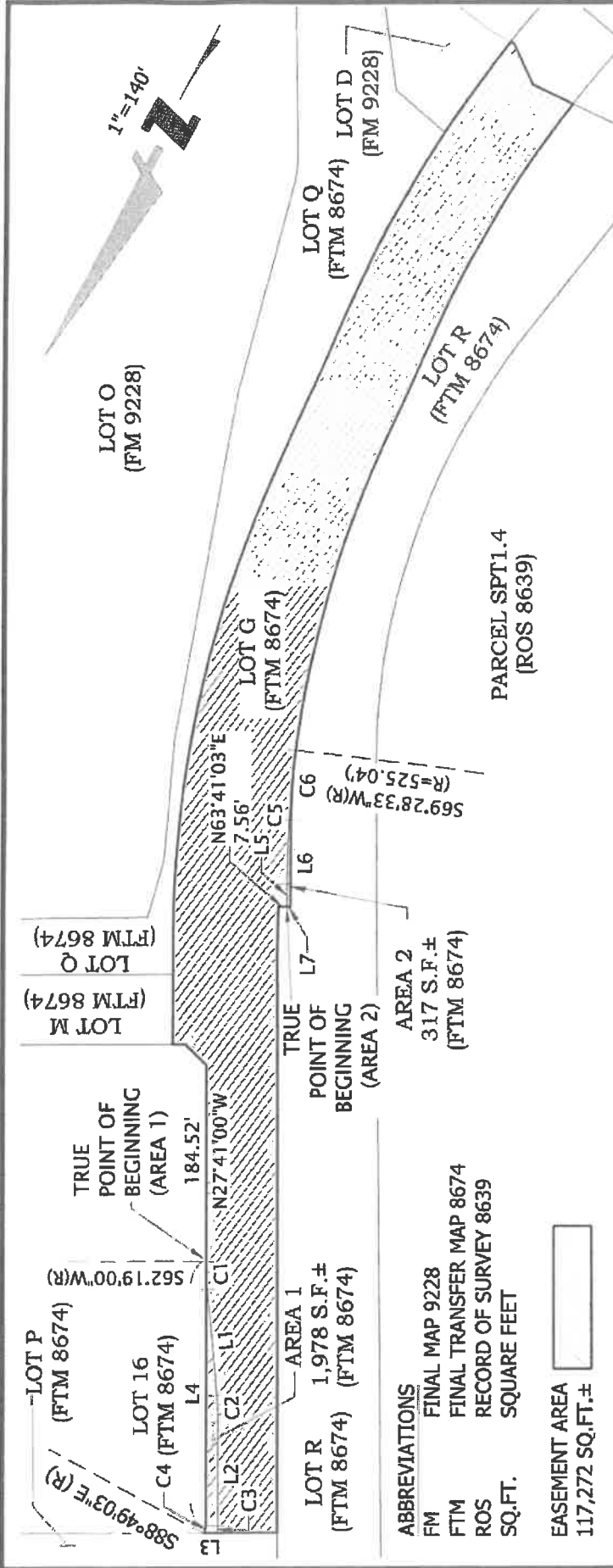
Alex M. Calder, PLS 8863



06/25/2018

Date

**END OF DESCRIPTION**



*Alex Calder*

Curve Table

Curve #	Length	Radius	Delta
C1	26.66	305.50	5°00'00"
C2	25.70	294.50	5°00'00"
C3	7.16	19.50	21°02'14"
C4	7.31	14.50	28°51'57"
C5	125.48	998.00	7°12'14"
C6	65.60	525.04	7°09'33"

Line Table

Line #	Direction	Length
L1	N32°41'00"W	100.01
L2	N27°41'00"W	96.99
L3	N62°19'00"E	11.50
L4	S27°41'00"E	248.91
L5	S27°41'00"E	21.63
L6	N27°41'00"W	81.43
L7	N63°41'03"E	3.79

TRUE POINT OF BEGINNING (AREA 1)  
 184.52'  
 N27°41'00"W  
 TRUE POINT OF BEGINNING (AREA 2)  
 317 S.F.±  
 AREA 2 (FTM 8674)  
 317 S.F.±  
 AREA 1 (FTM 8674)  
 1,978 S.F.±  
 LOT R (FTM 8674)  
 LOT P (FTM 8674)  
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 LOT 99 (FTM 8674)  
 LOT 100 (FTM 8674)

255 SHORELINE DR.,  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 (650) 482-6300  
 www.bkf.com

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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, 2018K602967

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

APN: 8953-002

Situs: Final Map No. 9228, Lot F

**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.

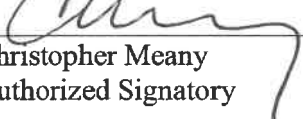
[SIGNATURES ON FOLLOWING PAGE]

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

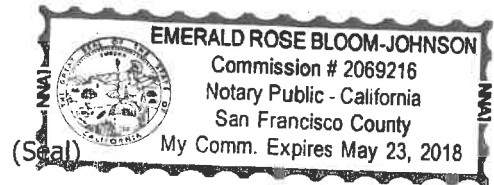
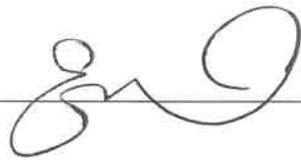
State of CALIFORNIA  
County of SAN FRANCISCO

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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS



December 13, 2017  
Project No. 20140015-50

**SLT-UE #22  
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 Lot T of that Final Transfer Map No. 8674 recorded December 7, 2015 as Document No. 2015K165185 of said county, being more particularly described as follows;

**BEGINNING** at the common corner of Lot 21, Lot T and on the southeasterly line of Lot X (Yerba Buena Road) as shown on said map (see sheet 14) and being the beginning of a curve concave northwesterly, whose radius point bears North 34° 38'52" West and being the **TRUE POINT OF BEGINNING** of this description;

Thence northeasterly along the common Lot line of said Lot X and Lot T along last said curve having a radius of 109.00 feet, through a central angle of 14°00'43", for an arc length of 26.66 feet;

Thence leaving said common line, South 40°44'59" East, 24.53 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 35.00 feet, through a central angle of 40°36'19", for an arc length of 24.80 feet;

Thence South 81°21'18" East, 44.39 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 155.00 feet, through a central angle of 26°01'03", for an arc length of 70.38 feet;

Thence South 55°20'16" East, 85.97 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 275.00 feet, through a central angle of 14°28'12", for an arc length of 69.45 feet;

Thence South 69°48'28" East, 137.79 feet to the southerly line of said Lot T;

Thence along said line, South 40°19'22" West, 26.63 feet to the common corner of said Lot T and Lot 21 as shown on said map;

Thence along said common line the following eight courses:

1. North 69°48'28" West, 128.62 feet to the beginning of a tangent curve to the right;





December 13, 2017  
Project No. 20140015-50

2. Along said curve having a radius of 300.00 feet, through a central angle of 14°28'12", for an arc length of 75.76 feet;
3. North 55°20'16" West, 85.97 feet to the beginning of a tangent curve to the left;
4. Along said curve having a radius of 130.00 feet, through a central angle of 26°01'03", for an arc length of 59.03 feet;
5. North 81°21'18" West, 44.39 feet to the beginning of a tangent curve to the right;
6. Along said curve having a radius of 60.00 feet, through a central angle of 40°36'19", for an arc length of 42.52 feet;
7. North 40°44'59" West, 16.31 feet to the beginning of a tangent curve to the left;
8. Along said curve having a radius of 20.00 feet, through a central angle of 22°58'36", for an arc length of 8.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 11,462 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.

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

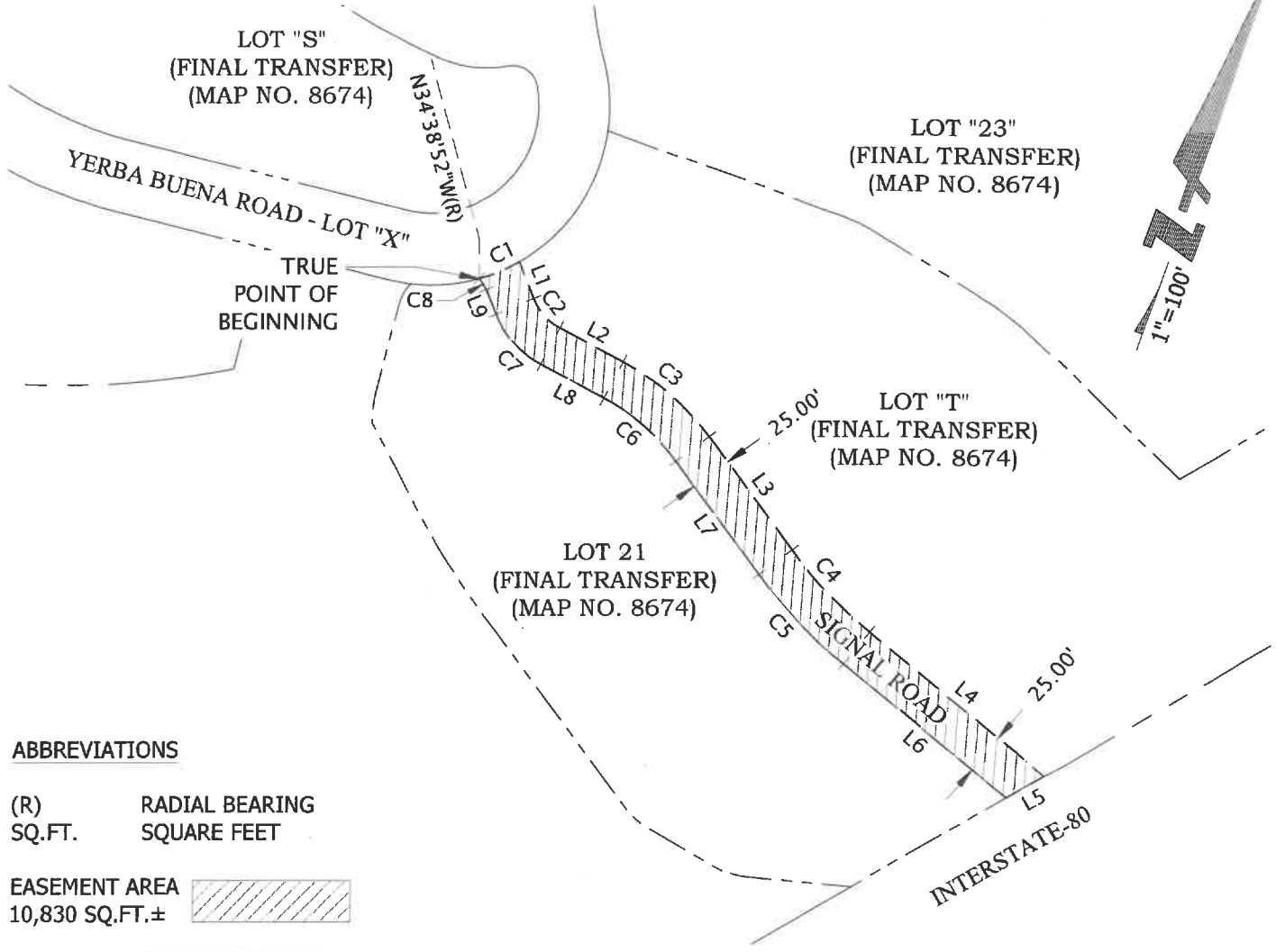
Alex M. Calder, PLS 8863



12/13/2017

Date

**END OF DESCRIPTION**

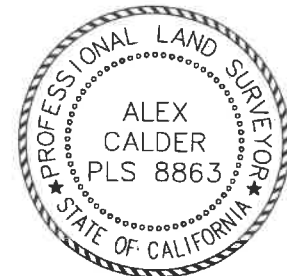


**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA   
10,830 SQ.FT.±

Line Table			Curve Table			
Line #	Direction	Length	Curve #	Length	Radius	Delta
L1	S40°44'59"E	24.53	C1	26.66	109.00	14°00'43"
L2	S81°21'18"E	44.39	C2	24.80	35.00	40°36'19"
L3	S55°20'16"E	85.97	C3	70.38	155.00	26°01'03"
L4	S69°48'28"E	137.79	C4	69.45	275.00	14°28'12"
L5	S40°19'22"W	26.63	C5	75.76	300.00	14°28'12"
L6	N69°48'28"W	128.62	C6	59.03	130.00	26°01'03"
L7	N55°20'16"W	85.97	C7	42.52	60.00	40°36'19"
L8	N81°21'18"W	44.39	C8	8.02	20.00	22°58'36"
L9	N40°44'59"W	16.31				



*Alex Calder*

12-14-17  
 PLOTTED BY: robb



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

Subject SLT-UE #22  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/14/17 Chkd AMC  
 SHEET 3 OF 3

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

CONFORMED COPY of document recorded  
04/19/2018, 2018K602968  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

**APN: 1939-087**

**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 [MAY 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.

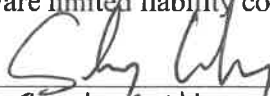
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

*[SIGNATURES ON FOLLOWING PAGE]*

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

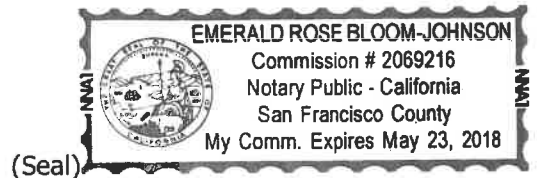
State of CALIFORNIA  
County of SAN FRANCISCO

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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



**ENGINEERS  
SURVEYORS  
PLANNERS**

**100+  
YEARS**

December 14, 2017  
Project No. 20140015-50

**EXHIBIT F1  
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 a point on the northwesterly line of said Parcel 57935-1, said point being the common corner of Lot 21 and Lot T as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015 as Document No. 2015K165185 of said county and being the **TRUE POINT OF BEGINNING** of this description;

Thence along the common Lot line of said Lot T and said Parcel 57935-1, North 40°19'22" East, 26.63 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North 20°11'56" East;

Thence leaving said common line and easterly along said curve having a radius of 85.00 feet, through a central angle of 22°02'29", for an arc length of 32.70 feet;

Thence North 88°09'27" East, 22.30 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 33.25 feet, through a central angle of 179°18'35", for an arc length of 104.06 feet to said common line;

Thence along said common line, North 40°19'22" East, 29.01 feet to the beginning of a non-tangent curve concave westerly, whose radius point bears South 18°06'36" West;

Thence leaving said common line, southerly along said curve having a radius of 58.25 feet, through a central angle of 160°02'51", for an arc length of 162.71 feet;

Thence South 88°09'27" West, 22.30 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 110.00 feet, through a central angle of 22°02'05", for an arc length of 42.30 feet;

Thence North 69°48'28" West, 9.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,938 square feet, more or less.





ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 14, 2017  
Project No. 20140015-50

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.

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

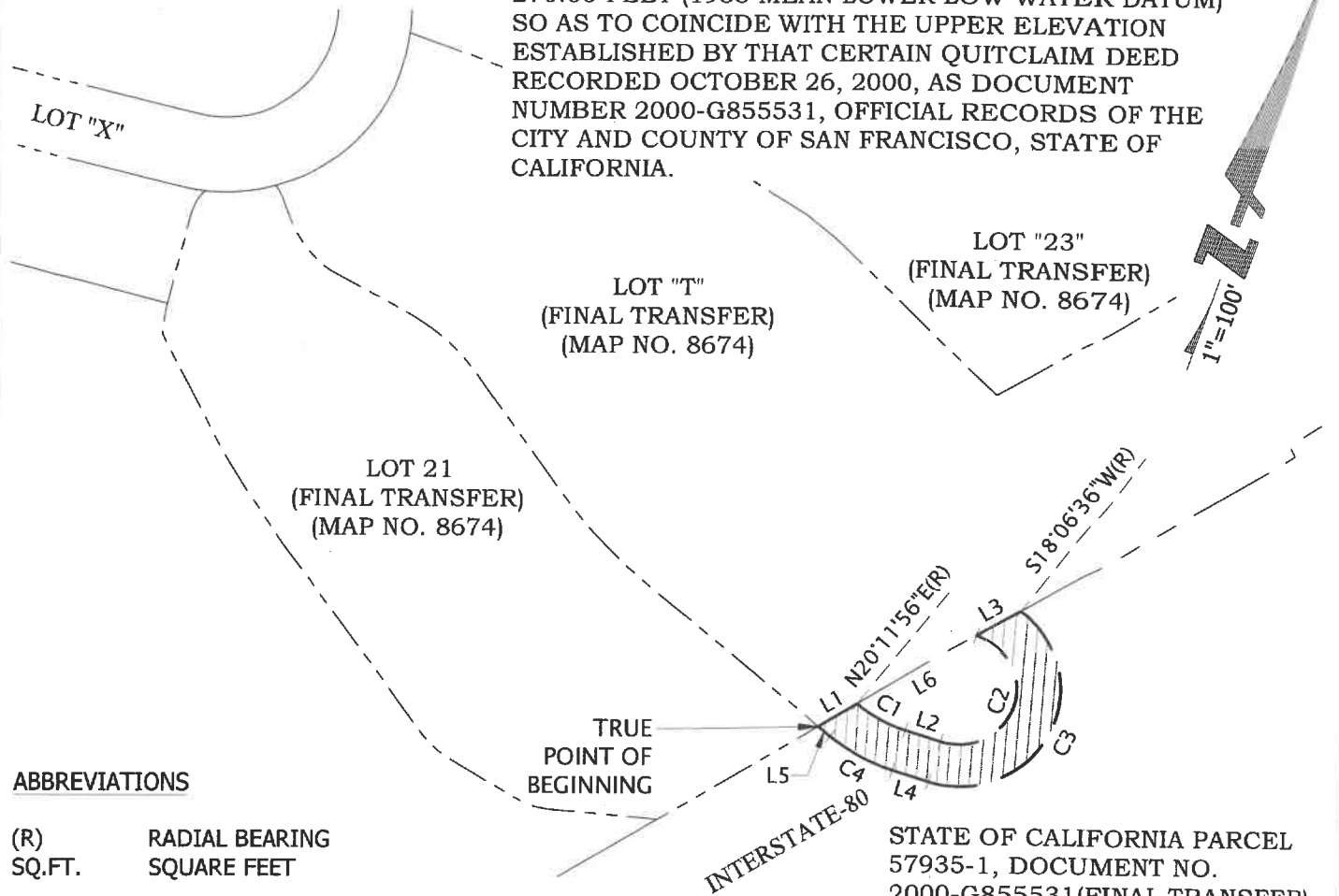


12/14/2017

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.



**ABBREVIATIONS**

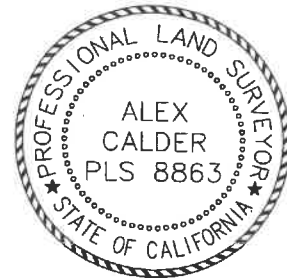
(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA   
4,938 SQ.FT.±

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

Line Table		
Line #	Direction	Length
L1	N40°19'22"E	26.63
L2	N88°09'27"E	22.30
L3	N40°19'22"E	29.01
L4	S88°09'27"W	22.30
L5	N69°48'28"W	9.17
L6	N40°19'22"E	81.33

Curve Table			
Curve #	Length	Radius	Delta
C1	32.70	85.00	22°02'29"
C2	104.06	33.25	179°18'35"
C3	162.71	58.25	160°02'51"
C4	42.30	110.00	22°02'05"



*Alex Calder*

12-13-17  
 PLOTTED BY:



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

Subject EXHIBIT F1  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/13/17 Chkd. AMC  
 SHEET 3 OF 3

CONFORMED COPY of document recorded  
04/19/2018, 2018K602963  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

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: 1939-087

Situs: Final Map No. 9228, Lot J

**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 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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



**ENGINEERS  
SURVEYORS  
PLANNERS**



December 13, 2017  
Project No. 20140015-50

**SLT-UE #19  
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 common Lot corner to Parcel SPT1.6, Lot 19, on the westerly line of Lot V as shown on said map (see sheet 10 of 16), said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along the common line between said Parcel SPT 1.6 and Lot 19 the following four courses:

1. South 55°28'31" West, 148.06 feet to the beginning of a tangent curve to the left;
2. Along said tangent curve having a radius of 376.00 feet, through a central angle of 52°22'06", for an arc length of 343.66 feet;
3. South 03°06'25" West, 51.80 feet to the beginning of a tangent curve to the left;
4. Along said tangent curve having a radius of 600.00 feet, through a central angle of 13°46'12", for an arc length of 144.20 feet to the cusp of a non-tangent curve concave easterly, whose radius point bears North 55°29'56" East;

Thence northerly leaving said common line northerly along said curve having a radius of 215.00 feet, through a central angle of 37°03'09", for an arc length of 139.04 feet;

Thence North 02°33'06" East, 56.08 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 415.00 feet, through a central angle of 52°55'26", for an arc length of 383.33 feet;

Thence North 55°28'31" East, 143.87 feet to the common line between said Parcel SPT1.6 and Lot V and the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 60°32'34" East;

Thence southeasterly along said common line and along said curve having a radius of 317.00 feet, through a central angle of 5°04'03", for an arc length of 28.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 18,132 square feet, more or less.

Horizontal Datum & Reference System





December 13, 2017  
Project No. 20140015-50

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, LLS 8863



12/13/2017  
Date

**END OF DESCRIPTION**



PARCEL SPT1.6  
(ROS 8639)

N55°28'31"E  
143.87'

S55°28'31"W  
148.06'

N60°32'34"E(R)

R=317.00' L=28.04'  
Δ=5°04'03"

TRUE POINT  
OF BEGINNING

MACALLA ROAD - LOT 'V'

LOT 19  
(FINAL TRANSFER)  
(MAP NO. 8674)

R=415.00' L=383.33'  
Δ=52°55'26"

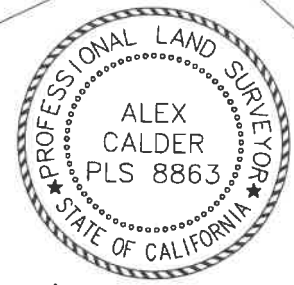
R=376.00' L=343.66'  
Δ=52°22'06"

N02°33'06"E  
56.08'  
S03°06'25"W  
51.80'

R=600.00' L=144.20'  
Δ=13°46'12"

R=215.00' L=139.04'  
Δ=37°03'09"

N55°29'56"E(R)



*Alex Calder*

**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA  
18,132 SQ.FT.±



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

Subject SLT-UE #19  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
Job No. 20140015  
By AGR Date 12/13/17 Chkd. AMC  
SHEET 3 OF 3

DRAWING NUMBER: 12-13-17  
 PLOTTED BY: robb

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

CONFORMED COPY of document recorded  
04/19/2018, 2018K602966

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
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 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.

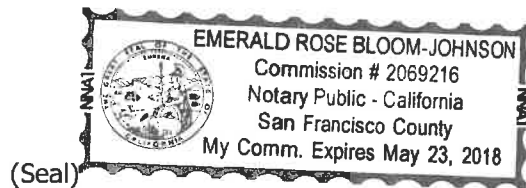
State of CALIFORNIA  
County of SAN FRANCISCO

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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

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;



December 18, 2017  
Project No. 20140015-50

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;

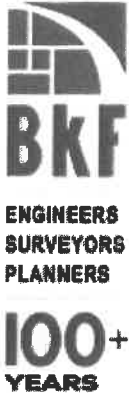
Thence North  $70^{\circ}58'07''$  West, 122.74 feet to the common line of said Lot 24 and said Parcel SPT1.6 and to the beginning of a non-tangent curve concave northerly, whose radius point bears North  $10^{\circ}26'05''$  East;

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;



December 18, 2017  
Project No. 20140015-50

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.

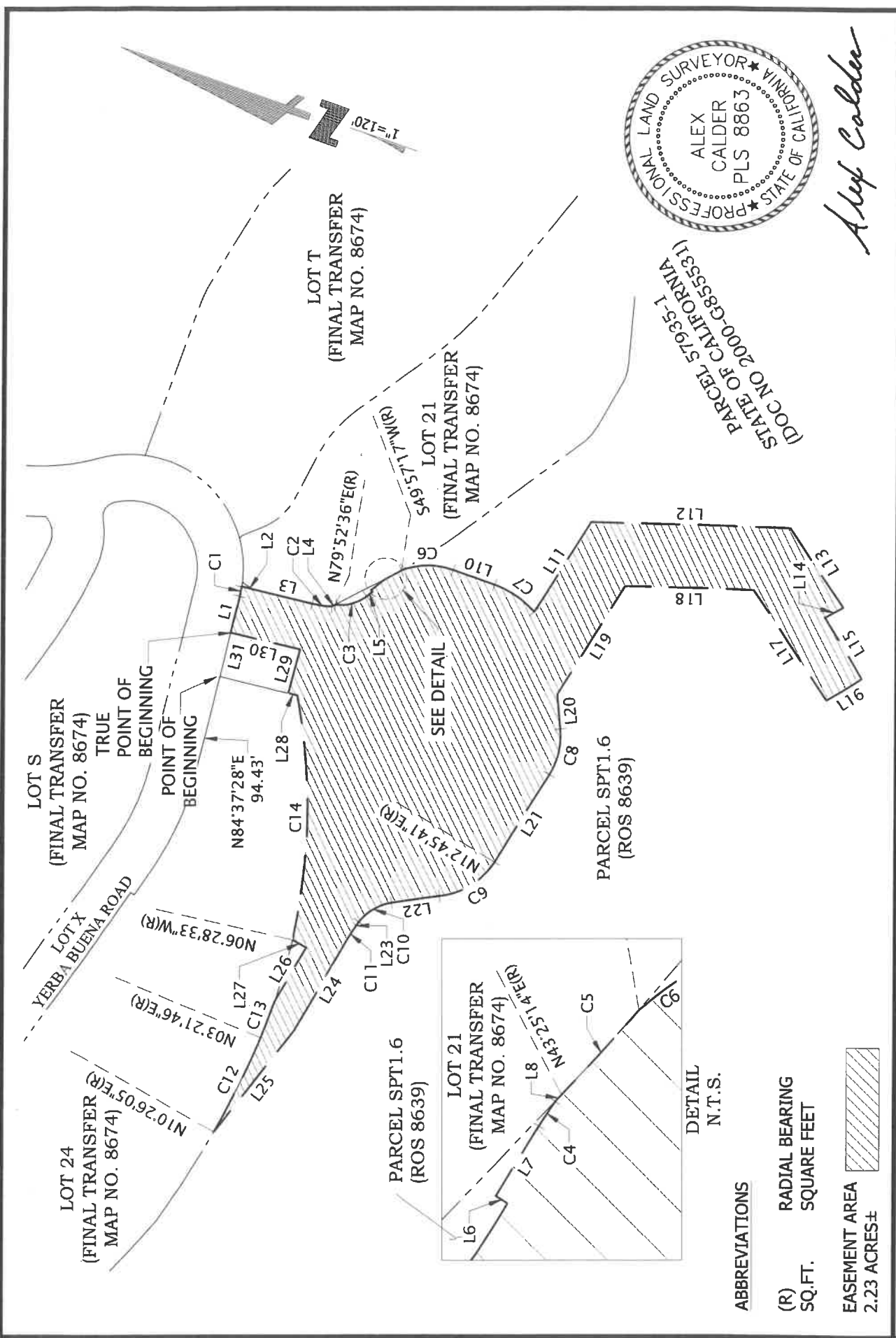
Alex M. Calder, PLS 8863



12/18/2017

Date

**END OF DESCRIPTION**



*Alex Calder*

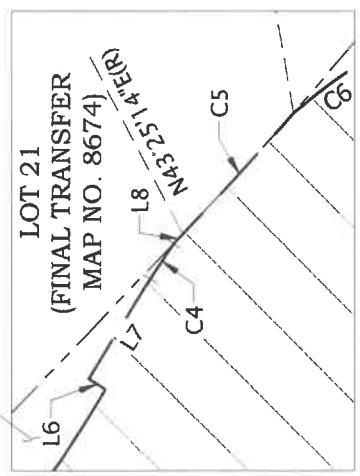
PARCEL 57935-1  
 STATE OF CALIFORNIA  
 (DOC NO 2000-G85531)

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)



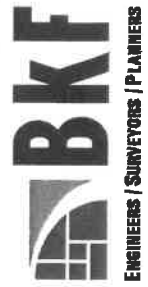
- ABBREVIATIONS
- (R) RADIAL BEARING
  - SQ.FT. SQUARE FEET
  - EASEMENT AREA
  - 2.23 ACRES±



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"	



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

Subject SLT-UE #21

PLAT TO ACCOMPANY DESCRIPTION

Job No. 20140015

By DCJ Date 12/18/17 Chkd. AMC

SHEET 6 OF 6

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

**CONFORMED COPY of document recorded**

**04/19/2018, 2018K602972**

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

---

APN: 1939-092 (Lot O), 1939-088 (Lot K)

Situs: Final Map No. 9228, Portions of Lots O and K

**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, 2010] 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 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.

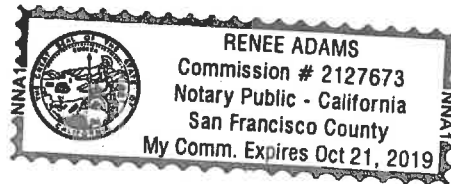
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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.

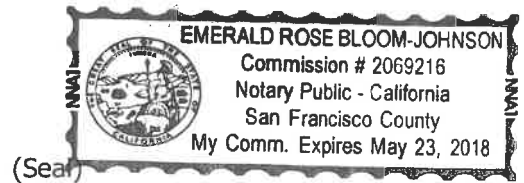

State of CALIFORNIA  
County of SAN FRANCISCO

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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 13, 2017  
Project No. 20140015-50

**SLT-UE #26  
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 Record of Survey Map No. 8639 recorded November 10, 2015, as Document No. 2015K154702, Official Records of said County, and being more particularly described as follows:

**AREA 1**

**BEGINNING** on the common line of Parcel SPT1.6 and Parcel N1.3.R5 as shown on said map (see sheet 21 of 22), at the easterly terminus of that certain course shown as "R=10616.69' D=01°22'21" L=254.33'" said point being the beginning of a non-tangent curve, concave southerly, whose radius point bears South 07°16'27" East;

Thence easterly along said common line along a curve having a radius of 600.46 feet, through a central angle of 4°34'23", for an arc length of 47.93 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving last said common line, North 04°00'10" West, 46.81 feet to the common line of said Parcel SPT1.6 and Parcel SPT1.4 as shown on said Record of Survey Map No. 8639;

Thence along last said common line, North 87°51'44" East, 25.01 feet;

Thence leaving last said common line, South 04°00'10" East, 47.09 feet to the common line between said Parcel SPT1.6 and Parcel N1.3.R5 and the beginning of a non-tangent curve concave southerly, whose radius point bears South 0°18'48" East;

Thence westerly along said curve having a radius of 600.46 feet, through a central angle of 02°23'17", for an arc length of 25.03 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,172 square feet, more or less.

**AREA 2**

**BEGINNING** on the common line of Parcel SPT1.6 and Parcel N1.3.R5 as shown on said map (see sheet 21 of 22), at the easterly terminus of that certain course shown as "R=10616.69' D=01°22'21" L=254.33'" said point being the beginning of a non-tangent curve, concave southerly, whose radius point bears South 07°16'27" East;



December 13, 2017  
Project No. 20140015-50

Thence easterly along said common line along a curve having a radius of 600.46 feet, through a central angle of 21°02'11", for an arc length of 220.46 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, North 05°13'23" West, 10.41 feet;

Thence North 01°27'59" West, 59.64 feet to the common line of said Parcel SPT1.6 and Parcel SPT1.4 as shown on said Record of Survey Map No. 8639;

Thence along last said common line, North 71°36'49" East, 26.13 feet;

Thence leaving last said common line, South 01°27'59" East, 66.43 feet;

Thence South 05°13'23" East, 18.82 feet to the common line between said Parcel SPT1.6 and Parcel N1.3.R5 and the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 16°18'18" West;

Thence northwesterly along last said common line and along said curve having a radius of 600.46 feet, through a central angle of 02°32'35", for an arc length of 26.65 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,939 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.



December 13, 2017  
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, PLS 8863



12/13/2017  
Date

**END OF DESCRIPTION**

PARCEL SPT1.4  
(ROS 8639)

PARCEL SPT1.6  
(ROS 8639)  
R=10616.69'  
L=254.33'  
Δ=1°22'21"

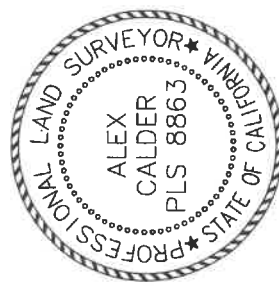
PARCEL N1.3.R5  
(ROS 8639)

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREAS

EASEMENT AREA 1  
1,172 SQ.FT.±

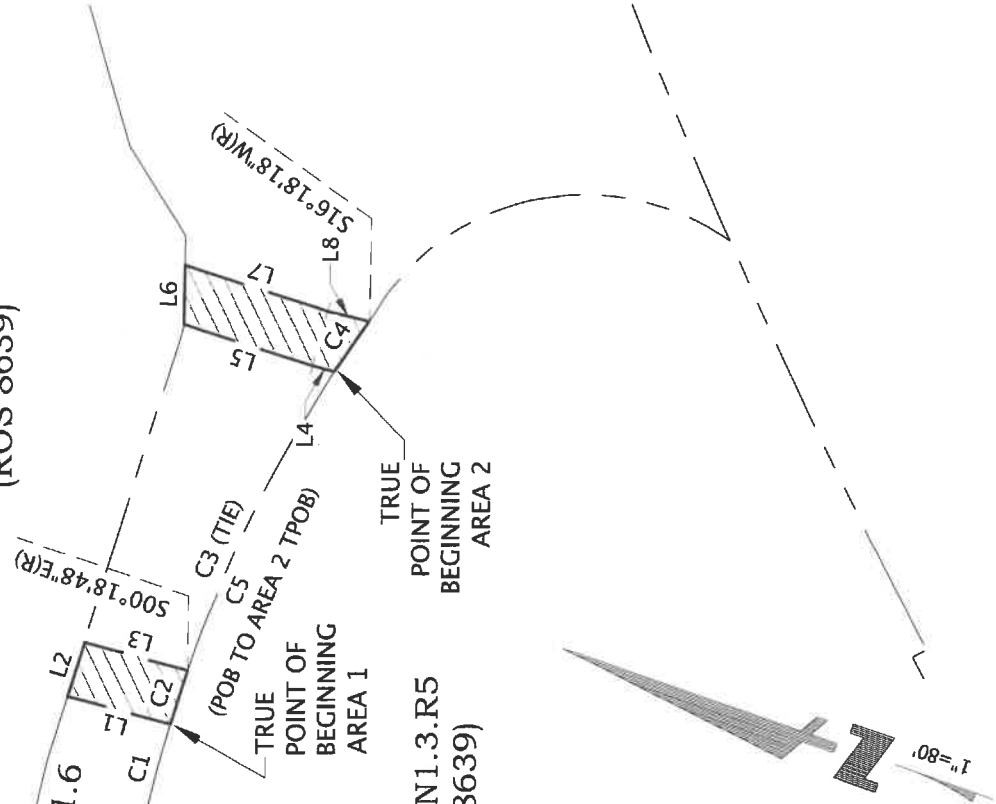
EASEMENT AREA 2  
1,939 SQ.FT.±



*Alex Calder*

Line Table		
Line #	Direction	Length
L1	N04°00'10"W	46.81
L2	N87°51'44"E	25.01
L3	S04°00'10"E	47.09
L4	N05°13'23"W	10.41
L5	N01°27'59"W	59.64
L6	N71°36'49"E	26.13
L7	S01°27'59"E	66.43
L8	S05°13'23"E	18.82

Curve Table			
Curve #	Length	Radius	Delta
C1	47.93	600.46	4°34'23"
C2	25.03	600.46	2°23'17"
C3	172.53	600.46	16°27'48"
C4	26.65	600.46	2°32'35"
C5	220.46	600.46	21°02'11"



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

**BKF**  
ENGINEERS / SURVEYORS / PLANNERS

Subject: SLT-UE #26  
PLAT TO ACCOMPANY DESCRIPTION  
Job No.: 20140015  
By DCJ Date 09/15/17 Chkd. AMC  
SHEET 3 OF 3

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

CONFORMED COPY of document recorded

04/19/2018, 2018K602973

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

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APN: 1939-090 (Lot M), 1939-091 (Lot N)

Situs: Final Map No. 9228, Portions of Lots M and N

**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, 2016 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 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]**



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December 13, 2017  
Project No. 20140015-50

**EXHIBIT J**  
**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 N1.3.R5 as shown on that certain Record of Survey Map No. 8639, recorded November 10, 2015, as Document No. 2015K154702, Official Records of said County, and being more particularly described as follows:

**BEGINNING** on the common line of Lot V (Macalla Road) and Parcel SPT1.6 of that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County (see sheet 16 of 16), at the westerly terminus of that certain course shown as "N66°36'20"E, 81.38 feet";

Thence along said common, North 66°36'20" East, 56.05 feet;

Thence leaving said common line, North 19°12'33" West, 147.23 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North 33°53'53" East;

Thence northerly along said curve having a radius of 39.00 feet, through a central angle of 135°17'13", for an arc length of 92.09 feet;

Thence North 79°11'06" East, 22.69 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 535.00 feet, through a central angle of 06°38'44", for an arc length of 62.05 feet;

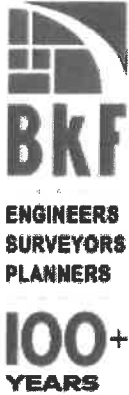
Thence North 85°49'50" East, 143.97 feet to the common line of said Parcel N1.3.R5 and said Parcel SPT1.6 and the **TRUE POINT OF BEGINNING** of this description;

Thence leaving last said common line, North 85°49'50" East, 16.76 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 30.00 feet, through a central angle of 128°12'06", for an arc length of 67.13 feet to a point hereafter known as **Point A**;

Thence North 42°22'16" West, 43.49 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 135.00 feet, through a central angle of 65°50'28", for an arc length of 155.13 feet;



Thence northeasterly, 146.89 feet along a compound curve to the right having a radius of 731.00 feet and a central angle of  $11^{\circ}30'48''$ ;

Thence northeasterly, 198.93 feet along a compound curve to the right having a radius of 235.00 feet and a central angle of  $48^{\circ}30'06''$ ;

Thence North  $83^{\circ}29'05''$  East, 105.12 feet;

Thence North  $72^{\circ}42'47''$  East, 107.01 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South  $06^{\circ}30'55''$  East;

Thence easterly along said curve having a radius of 520.00 feet, through a central angle of  $07^{\circ}22'09''$ , for an arc length of 66.88 feet;

Thence North  $04^{\circ}00'10''$  West, 19.71 feet to the common line of said Parcel N1.3.R5 and said Parcel SPT1.6, as shown on said Record of Survey Map No. 8639 and the beginning of a non-tangent curve concave southerly, whose radius point bears South  $02^{\circ}42'04''$  East;

Thence easterly along said common line and said curve having a radius of 600.46 feet, through a central angle of  $02^{\circ}23'17''$ , for an arc length of 25.03 feet;

Thence leaving said common line, South  $04^{\circ}00'10''$  East, 21.10 feet;

Thence South  $88^{\circ}09'52''$  East, 119.38 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 120.00 feet, through a central angle of  $12^{\circ}45'05''$ , for an arc length of 26.71 feet;

Thence North  $05^{\circ}13'23''$  West, 11.49 feet to said common line between Parcel N1.3.R5 and SPT1.6 and the beginning of a non-tangent curve concave southerly, whose radius point bears South  $13^{\circ}45'43''$  West;

Thence easterly along said common line and along said curve having a radius of 600.46 feet, through a central angle of  $02^{\circ}32'35''$ , for an arc length of 26.65 feet;

Thence leaving said common line, South  $05^{\circ}13'23''$  East, 39.75 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South  $35^{\circ}49'28''$  West;

Thence southeasterly along said curve having a radius of 100.00 feet, through a central angle of  $16^{\circ}36'20''$ , for an arc length of 28.98 feet;



Thence South  $37^{\circ}34'12''$  East, 100.22 feet to the common line of said Parcel N1.3.R5 and Parcel 62734-2 as shown on said Record of Survey Map No. 8639, and the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $43^{\circ}02'42''$  East;

Thence southwesterly along last said common line and along said curve having a radius of 3,021.67 feet, through a central angle of  $00^{\circ}34'18''$ , for an arc length of 30.15 feet;

Thence leaving said common line, North  $37^{\circ}34'12''$  West, 103.25 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 70.00 feet, through a central angle of  $25^{\circ}32'27''$ , for an arc length of 31.20 feet;

Thence South  $26^{\circ}53'21''$  West, 7.50 feet to the beginning of a non-tangent curve concave Southerly, whose radius point bears South  $26^{\circ}53'21''$  West;

Thence westerly along said curve having a radius of 62.50 feet, through a central angle of  $25^{\circ}03'13''$ , for an arc length of 27.33 feet;

Thence North  $88^{\circ}09'52''$  West, 35.84 feet;

Thence North  $01^{\circ}50'08''$  East, 7.50 feet;

Thence North  $88^{\circ}09'52''$  West, 67.84 feet;

Thence South  $02^{\circ}04'45''$  East, 33.13 feet;

Thence South  $87^{\circ}55'15''$  West, 60.00 feet;

Thence North  $02^{\circ}04'46''$  West, 36.39 feet to the beginning of a non-tangent curve concave southerly, whose radius point bears South  $01^{\circ}35'59''$  East;

Thence westerly along said curve having a radius of 470.00 feet, through a central angle of  $03^{\circ}55'37''$ , for an arc length of 32.21 feet;

Thence South  $02^{\circ}04'46''$  East, 23.38 feet;

Thence South  $88^{\circ}12'49''$  West, 14.09 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North  $89^{\circ}02'37''$  East;

Thence southerly along said curve having a radius of 461.40 feet, through a central angle of  $32^{\circ}32'18''$ , for an arc length of 262.03 feet;



Thence South  $71^{\circ}13'28''$  East, 67.87 feet to said common line between N1.3.R5 and Parcel 62734-2 and the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $48^{\circ}30'43''$  East;

Thence southwesterly along said common line and along said curve having a radius of 3,033.80 feet, through a central angle of  $00^{\circ}30'39''$ , for an arc length of 27.05 feet;

Thence leaving said common line, North  $71^{\circ}13'28''$  West, 21.87 feet;

Thence South  $39^{\circ}01'52''$  East, 2.02 feet;

Thence South  $66^{\circ}28'53''$  West, 50.66 feet;

Thence South  $23^{\circ}40'14''$  East, 4.04 feet;

Thence South  $66^{\circ}19'46''$  West, 3.02 feet;

Thence South  $23^{\circ}56'02''$  East, 0.54 feet;

Thence South  $66^{\circ}03'58''$  West, 3.02 feet;

Thence North  $24^{\circ}18'21''$  West, 4.60 feet;

Thence South  $66^{\circ}28'53''$  West, 8.81 feet;

Thence South  $23^{\circ}31'07''$  East, 3.75 feet;

Thence South  $66^{\circ}28'53''$  West, 5.75 feet;

Thence North  $23^{\circ}31'07''$  West, 3.75 feet;

Thence South  $66^{\circ}28'53''$  West, 7.82 feet;

Thence South  $23^{\circ}40'14''$  East, 8.50 feet;

Thence South  $66^{\circ}28'53''$  West, 19.50 feet;

Thence North  $23^{\circ}40'14''$  West, 8.50 feet;

Thence South  $66^{\circ}28'53''$  West, 100.60 feet;

Thence South  $79^{\circ}04'50''$  West, 122.42 feet;

Thence South  $02^{\circ}28'01''$  West, 9.69 feet;



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Thence North 87°31'59" West, 19.50 feet;

Thence North 02°28'01" East, 8.50 feet;

Thence North 87°31'59" West, 6.00 feet;

Thence South 02°28'01" West, 4.04 feet;

Thence North 87°31'59" West, 3.02 feet;

Thence South 02°28'01" West, 0.56 feet;

Thence North 87°31'59" West, 3.02 feet;

Thence North 02°05'42" East, 4.60 feet;

Thence North 87°32'26" West, 6.00 feet;

Thence South 02°28'01" West, 3.75 feet;

Thence North 87°31'59" West, 5.75 feet;

Thence North 02°28'01" East, 3.75 feet;

Thence North 87°31'59" West, 87.15 feet;

Thence South 21°07'49" West, 30.68 feet;

Thence North 68°21'49" West, 14.47 feet to the beginning of a non-tangent curve concave northwesterly, whose radius point bears North 80°08'21" West;

Thence southwesterly along said curve having a radius of 60.00 feet, through a central angle of 66°36'46", for an arc length of 69.76 feet to the common line of said SPT1.6 and Parcel N1.3.R5 and the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 39°41'32" East;

Thence northwesterly along said curve having a radius of 290.26 feet, through a central angle of 07°47'32", for an arc length of 39.48 feet to the **TRUE POINT OF BEGINNING** of this description.

255 Shoreline Drive . Containing 4.635 acres, more or less.  
Suite 200

Redwood City  
California 94065  
phone 650.482.6300  
fax 650.482.6399  
www.bkf.com





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Excepting therefrom **EXCEPTION AREA 1** and **EXCEPTION AREA 2** as described below:

**EXCEPTION AREA 1**

**BEGINNING** at said **Point A**;

Thence North 47°37'44" East, 30.00 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North 42°22'16" West, 43.49 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 105.00 feet, through a central angle of 65°50'28", for an arc length of 120.66 feet to the beginning of a compound curve;

Thence along said curve having a radius of 701.00 feet, through a central angle of 11°30'48", for an arc length of 140.86 feet to the beginning of a compound curve;

Thence along said curve having a radius of 205.00 feet, through a central angle of 48°30'06", for an arc length of 173.54 feet;

Thence North 83°29'05" East, 3.90 feet to a point hereafter known as **Point B**;

Thence South 07°27'43" East, 2.97 feet;

Thence South 49°06'31" East, 3.43 feet;

Thence South 40°53'29" West, 6.00 feet;

Thence South 49°06'31" East, 3.00 feet;

Thence North 40°53'29" East, 6.00 feet;

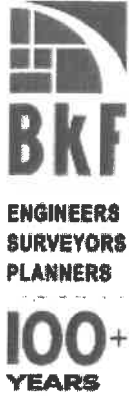
Thence South 49°06'31" East, 113.49 feet;

Thence South 01°39'59" West, 188.82 feet;

Thence South 23°31'07" East, 73.85 feet;

Thence South 66°28'53" West, 1.91 feet;

Thence South 79°04'50" West, 121.86 feet;



Thence North 87°31'59" West, 162.29 feet to the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 48°34'34" West;

Thence northwesterly along said curve having a radius of 60.00 feet, through a central angle of 00°56'50", for an arc length of 0.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.091 acres, more or less.

#### **EXCEPTION AREA 2**

**BEGINNING** at said **Point B**;

Thence North 83°29'05" East, 31.28 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence North 83°29'05" East, 103.81 feet;

Thence South 06°29'24" East, 8.00 feet;

Thence North 83°27'44" East, 39.93 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 89°33'23" East;

Thence southerly along said curve having a radius of 486.40 feet, through a central angle of 35°45'03", for an arc length of 303.50 feet;

Thence South 66°28'53" West, 137.75 feet;

Thence North 23°31'07" West, 68.26 feet;

Thence North 01°39'59" East, 195.09 feet;

Thence North 49°06'31" West, 112.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.756 acres, more or less.

Containing a Net Area of 1.788 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



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December 13, 2017  
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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, LLS 8863



12/13/2017  
Date

**END OF DESCRIPTION**

**ABBREVIATIONS**

- (R) RADIAL BEARING
- AC ACRES
- TPOB TRUE POINT OF BEGINNING

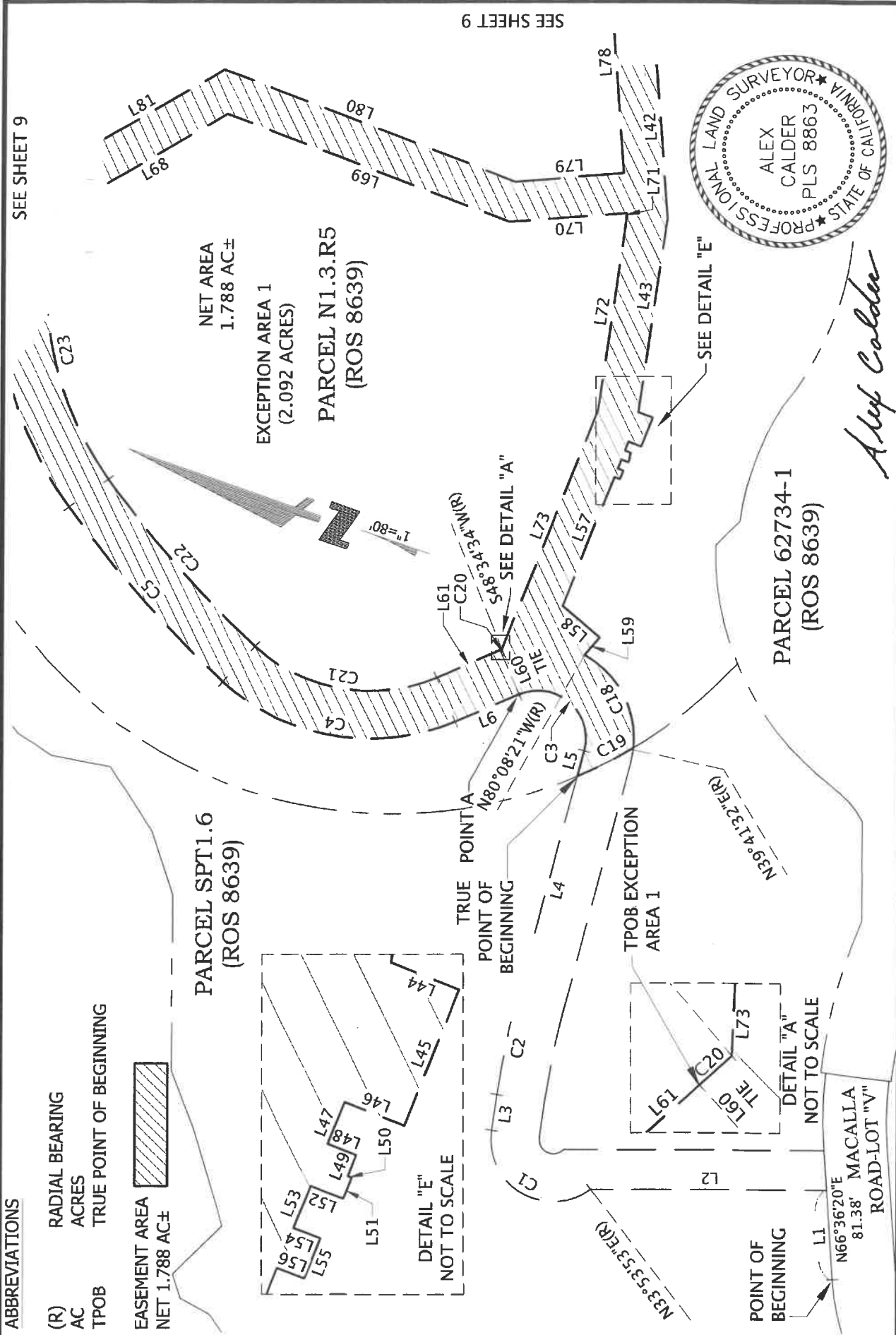


PARCEL SPT1.6  
(ROS 8639)

NET AREA  
1.788 AC±  
EXCEPTION AREA 1  
(2.092 ACRES)  
PARCEL N1.3.R5  
(ROS 8639)

DETAIL "E"  
NOT TO SCALE

DETAIL "A"  
NOT TO SCALE

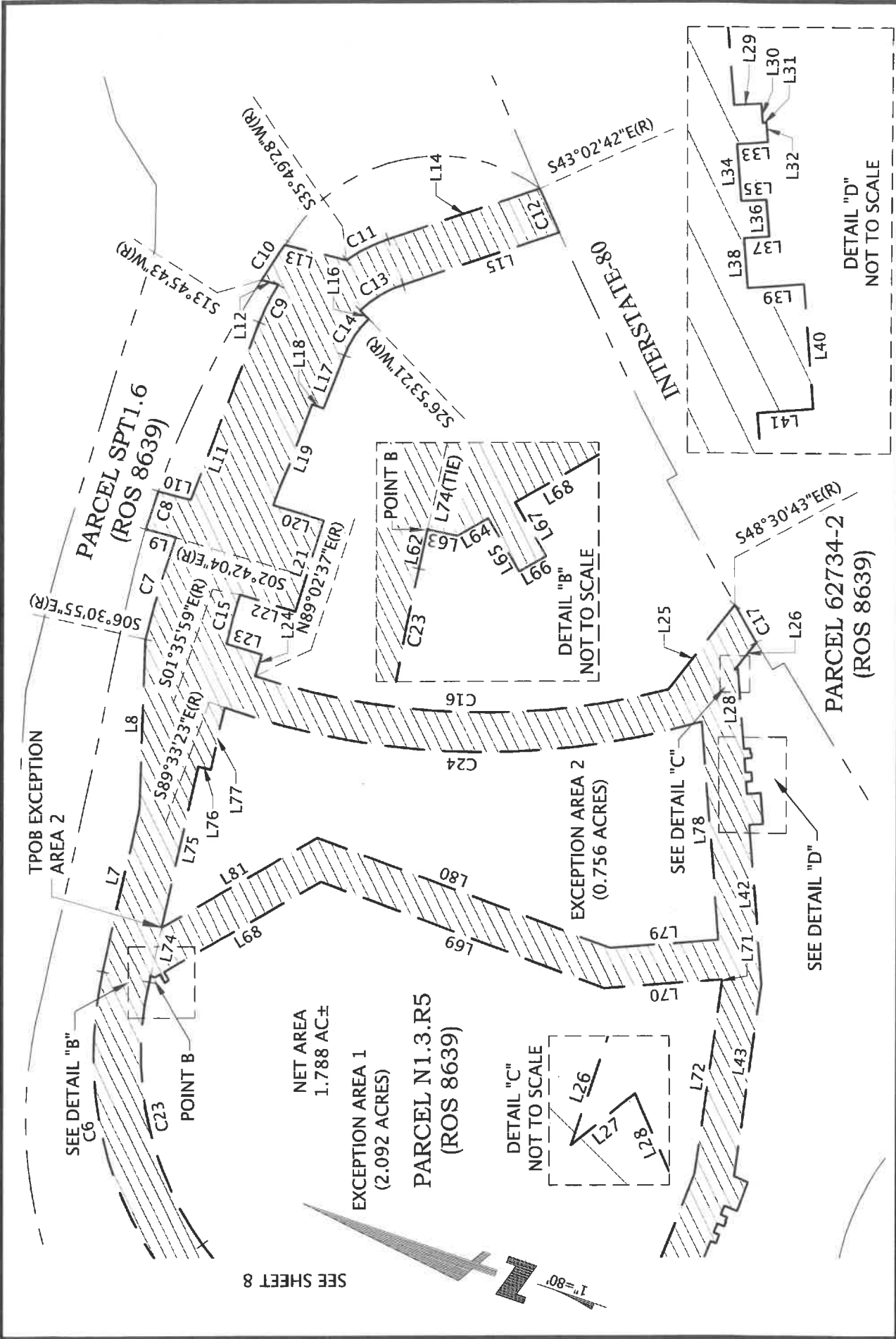


*Alex Calder*

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



Subject EXHIBIT J  
PLAT TO ACCOMPANY DESCRIPTION  
Job No. 20140015  
By DCJ Date 12/13/17 Chkd AMC  
SHEET 9 OF 12



PARCEL SPT1.6  
(ROS 8639)

PARCEL N1.3.R5  
(ROS 8639)

PARCEL 62734-2  
(ROS 8639)

INTERSTATE-80

TPOB EXCEPTION  
AREA 2

EXCEPTION AREA 2  
(0.756 ACRES)

EXCEPTION AREA 1  
(2.092 ACRES)

NET AREA  
1.788 AC±

DETAIL "C"  
NOT TO SCALE

DETAIL "B"  
NOT TO SCALE

DETAIL "D"  
NOT TO SCALE

SEE SHEET 8

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Subject EXHIBIT J  
PLAT TO ACCOMPANY DESCRIPTION  
Job No. 20140015  
By DCJ Date 12/13/17 Chkd:AMC  
SHEET 10 OF 12

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Curve Table			
Curve #	Length	Radius	Delta
C1	92.09	39.00	135°17'13"
C2	62.05	535.00	6°38'44"
C3	67.13	30.00	128°12'06"
C4	155.13	135.00	65°50'28"
C5	146.89	731.00	11°30'48"
C6	198.93	235.00	48°30'06"
C7	66.88	520.00	7°22'09"
C8	25.03	600.46	2°23'17"
C9	26.71	120.00	12°45'05"
C10	26.65	600.46	2°32'35"
C11	28.98	100.00	16°36'20"
C12	30.15	3021.67	0°34'18"
C13	31.20	70.00	25°32'27"
C14	27.33	62.50	25°03'13"
C15	32.21	470.00	3°55'37"
C16	262.03	461.40	32°32'18"
C17	27.05	3033.80	0°30'39"
C18	69.76	60.00	66°36'46"
C19	39.48	290.26	7°47'32"
C20	0.99	60.00	0°56'50"

Curve Table			
Curve #	Length	Radius	Delta
C21	120.66	105.00	65°50'28"
C22	140.86	701.00	11°30'48"
C23	173.54	205.00	48°30'06"
C24	303.50	486.40	35°45'03"



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Subject EXHIBIT J  
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 SHEET 11 OF 12

Line Table		
Line #	Direction	Length
L1	N66°36'20"E	56.05
L2	N19°12'33"W	147.23
L3	N79°11'06"E	22.69
L4	N85°49'50"E	143.97
L5	N85°49'50"E	16.76
L6	N42°22'16"W	43.49
L7	N83°29'05"E	105.12
L8	N72°42'47"E	107.01
L9	N04°00'10"W	19.71
L10	S04°00'10"E	21.10
L11	S88°09'52"E	119.38
L12	N05°13'23"W	11.49
L13	S05°13'23"E	39.75
L14	S37°34'12"E	100.22
L15	N37°34'12"W	103.25
L16	S26°53'21"W	7.50
L17	N88°09'52"W	35.84
L18	N01°50'08"E	7.50
L19	N88°09'52"W	67.84
L20	S02°04'45"E	33.13
L21	S87°55'15"W	60.00

Line Table		
Line #	Direction	Length
L22	N02°04'46"W	36.39
L23	S02°04'46"E	23.38
L24	S88°12'49"W	14.09
L25	S71°13'28"E	67.87
L26	N71°13'28"W	21.87
L27	S39°01'52"E	2.02
L28	S66°28'53"W	50.66
L29	S23°40'14"E	4.04
L30	S66°19'46"W	3.02
L31	S23°56'02"E	0.54
L32	S66°03'58"W	3.02
L33	N24°18'21"W	4.60
L34	S66°28'53"W	8.81
L35	S23°31'07"E	3.75
L36	S66°28'53"W	5.75
L37	N23°31'07"W	3.75
L38	S66°28'53"W	7.82
L39	S23°40'14"E	8.50
L40	S66°28'53"W	19.50
L41	N23°40'14"W	8.50
L42	S66°28'53"W	100.60

Line Table		
Line #	Direction	Length
L43	S79°04'50"W	122.42
L44	S02°28'01"W	9.69
L45	N87°31'59"W	19.50
L46	N02°28'01"E	8.50
L47	N87°31'59"W	6.00
L48	S02°28'01"W	4.04
L49	N87°31'59"W	3.02
L50	S02°28'01"W	0.56
L51	N87°31'59"W	3.02
L52	N02°05'42"E	4.60
L53	N87°32'26"W	6.00
L54	S02°28'01"W	3.75
L55	N87°31'59"W	5.75
L56	N02°28'01"E	3.75
L57	N87°31'59"W	87.15
L58	S21°07'49"W	30.68
L59	N68°21'49"W	14.47
L60	N47°37'44"E	30.00
L61	N42°22'16"W	43.49
L62	N83°29'05"E	3.90
L63	S07°27'43"E	2.97

Line Table		
Line #	Direction	Length
L64	S49°06'31"E	3.43
L65	S40°53'29"W	6.00
L66	S49°06'31"E	3.00
L67	N40°53'29"E	6.00
L68	S49°06'31"E	113.49
L69	S01°39'59"W	188.82
L70	S23°31'07"E	73.85
L71	S66°28'53"W	1.91
L72	S79°04'50"W	121.86
L73	N87°31'59"W	162.29
L74	N83°29'05"E	31.28
L75	N83°29'05"E	103.81
L76	S06°29'24"E	8.00
L77	N83°27'44"E	39.93
L78	S66°28'53"W	137.75
L79	N23°31'07"W	68.26
L80	N01°39'59"E	195.09
L81	N49°06'31"W	112.84



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

Subject EXHIBIT J  
 PLAT TO ACCOMPANY DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/13/17 Chkd AMC  
 SHEET 12 OF 12

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

CONFORMED COPY of document recorded  
04/19/2018, 2018K602987

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Situs: Final Transfer Map No. 8674, Lot 19  
APN: 8948-001

**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 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.

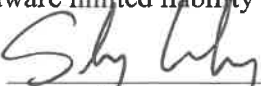
*[SIGNATURES ON FOLLOWING PAGE]*

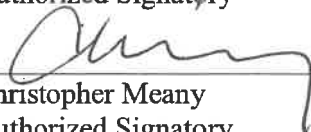


IN WITNESS WHEREOF, the undersigned has executed this instrument this 22<sup>nd</sup> day of March, 2018.

**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.

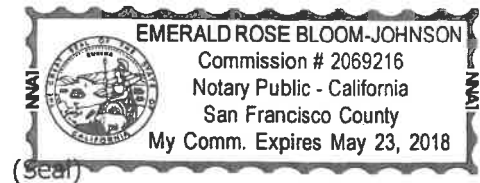
State of CALIFORNIA  
County of SAN FRANCISCO

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 \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

**EXHIBIT B  
LEGAL DESCRIPTION**

**EASEMENT**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 19 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 common Lot corner to Parcel SPT1.6, Lot 19, on the westerly line of Lot V as shown on said map (see sheet 10 of 16), said point being the **TRUE POINT OF BEGINNING**;

Thence southeasterly along the common line between Lot V and Lot 19 as shown on said map, along a curve concave northeasterly whose radius point bears North 55°28'31" East, having a radius of 317.00 feet, through a central angle of 00°21'41", for an arc length of 2.00 feet;

Thence leaving said common line South 55°28'31" West, 142.64 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 385.00 feet, through a central angle of 52°55'26", for an arc length of 355.62 feet;

Thence South 02°33'06" West, 56.08 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 185.00 feet, through a central angle of 47°37'25", for an arc length of 153.77 feet;

Thence South 45°04'19" East, 141.03 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 185.00 feet, through a central angle of 09°48'00", for an arc length of 31.64 feet;

Thence South 54°52'19" East, 12.71 feet to the common line between said Lot 19 and Lot 24 of said Final Transfer Map No. 8674;

Thence along said common line South 75°19'29" West, 38.81 feet to the beginning of a non-tangent curve concave northeasterly, whose radius point bears North 38°25'06" East;

Thence northwesterly leaving said common line along said curve having a radius of 215.00 feet, through a central angle of 06°30'35", for an arc length of 24.43 feet;



Thence North 45°04'19" West, 141.03 feet to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 215.00 feet, through a central angle of 10°34'15", for an arc length of 39.67 feet to the common line of said Lot 19 and Parcel SPT1.6 and the beginning of a non-tangent curve concave easterly, whose radius point bears North 79°20'13" East;

Thence along common line of said Lot 19 and Parcel SPT1.6 the following four courses:

1. Northerly along said curve having a radius of 600.00 feet, through a central angle of 13°46'12", for an arc length of 144.20 feet;
2. North 03°06'25" East, 51.80 feet to the beginning of a tangent curve to the right;
3. Along said curve having a radius of 376.00 feet, through a central angle of 52°22'06", for an arc length of 343.66 feet;
4. North 55°28'31" East, 148.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 9,172 square feet or 0.211 acres, more or less.

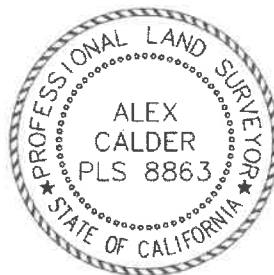
**Horizontal Datum & Reference System**

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.

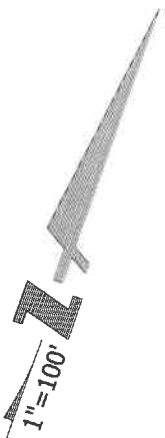
Alex M. Calder, LLS 8863



12/13/2017

Date

**END OF DESCRIPTION**



PARCEL SPT1.6  
(ROS 8639)

TRUE POINT  
OF BEGINNING

N55°28'31"E  
148.06'

N55°28'31"E(R)

R=317.00'  
L=2.00'  
Δ=0°21'41"

S55°28'31"W  
142.64'

R=376.00'  
L=343.66'  
Δ=52°22'06"  
R=385.00'  
L=355.62'  
Δ=52°55'26"

MACALLA ROAD - LOT "A"

LOT 19  
(FINAL TRANSFER)  
(MAP NO. 8674)

N03°06'25"E  
51.80'

S02°33'06"W  
56.08'

R=600.00'  
L=144.20'  
Δ=13°46'12"

R=185.00'  
L=153.77'  
Δ=47°37'25"

R=215.00'  
L=39.67'  
Δ=10°34'15"

N79°20'13"E(R)

S45°04'19"E  
141.03'  
N45°04'19"W  
141.03'

R=215.00'  
L=24.43'  
Δ=6°30'35"

R=185.00'  
L=31.64'  
Δ=9°48'00"  
S54°52'19"E  
12.71'

LOT "X"

N38°25'06"E(R)

S75°19'29"W  
38.81'

LOT 24  
(FINAL TRANSFER)  
(MAP NO. 8674)



*Alex Calder*

**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA   
1,827 SQ.FT.±



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

Subject EXHIBIT B  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
Job No. 20140015  
By DCJ Date 12/13/17 Chkd. AMC  
SHEET 3 OF 3

C:\Users\jcalder\Documents\Projects\12-13-17\12-13-17.rdb  
 PLOT TIME: 12/13/17 10:00 AM  
 PLOTTED BY: rdb



San Francisco Public Works  
General — Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

Public Works Order No: [REDACTED]

**Recommending that the City and County of San Francisco Board of Supervisors acknowledge the Treasure Island Development Authority’s (“TIDA”) formal acceptance of irrevocable offers of public improvements associated with improvements on TIDA open space areas (“TIDA Improvements”) and the Treasure Island Ferry Terminal (“Ferry Terminal Improvements”) and associated dedication of the TIDA Improvements and the Ferry Terminal Improvements for public use and acceptance of the TIDA Improvements and Ferry Terminal Improvements for TIDA maintenance and liability purposes.**

WHEREAS, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation of the State of California (“City”), TIDA, a California non-profit public benefit corporation, and TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC, a California Limited liability company (“TICD”), entered into that certain Public Improvement Agreement (Yerba Buena Island), dated for reference purposes as of March 29, 2018, as amended (hereinafter “YBI PIA”) and that certain Public Improvement Agreement (Treasure Island – Sub-Phase 1B, 1C, & 1E Improvements), dated for reference purposes as of September 7, 2018, as amended (hereinafter “TI PIA”);

WHEREAS, TICD assigned the YBI PIA and the TIA PIA to Treasure Island Series 1, LLC (“TIS1”), which is also a partial assignee of the Disposition and Development Agreement for the Treasure Island / Yerba Buena Project (“DDA”) as defined therein (“Project”);

WHEREAS, The TIDA Improvements and the Ferry Terminal Improvements are located on TIDA-owned real property on Yerba Buena Island and on Treasure Island;

WHEREAS, Pursuant to Section 6 of the YBI PIA and the TI PIA, respectively, TIS1 irrevocably offered the TIDA Improvements to TIDA as set forth in the Irrevocable Offers of Dedication dated, March 22, 2018, July 20, 2018, and October 5, 2023 (“TIS1 Offers”); and

WHEREAS, Treasure Island Series 2, LLC (“TIS2”) an affiliate of Developer, irrevocably offered the Ferry Terminal Improvements to TIDA as set forth in the Irrevocable Offer of Dedication dated October \_\_, 2023 (“TIS2 Offer”); and

WHEREAS, Public Works completed inspection of the TIDA Improvements and the City Engineer, by issuance of a Conditional Notice of Completion, determined the TIDA Improvements to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the TIDA Improvements and further determining that the TIDA Improvements are ready for their intended use by issuance of Conditional Notices of Completion dated February 3, 2023, July 17, 2023, September 22, 2023, and September 28, 2023; and



WHEREAS, TIDA completed inspection of the Ferry Terminal Improvements and issued a Conditional Notice of Completion dated May 25, 2023, in which TIDA determined the Ferry Terminal Improvements to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the Ferry Terminal Improvements and further determining that the Ferry Terminal Improvements are ready for their intended use; and

WHEREAS, Pursuant to the Memorandum of Agreement Regarding Ownership and Maintenance of Public Improvements on Treasure Island by and between TIDA and the City (acting by and through the Department of Public Works, the San Francisco Municipal Transportation Agency, and the San Francisco Public Utilities Commission) action of both TIDA's Board of Directors and City's Board of Supervisors is required for TIDA to accept the TIDA Improvements and the Ferry Terminal Improvements; and

WHEREAS, The Interim Public Works Director (hereinafter "Public Works Director" or "Director") recommends, and the City Engineer certifies, to the Board of Supervisors that the TIDA Improvements as shown in Street Improvement Permit Nos. 181I-0330, 18IE-0941, 2218-0277, and Department of Building Inspection ("DBI") Permit No. 2017.0630.0838.R2, and the Ferry Terminal Improvements as shown on DBI Permit Nos. 2022.0518.4539, 2022.0518.4538, 2022.0518.4537, 2022.0518.4545, 2022.0518.4536, 2022.0518.4543, and 2022.0518.4541 should be accepted for public use by TIDA. Public Works further recommends that the Board of Supervisors acknowledge TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability subject to the warranty requirements of the YBI PIA and the TI PIA; and

WHEREAS, On April 21, 2011, the Planning Commission, by Motion No. 18328 made findings that the Project and its approvals therewith are, on balance, in conformity with the General Plan and Planning Code Section 101.1; and

WHEREAS, In letters dated \_\_\_\_\_ 2023, the Department of City Planning re-affirmed that the acceptance of public infrastructure (including the TIDA Improvements and the Ferry Terminal Improvements) and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1; and

WHEREAS, The proposed acceptance for TIDA maintenance and liability and other actions related to the TIDA Improvements and the Ferry Terminal Improvements are within the scope of the Final Environmental Impact Report ("FEIR") for the Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et. seq.) ("CEQA"). On April 21, 2011, the Planning Commission, by Motion No. 18325 as lead agency, certified the FEIR for the Project, and adopted certain findings under CEQA, including a mitigation monitoring and reporting program (the "MMRP"). On June 7, 2011, in Motion No. M11-0092, the Board of Supervisors affirmed certification of the FEIR; on that same date, the Board of Supervisors in Resolution No. 0246-11, adopted findings under CEQA, including approval of the MMRP (collectively, the "CEQA Findings"), which CEQA Findings are incorporated herein by reference; and

**NOW THEREFORE BE IT ORDERED THAT,**

The Director approves all of the following documents either attached hereto or referenced herein:

1. Irrevocable Offers of Improvements to TIDA of the TIDA Improvements;
2. Irrevocable Offer of Improvements to TIDA of the Ferry Terminal Improvements; and
3. [Ordinance No. \_\_\_\_\_] acknowledging TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes.

The Director recommends that the Board of Supervisors approve the legislation to acknowledge TIDA's acceptance of the TIS1 Offers and the TIS2 Offer. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.

The Director further recommends that the Board of Supervisors approve the legislation to acknowledge TIDA's dedication of the TIDA Improvements and the Ferry Terminal Improvements to public use and TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes subject to the following:

1. TIDA's acceptance of the TIDA Improvements and the Ferry Terminal Improvements for maintenance and liability purposes includes those improvements within the areas legally described in Exhibit A of the TIS1 Offers and the TIS2 Offer;
2. The acceptance of the TIDA Improvements and the Ferry Terminal Improvements does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements; and
3. TIS1 and TIS2's conditional assignment of all warranties and guaranties to TIDA related to the construction of the TIDA Improvements and the Ferry Terminal Improvements and warranty obligations under the PIA.

X

\_\_\_\_\_  
Rivera, Patrick  
Acting Manager, Project Management

X

\_\_\_\_\_  
Short, Carla  
Interim Director

**Attachment 1**

**TIS1 Offers**

**Attachment 2**

**TIS2 Offer**

**Attachment 3**

**Draft Ordinance**



# General Plan consistency determination and CEQA Findings

September 14, 2023

Ms. Carla Short  
Interim Director  
San Francisco Public Works  
49 South Van Ness Avenue  
San Francisco, CA 94103

<b>Project Title:</b>	Yerba Buena Island – Acceptance of Public Improvements
<b>Assessor’s Blocks(s)/Lot(s):</b>	1939/016, 019, 084, 085, 087, 090, 091; 8953/006; and 8954/003
<b>Design Review Approval No.(s):</b>	2007.0903BEMRTUWZ
<b>Zoning District(s):</b>	Public (P), Yerba Buena Island Open Space (YBI-OS), Yerba Buena Island Mixed Use (YBI-MU), Yerba Buena Island Public/Civic/Institutional (YBI-PCI), and Yerba Buena Island Residential (YBI-R) Zoning Districts; 35-Low Rise YBI, 35-2Y YBI, 75-Mid Rise YBI, and N/A Height/Bulk Districts
<b>Staff Contact:</b>	Nicholas Foster, AICP, LEEP GA; 628.652.7330; nicholas.foster@sfgov.org

Dear Ms. Short:

This letter addresses the proposed acceptance of public improvements on Yerba Buena Island, located on the following Assessor’s Blocks/Lots: 1939/016, 019, 084, 085, 087, 090; 8953/006; and 8954/003. The public improvements are shown in Improvement Plans dated August 25, 2021 and approved by Public Works Street Use and Mapping on September 21, 2021 under Permit No. 18IE-0330 (the “Plans”).

On April 21, 2011, the San Francisco Planning Commission issued a series of approvals for the Treasure Island/Yerba Buena Island Project (Planning Department Records 2007.0903BEMRTUWZ). These approvals actions included certification of the Final Environmental Impact Report (FEIR) through Motion No. 18325, adoption of California Environmental Quality Act (“CEQA”) findings through Motion No. 18326, and adoption of General Plan and Planning Section 101.1 consistency findings through Motion No. 18328.

Planning Department Staff has reviewed the Plans and considered the other actions comprising the Board of Supervisors legislation and finds them consistent with the Planning Commission’s approvals. Therefore, the Planning Department Staff finds that the Board of Supervisors action is covered with the scope of the FEIR and the CEQA findings of Planning Commission Motion Nos. 18325 and 18326 and, on balance, consistent with General Plan and Planning Code Section 101.1 Consistency Findings of Motion No. 18328. For purposes of the Board of Supervisors action identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings.

Sincerely,

Nicholas Foster, AICP, LEEP GA  
Principal Planner

*cc: (via email)*

Robert Beck, Treasure Island Director  
Treasure Island Development Authority

1 [Acceptance of TIDA Assets on Yerba Buena Island and Treasure Island]

2

3 **RESOLUTION TO ACCEPT CERTAIN IMPROVEMENTS ON YERBA BUENA ISLAND AND**  
4 **TREASURE ISLAND, TO DESIGNATE THE APPLICABLE PORTION OF THE**  
5 **IMPROVEMENTS FOR OPEN SPACE, TO DEDICATE THE APPLICABLE PORTION OF**  
6 **THE IMPROVEMENTS TO PUBLIC USE, AND TO ACCEPT THE IMPROVEMENTS FOR**  
7 **MAINTENANCE AND LIABILITY PURPOSES**

8 WHEREAS, On June 28, 2011 the Treasure Island Development Authority (“the  
9 Authority”) and Treasure Island Community Development, LLC (“Developer”) entered into the  
10 Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or  
11 “DDA”); and

12 WHEREAS, The DDA contemplates the redevelopment of Treasure Island and Yerba  
13 Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of  
14 commercial and retail space, 100,000 square feet of office space, and up to approximately 300  
15 acres of parks and open space, a ferry terminal, new and upgraded streets and other public  
16 ways, and extensive bicycle, pedestrian, and transit facilities; and

17 WHEREAS, Under the DDA, Developer is responsible for construction of public  
18 improvements within the Project, including parks and open spaces; and

19 WHEREAS, The Authority will own and operate the parks and open space lands and  
20 other infrastructure improvements within the Project, collectively (“TIDA Infrastructure” or “TIDA  
21 Assets”). For purposes of this resolution “the TIDA Assets” are a number of infrastructures and  
22 improvement to existing TIDA infrastructure as well as open spaces located on Authority-owned  
23 real property on Yerba Buena Island and Treasure Island, within a portion of Lot J, Lot M, Lot  
24 N of Final Map No. 9228 recorded April 19, 2018 as Document No. 2018-K602992, Lot C of  
25 Final Map No. 9856 recorded July 10, 2020, as Document No.2020-K950645 and Lot X, Lot W,



1 Lot U, Lot Q and Lot 15 of Final Map No. 9235 recorded on September 13, 2018 as Document  
2 No. 2018-K672373 and Lot C of Parcel Map 10711 recorded on October 19, 2022 as Document  
3 No. 2022095273 as further described and depicted in the list and map of TIDA Assets with  
4 corresponding legal description for each TIDA Asset, a copy of list and map of TIDA assets as  
5 well as copies of the responding legal description which are on file with the Secretary of this  
6 Board and are incorporated herein by reference; and

7 WHEREAS, As set forth in the Memorandum of Agreement Regarding Ownership and  
8 Maintenance of Public Improvements on Treasure Island and Yerba Buena Island between the  
9 Authority and the City, dated April 26, 2017, the Authority may accept TIDA Assets completed  
10 by Developer with the approval of the Authority Board of Directors; and,

11 WHEREAS, Treasure Island Series 1 LLC ("TI Series 1"), an affiliate of Developer and  
12 partial assignee of the DDA, has prepared the irrevocable offers of improvements on these  
13 TIDA Assets" to the Authority (the "TI Series 1 Offers"); and

14 WHEREAS, Public Works ("PW") has drafted a Public Works Order (the "PW Order"),  
15 confirming that PW: (1) inspected the TIDA Assets and the City Engineer, by issuance of a  
16 series of Conditional Notice of Completions, determined them to be complete in substantial  
17 conformity with the approved plans, specifications, and applicable City regulations governing  
18 the applicable infrastructure improvements; and (2) determined that the TIDA Assets are ready  
19 for their intended use; and

20 WHEREAS, In the PW Order, the Interim PW Director recommends, and the City  
21 Engineer certifies, to the Board of Supervisors that the applicable TIDA Assets should be  
22 accepted for public use by TIDA and PW further recommends that the Board of Supervisors  
23 acknowledge the Authority's acceptance of ownership of the TIDA Assets, acknowledge the  
24 Authority's acceptance of the TIDA Assets for maintenance and liability subject to TI Series 1's  
25 conditional assignment of warranties, dedicate the applicable TIDA Assets for public use, and

1 designate the applicable TIDA Assets for public open space purposes only. A copy of the Draft  
2 TI Series 1 Offers and the Draft PW Order are on file with the Secretary of this Board and are  
3 incorporated herein by reference; and

4 WHEREAS, On April 21, 2011, the City Planning Commission by Motion No. 18325 and  
5 the Authority Board of Directors by Resolution No. 11-14-04/21, as co-lead agencies, certified  
6 the completion of the Final Environmental Impact Report (“the FEIR”) for the Project; and

7 WHEREAS, On April 21, 2011, the Authority Board of Directors, by Resolution No. 11-  
8 15-04/21, adopted environmental findings pursuant to the California Environmental Quality Act  
9 with respect to approval of the Project, including a mitigation monitoring and reporting program  
10 and a statement of overriding considerations (the “CEQA Findings”);

11 WHEREAS, San Francisco Planning Department has drafted a letter of General Plan  
12 Consistency Determination and CEQA Findings (“SF Planning Findings Letter”)that finds the  
13 public improvements including the TIDA Assets on Yerba Buena Island and Treasure Island are  
14 consistent with the FEIR and CEQA Findings and on balance, consistent with the General Plan  
15 and Planning Code Section 101.1 Consistency Finding of Motion No.18328. A copy of the SF  
16 Planning Findings Letter is on file with the Secretary of this Board and is incorporated herein by  
17 reference; now, therefore, be it

18 RESOLVED, The Authority Board has reviewed and considered the FEIR, the CEQA  
19 Findings, and the record as a whole, and finds that the FEIR is adequate for its use for the  
20 action taken by this resolution, and incorporates the CEQA Findings into this resolution; and be  
21 it

22 FURTHER RESOLVED, The Authority Board further finds that since the FEIR was  
23 finalized, there have been no substantial project changes and no substantial changes in project  
24 circumstances that would require revisions to the FEIR due to the involvement of new significant  
25 environmental effects or an increase in the severity of previously identified significant impacts,

1 and there is no new information of substantial importance that would change the conclusions  
2 set forth in the FEIR; and be it

3 FURTHER RESOLVED, That the acceptance, operation, and maintenance of the TIDA  
4 Assets would not lead to additional or substantially more severe environmental impacts beyond  
5 those shown in the FEIR; and be it

6 RESOLVED, That the Authority Board, subject to the execution of Public Works Order  
7 and acknowledgement by the Board of Supervisors, accepts the TIDA Assets, dedicates  
8 applicable TIDA Assets to public use, designates applicable TIDA Assets for open space  
9 purposes, and accepts them for maintenance and liability purposes; and, be it

10 FURTHER RESOLVED That the Authority Board's acceptance of the TIDA Assets  
11 Improvements is for the TIDA Assets only, excluding any encroachments that are permitted,  
12 not permitted, or both; and, be it

13 FURTHER RESOLVED, That the Authority Board acknowledges and accepts TI Series  
14 1's conditional assignment of all warranties and guaranties to the Authority related to the  
15 construction of the TIDA Assets, substantially in the form on file with the Secretary of this Board  
16 and are incorporated herein by reference ("Conditional Assignment of Warranties"); and, be it

17 FURTHER RESOLVED, That the Authority Board recommends that the Board of  
18 Supervisors acknowledge the Authority's acceptance of ownership of the TIDA Assets,  
19 dedication of applicable TIDA Assets to public use, designation of applicable TIDA Assets for  
20 open space purposes only, and acceptance of them for maintenance and liability purposes  
21 subject to the Conditional Assignment of Warranties; and, be it

22 FURTHER RESOLVED, That the Authority Board authorizes the Treasure Island  
23 Director, in consultation with the City Attorney, to take any and all actions (including amending  
24 the Conditional Assignment of Warranties) which may be necessary or advisable to effectuate  
25 the purpose and intent of this resolution, are in the best interests of the Authority, and that do

1 not materially increase the obligations or liabilities of the Authority or materially reduce the  
2 rights of the Authority, such determination to be conclusively evidenced by the execution and  
3 delivery by the Treasure Island Director of the documents.

4  
5 **CERTIFICATE OF SECRETARY**

6  
7 **I hereby certify that I am the duly elected Secretary of the Treasure Island**  
8 **Development Authority, a California nonprofit public benefit corporation, and that the**  
9 **above Resolution was duly adopted and approved by the Board of Directors of the**  
10 **Authority at a properly noticed meeting on October 11, 2023.**

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14 **Mark Dunlop, Secretary**  
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