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Planning Commission Final Motion

HEARING DATE: APRIL 8, 2010

Date: April 8, 2010
Case No.: 2007.0903U
Project Address: Treasure Island and Yerba Buena Island (AB 1939, lots 001, 002)
Project Sponsor: Treasure Island Development Authority
Staff Contact: David Alumbaugh – (415-558-6601); david.alumbaugh@sfgov.org

ADOPTING FINDINGS RELATING TO THE DELETION OF THE LANDS ON YERBA BUENA ISLAND OWNED BY THE UNITED STATES COAST GUARD FROM THE BOUNDARIES OF THE PROPOSED TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT AREA

PREAMBLE

WHEREAS, In 1993, the Federal Base Realignment and Closure Commission selected Naval Station Treasure Island (NSTI) for closure and disposition by the United States Navy. The Congress and President approved this closure.

In 1994, the NSTI Citizens Reuse Committee (CRC) was formed to consider reuse plans and to propose reuse recommendations for NSTI to the Planning Commission and Board of Supervisors. In 1995, the Board of Supervisors adopted a Redevelopment Survey Area for portions of Treasure Island and Yerba Buena Island to facilitate their reuse and redevelopment as a civilian resource for the City and the region.

In 1996, the Planning Commission and the Board of Supervisors adopted a CRC-endorsed Draft Naval Station Treasure Island Reuse Plan, which marked the culmination of an extensive two year public planning process. In 1997, the California Legislature passed Assembly Bill 699, the Treasure Island Conversion Act, which authorized the creation of the Treasure Island Development Authority (the Authority) to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of NSTI for the public interest, convenience, welfare and common benefit of the inhabitants of the City. Under the Treasure Island Conversion Act, the Legislature (i) designated Proposed Redevelopment Project Area Boundary as a redevelopment agency under California Community Redevelopment Law (CRL) with authority over NSTI upon approval of the City's Board of Supervisors, and, (ii) with respect to those portions of NSTI that are subject to the Tidelands Trust, vested

in the Authority the power to administer the public trust for commerce, navigation and fisheries as to such property.

On January 26, 1998, the Board of Supervisors approved Resolution No. 43-98, designating the Authority as the redevelopment agency for Treasure Island and Yerba Buena Island.

On August 19, 1999, the Planning Commission adopted Motion No. 14869 (i) selecting the Treasure Island/Yerba Buena Island project area boundaries; (ii) formulating the Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project; (iii) making certain findings regarding the Preliminary Plan; (iv) directing the Planning Director to transmit the Preliminary Plan to the Authority; and (v) directing the Planning Director to negotiate a Cooperative Agreement between the Authority and the Planning Department.

In 2003, after competitively selecting a prospective master developer, Treasure Island Community Development, the Authority determined that the preparation of the Treasure Island/Yerba Buena Island Redevelopment Plan should be integrated with the land use planning process and postponed preparation of the Redevelopment Plan.

In October and December 2006, the Authority's Board of Directors and the Board of Supervisors, respectively, endorsed the Development Plan and Term Sheet for the Redevelopment of Naval Station Treasure Island, and the Authority thereafter resumed the redevelopment planning process.

On October 28, 2008, the Board of Supervisors adopted an Amended Survey Area for Treasure Island and Yerba Buena Island that includes all of Treasure Island and Yerba Buena Island within its boundaries.

On September 18, 2008, the Authority's Board of Directors endorsed a draft Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project and directed staff to present the Amended Preliminary Plan to the Planning Commission for approval.

On November 20, 2008 the Planning Commission held a duly noticed public hearing on the Amended Preliminary Plan and adopted Motion 17764 approving the Amended Preliminary Plan and selecting the Amended Treasure Island/Yerba Buena Island Project Area Boundary, attached hereto as Exhibit A, which describe the boundaries, land uses, densities, revitalization strategies and general impacts of the Redevelopment Project on the surrounding neighborhood.

In order to be consistent with the Amended Survey Area Boundary established by the Board of Supervisors in October 2008, the Amended Project Area Boundary that the Planning Commission selected in November 2008 included all of Treasure Island and Yerba Buena Island, including those portions of YBI occupied by Caltrans for the San Francisco-Oakland Bay Bridge and those portions of YBI occupied by the United States Coast Guard (USCG). Subsequent to the selection of the Amended Project Area, Authority staff has determined in consultation with the City Attorney's Office, the Authority's redevelopment counsel, and its redevelopment plan consultants that the inclusion of the USCG lands in

the Project Area would be problematic for a number of reasons, legal and otherwise. Those reasons are outlined below:

1. The USCG lands were never a part of NTSI. Therefore, they cannot be included in the TI/YBI Redevelopment Project Area under the provisions of CRL Chapter 4.5 for decommissioned military bases. Additional requirements would apply in order to include the USCG lands in the Project Area, with little added benefit.
2. The USCG is not currently planning to vacate this area, and thus no redevelopment program activities are currently proposed. Should the USCG vacate the area in the future, and if this area were subject to disposition under the Base Realignment and Closure (BRAC) process, adding the USCG lands to the Project Area would fall under the less stringent provisions of CRL Chapter 4.5 and would be easier to incorporate into the Project Area.
3. As the Authority has no plans for redevelopment program activities in the USCG lands at present, staff and consultants believe that now is not the time to attempt to include these lands in the Redevelopment Project Area.

Therefore, Authority staff is requesting that the Planning Commission approve the deletion of the lands on Yerba Buena Island owned by the United States Coast Guard from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, as indicated on the attached Exhibit B.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The Proposed Redevelopment Project Area Boundary, with those lands on Yerba Buena Island owned by the United States Coast Guard now deleted, as indicated on Exhibit B attached to this Motion, sets forth the boundaries for a proposed Treasure Island/Yerba Buena Island Redevelopment Project for which a Redevelopment Plan will be prepared at a future date.
3. The Amended Preliminary Plan for the Treasure Island/Yerba Buena Island Redevelopment Project that the Planning Commission approved in November 2008 will continue to serve as the basis for the preparation of a Redevelopment Plan that will identify specific financial assistance strategies, revitalization, conservation and development strategies and which will be the subject of environmental review satisfying the requirements of the California Environmental Quality Act (CEQA).
4. The Treasure Island/Yerba Buena Island Redevelopment Plan would be subject to public hearings and would require approval by the Authority, the Planning Commission and the Board of Supervisors after certification of the environmental impact report and after a finding of

Motion 18071
April 8, 2010

CASE NO. 2007.0903U
Deletion of Lands on Yerba Buena Island
Owned by the Coast Guard from the Boundaries of the
Proposed Treasure Island/Yerba Buena Island
Redevelopment Project Area

consistency with the General Plan and Section 101.1 of the Planning Code (Prop. M Findings).

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby

(1) Deletes the United States Coast Guard Lands from the boundaries of the proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, such that the revised boundaries will comprise all of Treasure Island and Yerba Buena Island other than the United States Coast Guard Lands as more particularly described on Exhibit B, attached hereto.

(2) Directs that with respect to the discussion of the United States Coast Guard Lands in any documentation regarding the proposed Treasure Island/Yerba Buena Island Redevelopment Project, including the Amended Preliminary Plan, the Preliminary Report, the Environmental Impact Report and the Report to Board of Supervisors, or other documentation for the proposed Project, regarding the inclusion of the United States Coast Guard Lands within the Project Area boundaries shall no longer be applicable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 8, 2010.

Linda Avery
Commission Secretary

AYES: Miguel, Olague, Antonini, Borden, Lee, Moore, Sugaya

NAYS: None

ABSENT: None

ADOPTED: April 8, 2010

Exhibit A

The Amended Preliminary Plan, dated September 10, 2008, is attached

Exhibit B

The proposed Treasure Island/Yerba Buena Island Redevelopment Project Area, dated December 15, 2009, is attached.

PLANNING COMMISSION
of the
CITY AND COUNTY OF SAN FRANCISCO

AMENDED PRELIMINARY PLAN
for the
TREASURE ISLAND/YERBA BUENA ISLAND
REDEVELOPMENT PROJECT

Prepared in cooperation with the
TREASURE ISLAND DEVELOPMENT AUTHORITY

September 10, 2008

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Exhibits

Exhibit A	Map of the Project Area
Exhibit B	Description of the Project Area
Exhibit C	Preliminary Plan Guidelines

AMENDED PRELIMINARY PLAN

for the

TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT

I. INTRODUCTION

On January 13, 1997, by Resolution No. 27-95, the San Francisco Board of Supervisors designated a portion of Treasure Island and Yerba Buena Island as a redevelopment survey area, and on August 19, 1999, by Motion No. 14869, the San Francisco Planning Commission selected the preliminary boundaries for the Treasure Island/Yerba Buena Island Redevelopment Project (the "Project"), and formulated a preliminary plan ("Preliminary Plan") for the Project. The San Francisco Board of Supervisors subsequently adopted Resolution No. _____ on October ____, 2008, designating and describing an amended survey area for the Project, and the San Francisco Planning Commission, on _____, 2008, by Motion No. _____, amended the boundaries for the Project and adopted this amended Preliminary Plan ("Amended Preliminary Plan").

This is the Amended Preliminary Plan for the Project. The area within the Project (the "Project Area") includes all of the property within the boundaries of the Naval Station Treasure Island, located in the City and County of San Francisco, including certain lands of the United States Department of Labor Job Corps (the "Job Corps Lands"), which are located on Treasure Island. It also includes certain lands of the United States Coast Guard (the "Coast Guard Lands"), which are located on Yerba Buena Island and are not part of Naval Station Treasure Island. The Coast Guard Lands and Job Corps Lands are included within the boundaries of the Project Area solely in order to preserve logical boundaries for Treasure Island and Yerba Buena Island for purposes of planning the redevelopment of Naval Station Treasure Island in a manner that is compatible with and does not interfere with the ownership, use and operation of the Coast Guard Lands and Job Corps Lands by the United States Government.

This Amended Preliminary Plan has been prepared pursuant to the provisions of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) (the "CRL"). This Amended Preliminary Plan conforms with the general provisions for the preparation of a preliminary plan contained in Sections 33322 to 33325 of the CRL, except as modified by special legislation pertaining to the conversion of military bases that have been ordered closed or realigned contained in Section 33492, et seq. ("Military Base Conversion Legislation"), as specifically amended for Naval Station Treasure Island by the Treasure Island Conversion Act of 1997 (the "Enabling Act"). The Treasure Island Conversion Act of 1997 authorizes the Treasure Island Development Authority (the "Authority") created by that Act to function in all respects as a redevelopment agency under the CRL for Naval Station Treasure Island. The Authority shall have no jurisdiction or authority under the Enabling Act or the CRL with respect to the Coast

Guard Lands. The provisions of the final Redevelopment Plan shall not apply to the ownership, use and operation of the Coast Guard Lands and Job Corps Lands by the United States Government.

The Military Base Conversion Legislation allows for the adoption of this Amended Preliminary Plan and a final redevelopment plan without conformity with or findings of consistency with the applicable general plan for the area. The Military Base Conversion Legislation also allows for the adoption of a final redevelopment plan without the need for environmental review pursuant to the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) if the Authority determines that the need to adopt the redevelopment plan at the soonest possible time in order to use the authority in the Military Base Conversion Legislation requires the Authority to delay the application of CEQA. The Authority currently anticipates that environmental review in accordance with CEQA will be completed and a finding of consistency with the City’s General Plan will be made prior to the adoption of the redevelopment plan.

II. DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

The boundaries of the Project Area are as shown on the Map of the Project Area, which is attached hereto as Exhibit A, and as described in the Description of the Project Area, which is attached hereto as Exhibit B.

III. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the Project Area, it is proposed that the land uses in the Project Area shall be residential, commercial, industrial and public uses, as generally set forth in the Conceptual Land Plan and Program Objectives attached as Exhibit C (collectively the “Preliminary Plan Guidelines”).

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Project Area, it is proposed that the layout of principal streets be as generally indicated in the Preliminary Plan Guidelines (Exhibit C hereto).

Existing streets within the Project Area may be closed, widened, or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Standards for population densities shall be consistent with the densities generally contemplated in the Preliminary Plan Guidelines (Exhibit C hereto).

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, building intensities shall be consistent with the Preliminary Plan Guidelines (Exhibit C hereto).

VII. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

As a basis for the redevelopment of the Project Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

VIII. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The purposes of the CRL would be attained by the proposed redevelopment through: (1) the elimination of blighting influences and the correction of environmental deficiencies, including, among others: (i) buildings in which it is unsafe or unhealthy for persons to live or work, buildings on land that, when subdivided or when infrastructure is installed, would not comply with community subdivision, zoning or planning regulations, and buildings that, when built, did not conform to the then-effective building, plumbing, mechanical, or electrical codes adopted by the applicable jurisdiction; (ii) factors that prevent or substantially hinder the economically viable reuse or capacity of buildings or areas; (iii) adjacent or nearby incompatible and uneconomic land uses; (iv) properties currently served by infrastructure that do not meet existing adopted utility or community infrastructure standards; (v) properties containing hazardous wastes or toxic substances; (2) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign, reuse and redevelopment of areas which are stagnant or improperly utilized; (4) the strengthening of the economic base of the Project Area by stimulating new investment; (5) the provision of an environment for social and economic growth; (6) the expansion and improvement of housing for low- and moderate-income persons; and (7) the installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities, and utilities.

IX. CONSISTENCY WITH GENERAL PLAN

This determination is not made at this time for the reasons given in the fourth paragraph of Section I of this Amended Preliminary Plan. The Military Base Conversion Legislation allows for the adoption of this Amended Preliminary Plan without conformity with or findings of consistency with the applicable general plan for the area, and the Authority currently anticipates that a finding of consistency with the City's General Plan will be made prior to the adoption of the final redevelopment plan.

X. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

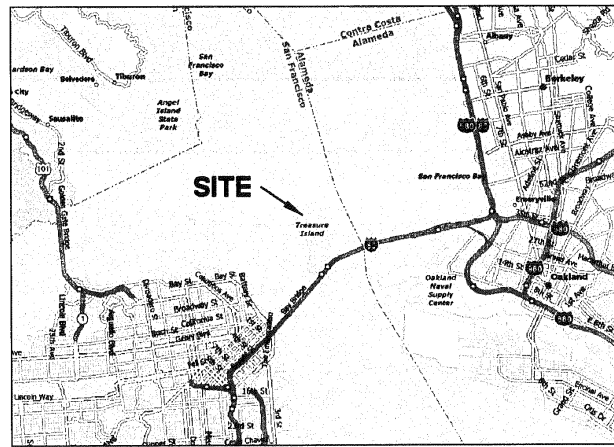
Almost all residents within the Project Area currently occupy Navy-owned housing facilities leased on an interim basis to the Authority by the Navy. Residents of non-Navy owned housing are affiliated with the United States Coast Guard or the Department of Labor Job Corps and occupy facilities on the Coast Guard Lands or the Job Corps Lands, respectively. Current residents of Navy-owned housing occupy these facilities pursuant to interim leases that acknowledge that the property will be redeveloped in accordance with the Redevelopment Plan. In accordance with direction given by the Board of Supervisors by Resolution No. 699-06, adopted December 12, 2006, to avoid displacement of any current residents of Navy-owned housing that wish to remain long-term residents of the Project Area, eligible residents of Navy-owned housing will be given the option to rent or buy an affordable unit within the Project Area at a rent or price affordable to that household.

Because proposed activities in the Project Area may include property acquisition, demolition of structures, the installation of new or replacement of existing public improvements, and the replanning, redesign, reuse and/or redevelopment of land for public facilities or for disposition for private development, the impact of the proposed Project upon residents of the Project Area may, in general, be in the areas of temporary and permanent relocation, construction, traffic circulation, public facilities and services, environmental quality, and economic development. Temporary or permanent relocation of the residents of the Coast Guard Lands and Job Corps Lands is not expected, and these residents are expected to be impacted by the Redevelopment Plan to a lesser extent than the residents of the Navy-owned housing.

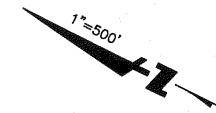
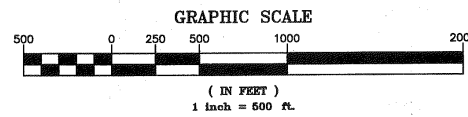
The impacts of the Project will be considered in detail by the Authority in the Report on the Redevelopment Plan prepared in connection with the adoption of an ordinance approving the final redevelopment plan and/or in the Environmental Impact Report to be prepared for the Project.

EXHIBIT A

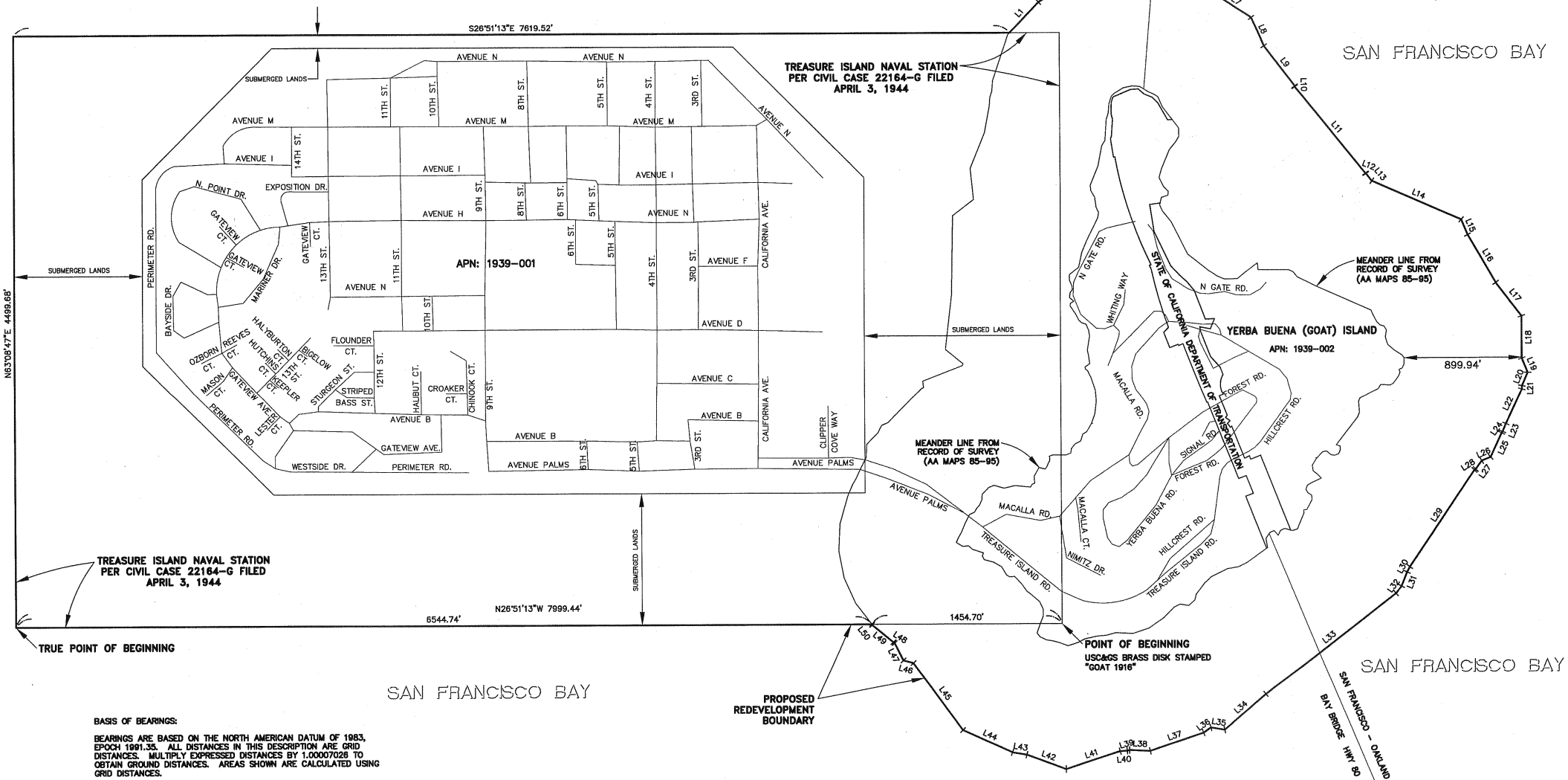
MAP OF THE PROJECT AREA



VICINITY MAP
NOT TO SCALE



SAN FRANCISCO BAY



No.	Bearing	Length
L1	S73°55'17"E	326.55'
L2	S58°23'25"E	355.15'
L3	S39°25'22"E	354.20'
L4	S22°34'19"E	401.01'
L5	S03°59'45"W	242.83'
L6	S01°04'17"E	75.77'
L7	S06°35'45"W	361.72'
L8	S39°14'48"W	240.16'
L9	S25°37'46"W	387.12'
L10	S61°38'51"W	5.31'
L11	S24°04'50"W	851.31'
L12	S04°39'16"E	4.03'
L13	S24°57'46"W	71.54'
L14	S03°15'45"E	744.06'
L15	S40°29'48"W	125.88'
L16	S32°29'47"W	418.42'
L17	S24°59'47"W	319.26'
L18	S63°01'51"W	317.57'
L19	S40°53'47"W	115.73'
L20	S85°49'50"W	112.52'
L21	S63°01'51"W	26.02'
L22	S87°45'51"W	298.90'
L23	S85°49'50"W	66.97'
L24	N81°21'04"W	11.97'
L25	S87°45'51"W	203.57'
L26	N49°40'10"W	73.19'
L27	N81°21'04"W	79.67'
L28	N58°49'10"W	12.07'
L29	N82°46'14"W	888.13'
L30	N89°03'03"W	45.98'
L31	S85°28'01"W	115.44'
L32	N79°57'12"W	69.75'
L33	N84°19'07"W	1260.22'
L34	N67°51'05"W	419.65'
L35	N17°25'07"W	107.80'
L36	N61°36'55"W	68.75'
L37	N45°33'55"W	432.38'
L38	N24°02'59"W	157.87'
L39	N42°5'03"W	18.49'
L40	N31°19'05"W	54.47'
L41	N44°55'02"W	438.06'
L42	N06°29'08"W	319.55'
L43	N17°21'13"W	111.31'
L44	N02°26'10"W	414.66'
L45	N27°34'47"E	644.94'
L46	N11°37'07"W	79.32'
L47	N36°22'46"E	148.22'
L48	N05°46'49"E	10.89'
L49	N12°27'09"E	208.62'
L50	N25°47'47"E	5.07'

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, EPOCH 1991.35. ALL DISTANCES IN THIS DESCRIPTION ARE GRID DISTANCES. MULTIPLY EXPRESSED DISTANCES BY 1.00007028 TO OBTAIN GROUND DISTANCES. AREAS SHOWN ARE CALCULATED USING GRID DISTANCES.

NOTE:
THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

PROPOSED REDEVELOPMENT PROJECT AREA BOUNDARY
TREASURE ISLAND/YERBA BUENA ISLAND
REDEVELOPMENT PROJECT

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



SAN FRANCISCO COUNTY CALIFORNIA

No.	Revisions

Date: 1/21/08	Scale: 1"=500'	Drawn: CRM	Approved: CRC	Job No: 2006007-10
Drawing Number:				

EXHIBIT B

DESCRIPTION OF THE PROJECT AREA



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION FOR REDEVELOPMENT AREA

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being more particularly described as follows:

Being all of the lands shown as "TREASURE ISLAND NAVAL STATION PER CIVIL CASE 22164-G FILED APRIL 3, 1944" on that certain Record of Survey filed for record July 15, 2003 in Book AA of Maps at pages 85 through 95, inclusive, and all of the lands shown as "TRANSFERRED TO THE U.S. DEPT. OF LABOR MARCH 3, 1998", as shown on said Record of Survey, and all of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

Beginning at Station "GOAT" as shown on said Record of Survey; thence along the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey, North $26^{\circ}51'13''$ West 7999.44 feet to the TRUE POINT OF BEGINNING; thence along the northwesterly line of said Treasure Island Naval Station, North $63^{\circ}08'47''$ East 4499.68 feet; thence along the northeasterly line of said Treasure Island Naval Station, South $26^{\circ}51'13''$ East 7619.52 feet to a point 899.94 feet northerly offshore beyond the meander line shown on said Record of Survey; thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following fifty (50) courses:

- 1) South $73^{\circ}55'17''$ East 326.55 feet;
- 2) South $58^{\circ}23'25''$ East 355.15 feet;
- 3) South $39^{\circ}25'22''$ East 354.20 feet;
- 4) South $22^{\circ}34'19''$ East 401.01 feet;
- 5) South $03^{\circ}59'45''$ West 242.83 feet;
- 6) South $01^{\circ}04'17''$ East 75.77 feet;
- 7) South $06^{\circ}35'45''$ West 361.72 feet;

- 8) South 39°14'49" West 240.16 feet;
- 9) South 25°37'46" West 387.12 feet;
- 10) South 61°38'51" West 5.31 feet;
- 11) South 24°04'50" West 851.31 feet;
- 12) South 04°39'16" East 4.03 feet;
- 13) South 24°57'46" West 71.54 feet;
- 14) South 03°15'45" East 744.06 feet;
- 15) South 40°29'48" West 125.88 feet;
- 16) South 32°29'47" West 418.42 feet;
- 17) South 24°59'47" West 319.26 feet;
- 18) South 63°01'51" West 317.57 feet;
- 19) South 40°53'47" West 115.73 feet;
- 20) South 85°49'50" West 112.52 feet;
- 21) South 63°01'51" West 26.02 feet;
- 22) South 87°45'51" West 298.90 feet;
- 23) South 85°49'50" West 66.97 feet;
- 24) North 81°21'04" West 11.97 feet;
- 25) South 87°45'51" West 203.57 feet;
- 26) North 49°40'10" West 73.19 feet;
- 27) North 81°21'04" West 79.67 feet;
- 28) North 58°49'10" West 12.07 feet;
- 29) North 82°46'14" West 888.13 feet;
- 30) North 89°03'03" West 45.98 feet;

- 31) South 85°28'01" West 115.44 feet;
- 32) North 79°57'12" West 69.75 feet;
- 33) North 64°19'07" West 1260.22 feet;
- 34) North 67°51'05" West 419.65 feet;
- 35) North 17°25'07" West 107.80 feet;
- 36) North 61°36'55" West 68.75 feet;
- 37) North 45°33'55" West 432.38 feet;
- 38) North 24°02'59" West 157.87 feet;
- 39) North 42°15'03" West 18.49 feet;
- 40) North 31°19'05" West 54.47 feet;
- 41) North 44°55'02" West 436.06 feet;
- 42) North 06°29'08" West 319.55 feet;
- 43) North 17°21'13" West 111.31 feet;
- 44) North 02°26'10" West 414.66 feet;
- 45) North 27°34'47" East 644.94 feet;
- 46) North 11°37'07" West 79.32 feet;
- 47) North 36°22'46" East 148.22 feet;
- 48) North 05°46'49" East 10.89 feet;
- 49) North 12°27'09" East 208.62 feet;
- 50) North 25°47'47" East 5.07 feet to a point on the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey;

Thence along said southwesterly line, North 26°51'13" West 6544.74 feet to the TRUE POINT OF BEGINNING.

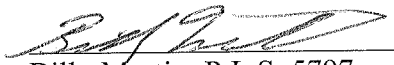
Containing 51,934,649 square feet or 1,192.255 acres, more or less.

Basis of Bearings: Bearings are based on the North American Datum of 1983, Epoch 1991.35. All distances in this description are grid distances. Multiply expressed distances by 1.00007026 to obtain ground distances. Areas shown are calculated using grid distances.

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "B".

This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

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


Billy Martin, P.L.S. 5797
License Expires: 6/30/08



Dated: JAN. 21, 2008

January 21, 2008
BKF Job Number 20060077-10

Boundary for Legal.txt

Parcel name: BOUNDARY FOR LEGAL

North: 2130254.46176914 East : 6017210.89357108
Line Course: N 63-08-47 E Length: 4499.68
North: 2132287.02359343 East : 6021225.34403570
Line Course: S 26-51-13 E Length: 7619.52
North: 2125489.16561150 East : 6024667.17667078
Line Course: S 73-55-17 E Length: 326.55
North: 2125398.72563988 East : 6024980.95288727
Line Course: S 58-23-25 E Length: 355.15
North: 2125212.58071996 East : 6025283.41212632
Line Course: S 39-25-22 E Length: 354.20
North: 2124938.96788703 East : 6025508.34246589
Line Course: S 22-34-19 E Length: 401.01
North: 2124568.67594230 East : 6025662.26743386
Line Course: S 03-59-45 W Length: 242.83
North: 2124326.43623278 East : 6025645.34608547
Line Course: S 01-04-17 E Length: 75.77
North: 2124250.67947936 East : 6025646.76284611
Line Course: S 06-35-45 W Length: 361.72
North: 2123891.35366011 East : 6025605.21391083
Line Course: S 39-14-49 W Length: 240.16
North: 2123705.36741952 East : 6025453.27331746
Line Course: S 25-37-46 W Length: 387.12
North: 2123356.33601797 East : 6025285.82489217
Line Course: S 61-38-51 W Length: 5.31
North: 2123353.81432664 East : 6025281.15186608
Line Course: S 24-04-50 W Length: 851.31
North: 2122576.59153775 East : 6024933.79980762
Line Course: S 04-39-16 E Length: 4.03
North: 2122572.57482780 East : 6024934.12682625
Line Course: S 24-57-46 W Length: 71.54
North: 2122507.71794080 East : 6024903.93484373
Line Course: S 03-15-45 E Length: 744.06
North: 2121764.86385495 East : 6024946.27974587
Line Course: S 40-29-48 W Length: 125.88
North: 2121669.13919599 East : 6024864.53279444
Line Course: S 32-29-47 W Length: 418.42
North: 2121316.23317867 East : 6024639.73813405
Line Course: S 24-59-47 W Length: 319.26
North: 2121026.87685140 East : 6024504.83126444
Line Course: S 63-01-51 W Length: 317.57
North: 2120882.85538062 East : 6024221.79677741
Line Course: S 40-53-47 W Length: 115.73
North: 2120795.37568314 East : 6024146.02913636
Line Course: S 85-49-50 W Length: 112.52
North: 2120787.19476758 East : 6024033.80693258
Line Course: S 63-01-51 W Length: 26.02
North: 2120775.39441279 East : 6024010.61658918
Line Course: S 87-45-51 W Length: 298.90
North: 2120763.73350175 East : 6023711.94413790
Line Course: S 85-49-50 W Length: 66.97
North: 2120758.86435925 East : 6023645.15138118
Line Course: N 81-21-04 W Length: 11.97
North: 2120760.66439548 East : 6023633.31749891
Line Course: S 87-45-51 W Length: 203.57
North: 2120752.72256992 East : 6023429.90247413
Line Course: N 49-40-10 W Length: 73.19
North: 2120800.09087552 East : 6023374.10803242

Boundary for Legal.txt

Line Course: N 81-21-04 W Length: 79.67
North: 2120812.07156783 East : 6023295.34400566
Line Course: N 58-49-10 W Length: 12.07
North: 2120818.32064974 East : 6023285.01763770
Line Course: N 82-46-14 W Length: 888.13
North: 2120930.08565303 East : 6022403.94812799
Line Course: N 89-03-03 W Length: 45.98
North: 2120930.84732670 East : 6022357.97443711
Line Course: S 85-28-01 W Length: 115.44
North: 2120921.72361491 East : 6022242.89554468
Line Course: N 79-57-12 W Length: 69.75
North: 2120933.89151867 East : 6022174.21509172
Line Course: N 64-19-07 W Length: 1260.22
North: 2121480.02848449 East : 6021038.48234897
Line Course: N 67-51-05 W Length: 419.65
North: 2121638.24082193 East : 6020649.79870025
Line Course: N 17-25-07 W Length: 107.80
North: 2121741.09745266 East : 6020617.52869072
Line Course: N 61-36-55 W Length: 68.75
North: 2121773.78049014 East : 6020557.04413434
Line Course: N 45-33-55 W Length: 432.38
North: 2122076.48808279 East : 6020248.30382639
Line Course: N 24-02-59 W Length: 157.87
North: 2122220.65372608 East : 6020183.96717901
Line Course: N 42-15-03 W Length: 18.49
North: 2122234.34017844 East : 6020171.53491768
Line Course: N 31-19-05 W Length: 54.47
North: 2122280.87363102 East : 6020143.22204622
Line Course: N 44-55-02 W Length: 436.06
North: 2122589.65976610 East : 6019835.32685888
Line Course: N 06-29-08 W Length: 319.55
North: 2122907.16476209 East : 6019799.23281477
Line Course: N 17-21-13 W Length: 111.31
North: 2123013.40816806 East : 6019766.03259208
Line Course: N 02-26-10 W Length: 414.66
North: 2123427.69341461 East : 6019748.40732352
Line Course: N 27-34-47 E Length: 644.94
North: 2123999.34726405 East : 6020047.00317082
Line Course: N 11-37-07 W Length: 79.32
North: 2124077.04198795 East : 6020031.02843207
Line Course: N 36-22-46 E Length: 148.22
North: 2124196.37489439 East : 6020118.94217298
Line Course: N 05-46-49 E Length: 10.89
North: 2124207.20952348 East : 6020120.03894665
Line Course: N 12-27-09 E Length: 208.62
North: 2124410.92176027 East : 6020165.02371054
Line Course: N 25-47-47 E Length: 5.07
North: 2124415.48651551 East : 6020167.23004452
Line Course: N 26-51-13 W Length: 6544.74
North: 2130254.46496148 East : 6017210.88899940

Perimeter: 31284.03 Area: 51,934,649 sq.ft. 1,192.25549 acres

Mapcheck Closure - (Uses listed courses and chords)
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Precision 1: 5,610,515.50

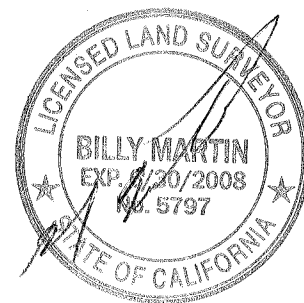


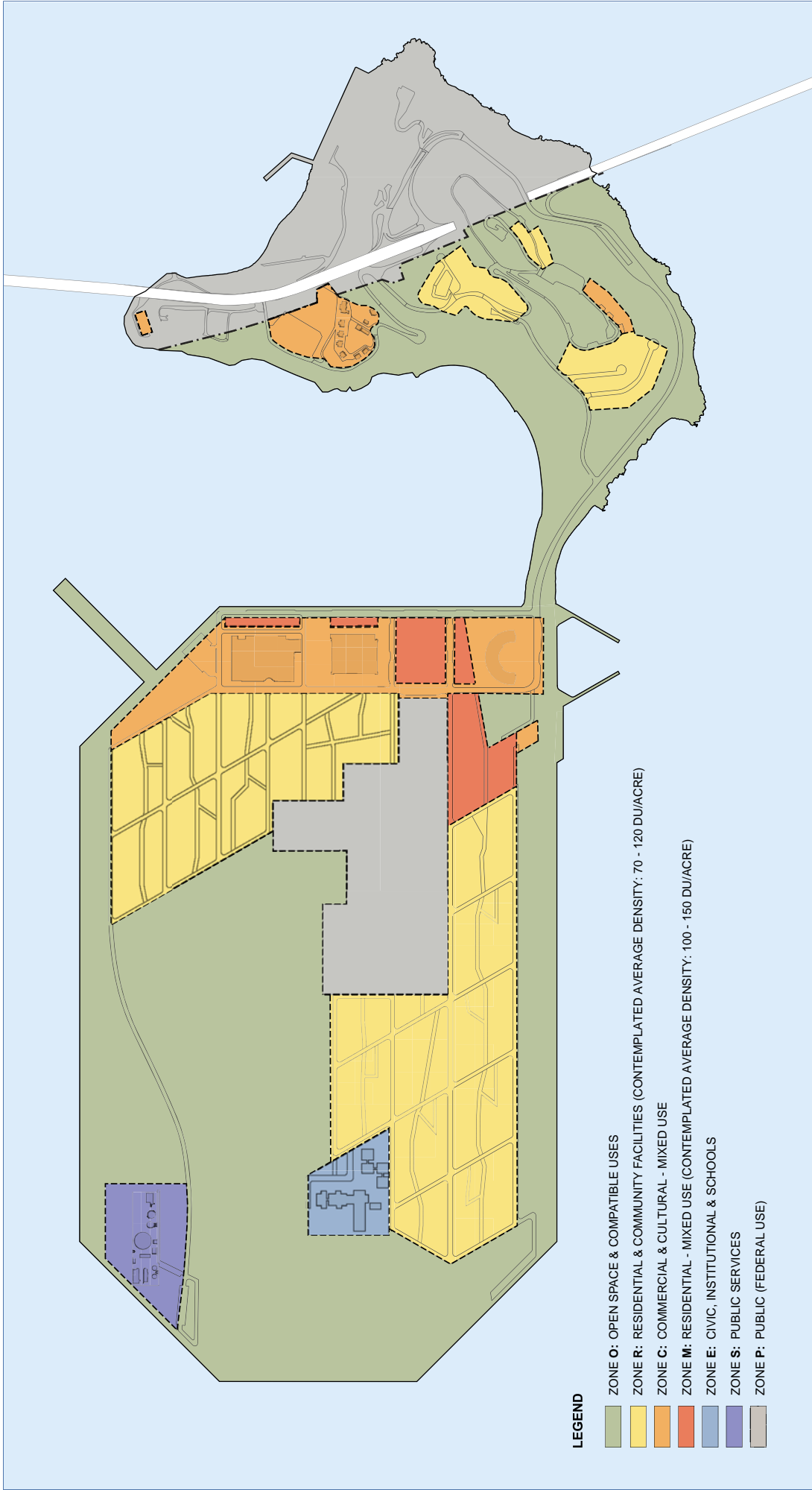
EXHIBIT C

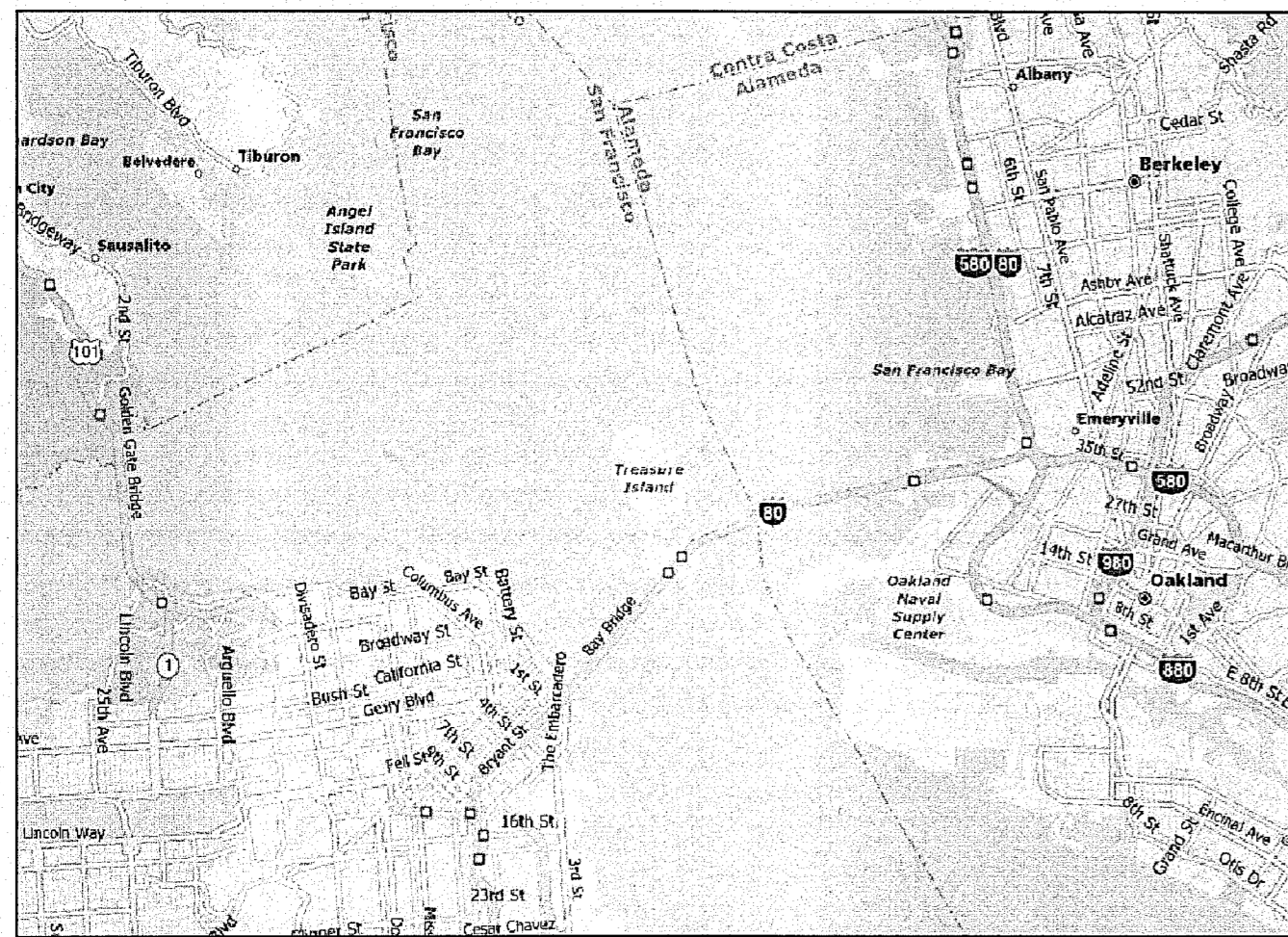
PRELIMINARY PLAN GUIDELINES

The Conceptual Land Plan and Program Objectives (collectively the “Preliminary Plan Guidelines”) provided below are based on the policies and objectives contained in the 1996 Reuse Plan, and as further defined in the Development Plan and Term Sheet (the “Term Sheet”), endorsed by the Authority Board and City and County of San Francisco’s Board of Supervisors in December 2006. The Preliminary Plan Guidelines will be used to develop a final Redevelopment Plan and a Design for Development document that will control the uses permitted in the Project Area, the design and construction standards and guidelines for the new buildings, facilities and public realm therein and other matters related to the physical development of the Project Area.

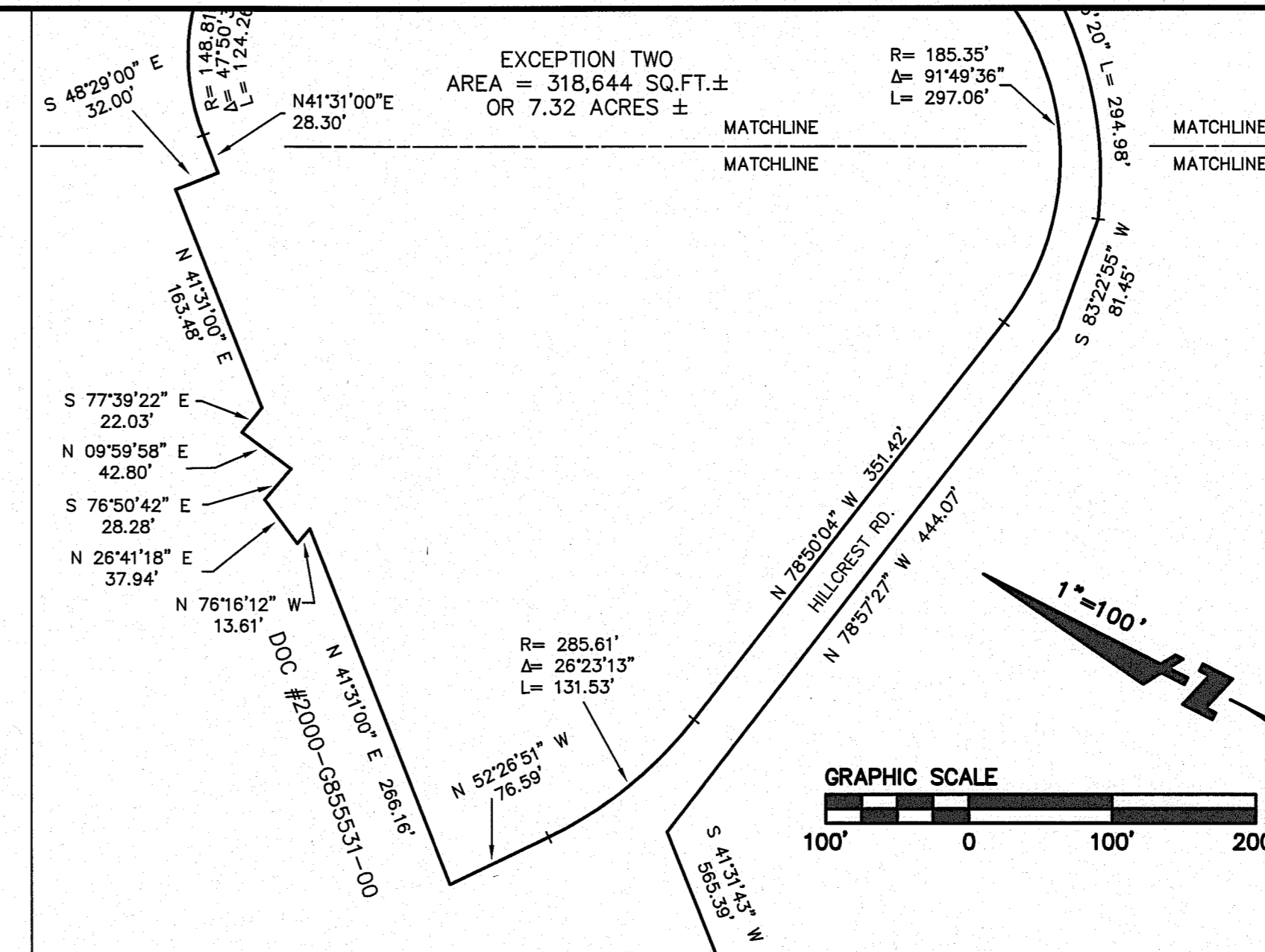
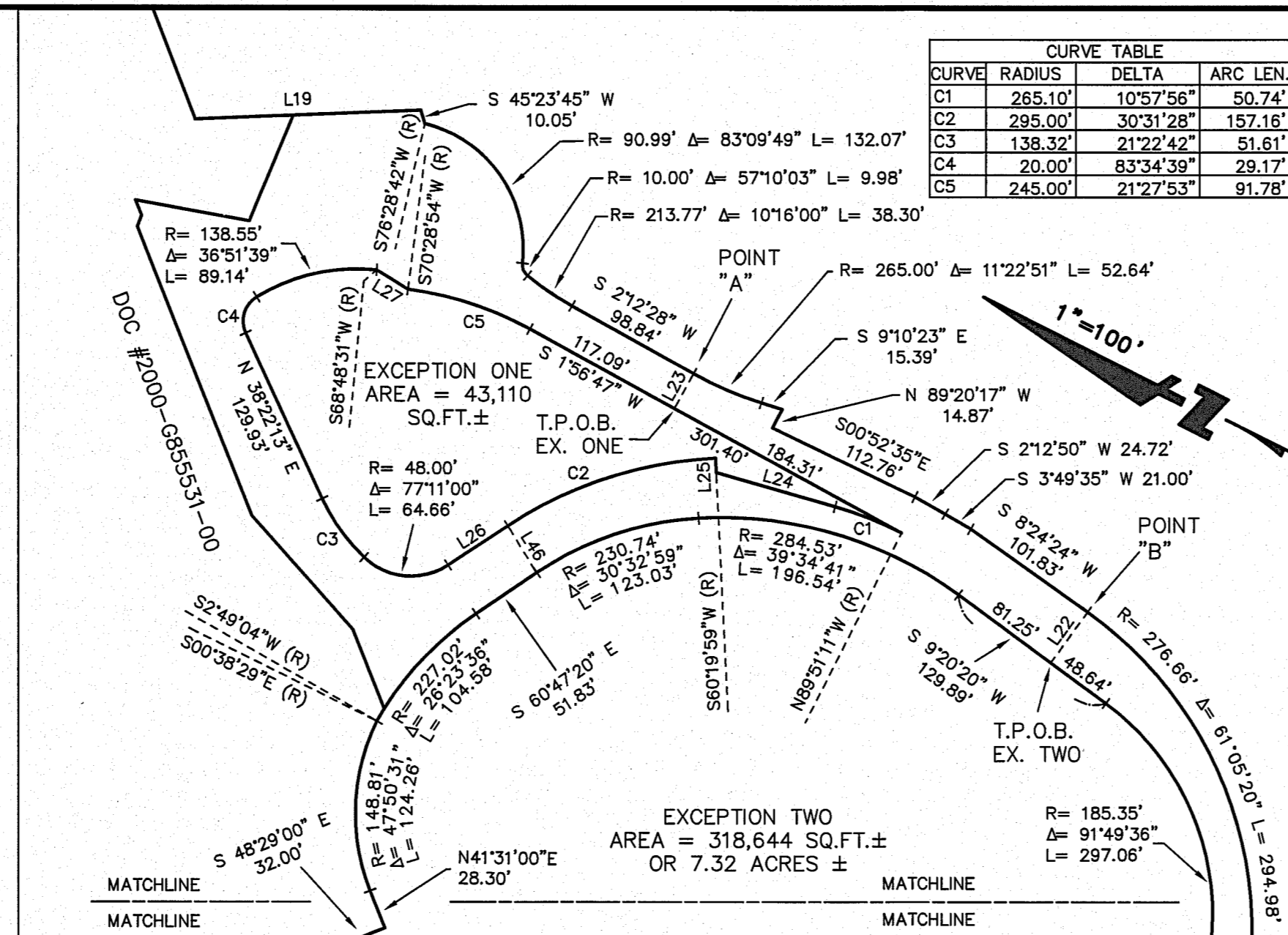
The Authority is committed to the following Program Objectives within the context of an economically feasible project that is reasonably flexible to respond to changes in the marketplace:

- Plan for a diversity of residential densities between 70-150 dwelling units per acre and provide a mix of uses comparable to other vibrant San Francisco neighborhoods.
- Design a mixed-use urban core that is both the gateway to Treasure Island/Yerba Buena Island and the heart of the community.
- Integrate transit, retail, entertainment and lodging at the core.
- Balance the mix of uses to build community, attract visitors and support sustainable practices.
- Establish a pattern of distinct neighborhoods with small sun-filled parks, community spaces, and easy access to water views and open space.
- Link those neighborhoods to the core and intermodal center via pedestrian ways, bicycle routes, shuttles and narrow streets, thereby reducing on-island auto use.
- Create a selection of housing types, including low-rise, mid-rise and high-rise units of various sizes, styles and affordability, to attract a diverse residential population.
- Provide community facilities including daycare, school, a senior center, hotels, wellness programs, meeting spaces, historic resources, and neighborhood parks.
- Introduce additional uses and publicly oriented facilities including viewing stations, recreation activities, art, gathering spaces and retail uses that support residents and attract visitors.
- Create an extensive parks and open space system that includes a diverse mix of ecological, recreational, neighborhood and cultural programs and elements to serve broad and varied activities by residents, visitors and regional users.
- Create a grand public entry sequence via adaptive reuse of historic Buildings One, Two and Three and the creation of a new ferry quay and retail street.
- Maximize opportunities for adaptive reuse of historic structures
- Provide a comprehensive array of public transit infrastructure improvements to afford a high quality transit experience to residents and visitors to Treasure Island/Yerba Buena Island
- Redevelop Treasure and Yerba Buena Islands to be a leading example of environmentally sensitive and sustainable master planned development



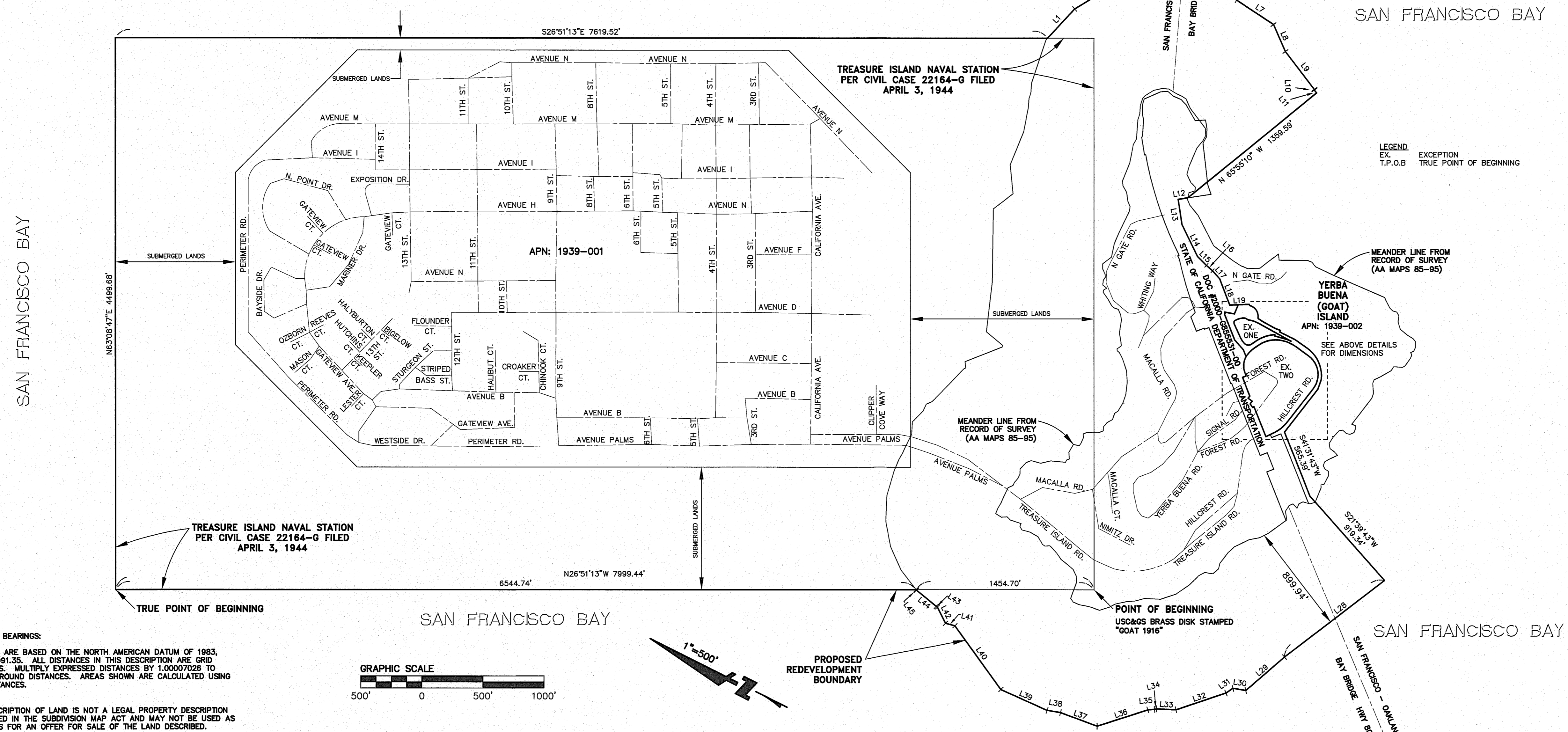


VICINITY MAP
NOT TO SCALE



12-16-09

SAN FRANCISCO BAY



Line Table

No.	Bearing	Length
L1	S73°55'17"E	326.55'
L2	S56°23'25"E	355.15'
L3	S39°25'22"E	354.20'
L4	S22°34'19"E	401.01'
L5	S03°59'45"W	242.83'
L6	S01°04'17"E	75.77'
L7	S06°35'45"W	361.72'
L8	S39°14'49"W	240.16'
L9	S25°37'46"W	387.12'
L10	S61°38'51"W	5.31'
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L13	S54°21'17"W	208.53'
L14	S37°04'28"W	290.15'
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L17	S22°18'03"W	88.67'
L18	S42°09'33"W	229.65'
L19	S29°09'38"E	160.32'
L20	N80°39'40"W	44.49'
L21	N88°03'13"W	28.35'
L22	N10°49'07"W	88.08'
L23	N60°19'59"W	10.32'
L24	N60°11'29"W	50.87'
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L34	N44°55'02"W	436.06'
L35	N06°29'08"W	319.55'
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L38	N27°34'47"E	644.94'
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L41	N05°46'49"E	10.89'
L42	N12°27'09"E	208.62'
L43	N25°47'47"E	5.07'
L44	S31°41'47"W	39.19'

DATE: 12/15/09
SCALE: 1"=500'
DESIGN: [blank]
DRAWN: GRW/AMC/RCS
APPROVED: MAS
JOB NO: 20090007-10

Drawn: GRW/AMC/RCS
Approved: MAS
Job No: 20090007-10

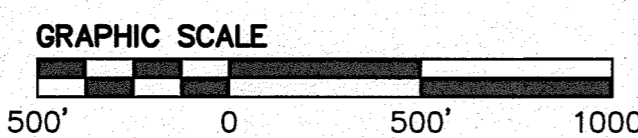
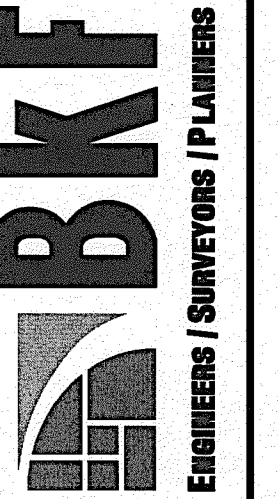


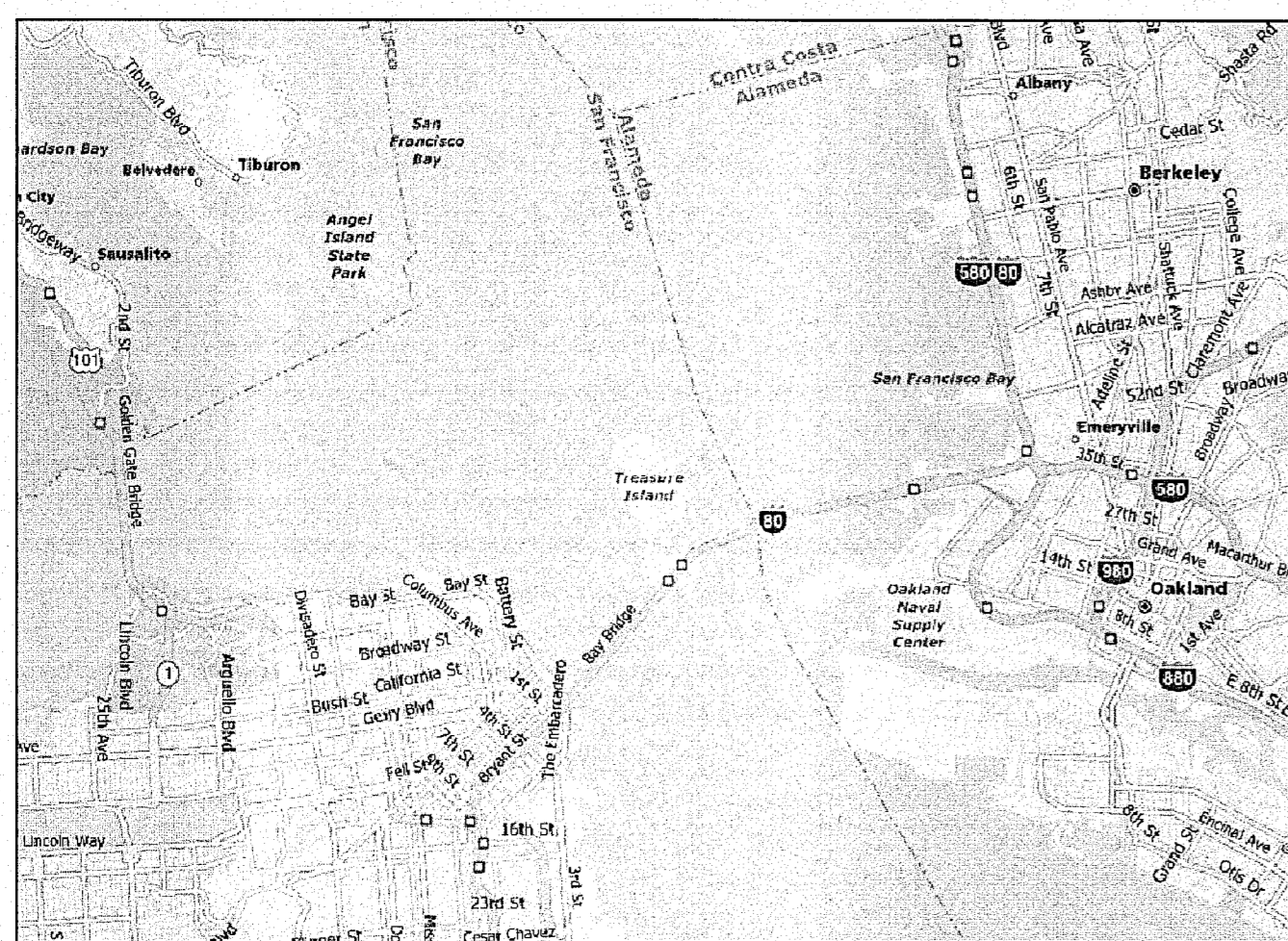
EXHIBIT B
TREASURE ISLAND/YERBA BUENA ISLAND
REDEVELOPMENT AREA

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

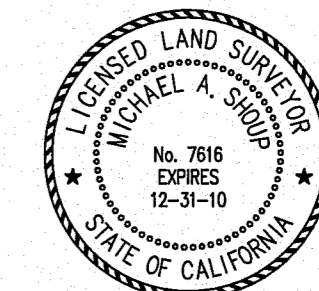
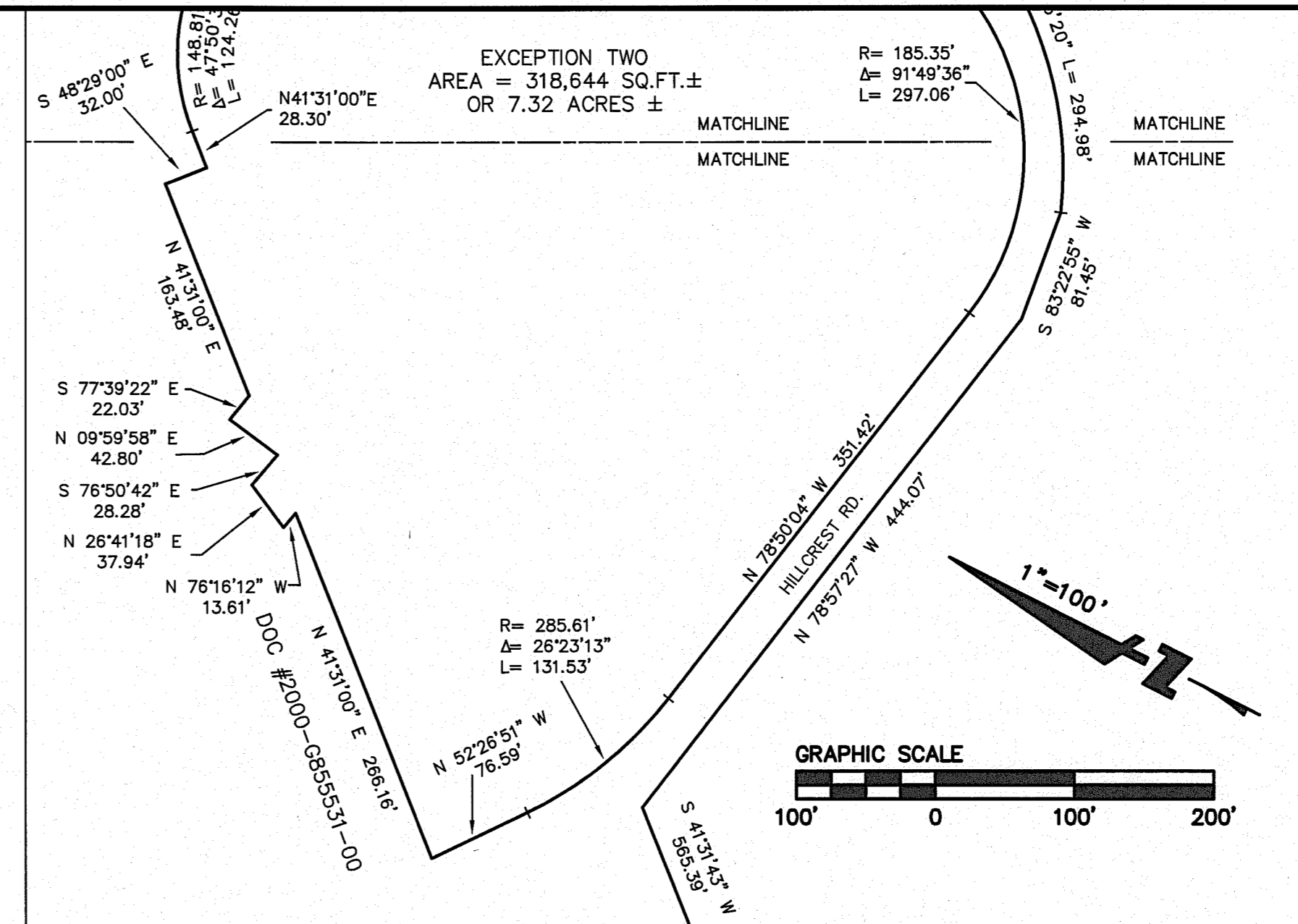
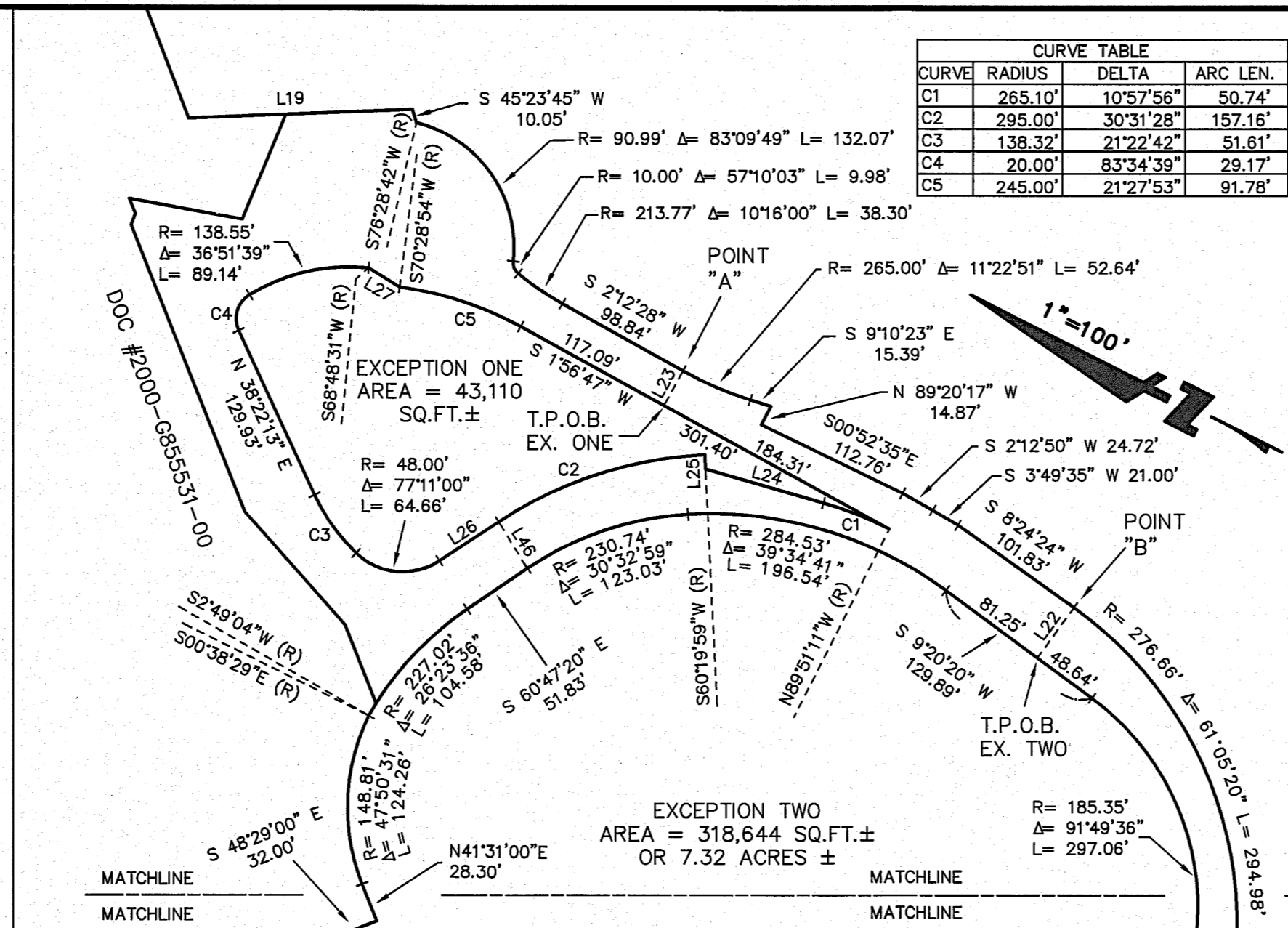


CALIFORNIA
SAN FRANCISCO COUNTY
SAN FRANCISCO

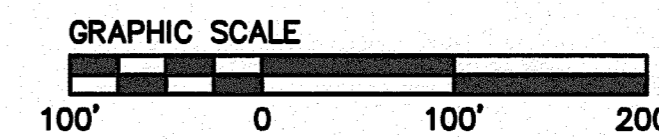
Revisions
Date: 12/15/09
Scale: 1"=500'
Drawn: GRW/AMC/RCS
Approved: MAS
Job No: 20090007-10



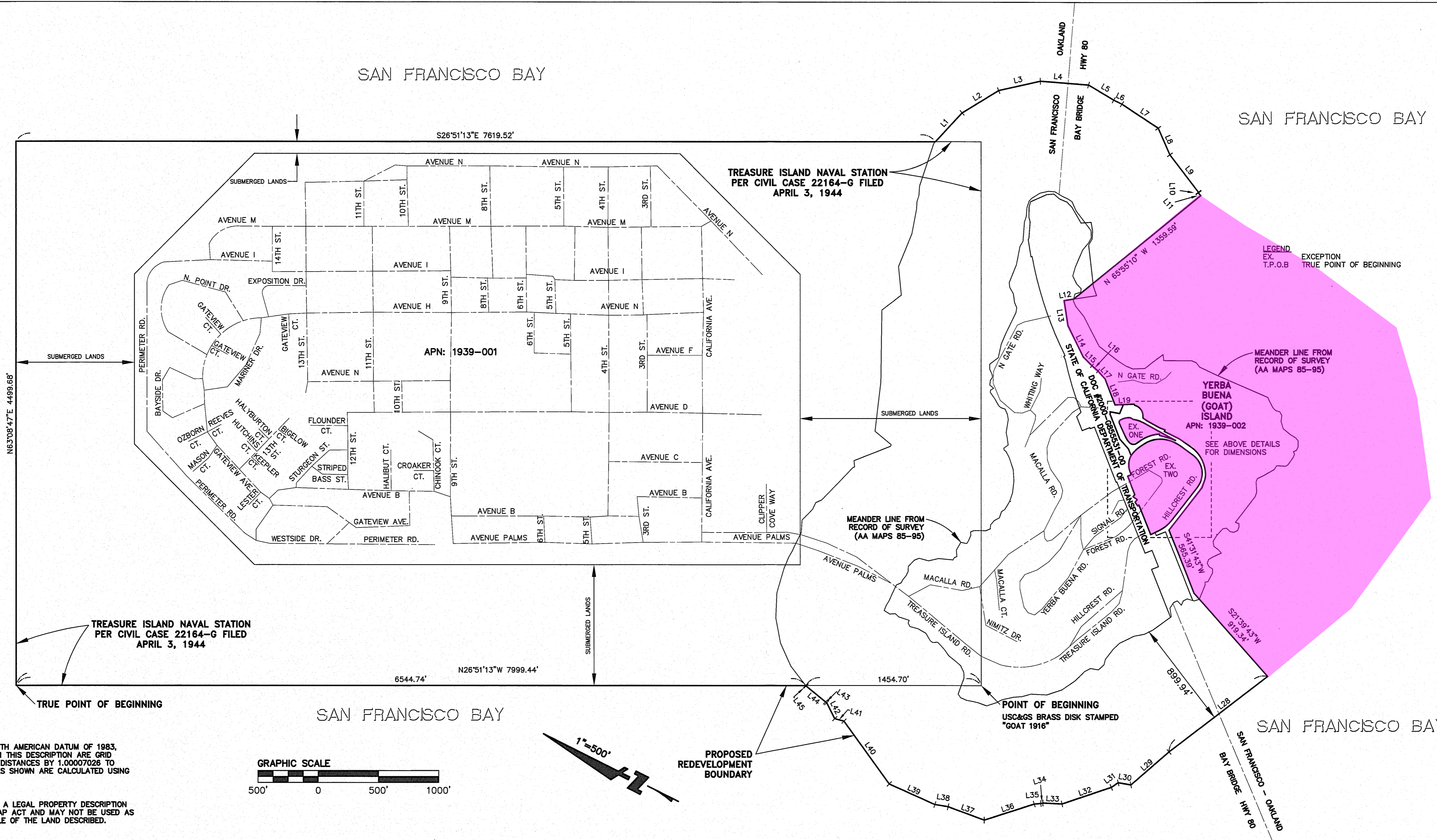
VICINITY MAP
NOT TO SCALE



12-16-09



SAN FRANCISCO BAY



No.	Bearing	Length
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L18	S42°09'33"W	229.65'
L19	S29°09'38"E	160.32'
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L21	N88°03'13"W	28.35'
L22	N10°49'07"W	88.08'
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L24	N60°11'29"W	50.87'
L25	S04°47'46"W	26.05'
L26	N64°19'07"W	1030.34'
L27	N67°51'05"W	419.65'
L28	N17°25'07"W	107.80'
L29	N61°36'55"W	68.75'
L30	N45°33'55"W	432.38'
L31	N24°02'59"W	157.87'
L32	N42°15'03"W	18.49'
L33	N31°19'05"W	54.47'
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L42	N12°27'09"E	208.62'
L43	N25°47'47"E	5.07'
L44	S31°41'47"W	39.19'

DATE: 12/15/09
SCALE: 1"=500'
DESIGN:
DRAWN: GRW/AMC/RCS
APPROVED: MAS
JOB NO.: 2006007-10

REVISIONS:

No.	Description

DRAWING NUMBER:

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

TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT AREA
 SAN FRANCISCO COUNTY CALIFORNIA



ENGINEERS
SURVEYORS
PLANNERS

December 16, 2009

**LEGAL DESCRIPTION
FOR REDEVELOPMENT AREA**

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being all of the lands shown as "TREASURE ISLAND NAVAL STATION PER CIVIL CASE 22164-G FILED APRIL 3, 1944" on that certain Record of Survey filed for record July 15, 2003 in Book AA of Maps at pages 85 through 95, inclusive, and all of the lands shown as "TRANSFERRED TO THE U.S. DEPT. OF LABOR MARCH 3, 1998", as shown on said Record of Survey, and all of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

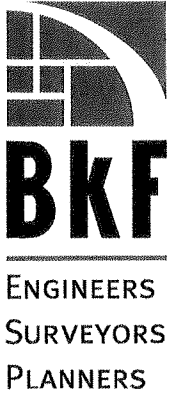
BEGINNING at Station "GOAT" as shown on said Record of Survey; thence along the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey, North 26°51'13" West 7999.44 feet to the **TRUE POINT OF BEGINNING**;

thence along the northwesterly line of said Treasure Island Naval Station, North 63°08'47" East 4499.68 feet;

thence along the northeasterly line of said Treasure Island Naval Station, South 26°51'13" East 7619.52 feet to a point 899.94 feet northerly offshore beyond the meander line shown on said Record of Survey;

thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following eleven (11) courses:

- 1) South 73°55'17" East 326.55 feet;
- 2) South 58°23'25" East 355.15 feet;
- 3) South 39°25'22" East 354.20 feet;
- 4) South 22°34'19" East 401.01 feet;
- 5) South 03°59'45" West 242.83 feet;
- 6) South 01°04'17" East 75.77 feet;
- 7) South 06°35'45" West 361.72 feet;



- 8) South 39°14'49" West 240.16 feet;
- 9) South 25°37'46" West 387.12 feet;
- 10) South 61°38'51" West 5.31 feet;
- 11) South 24°04'50" West 30.21 feet;

thence leaving last said line, North 65°55'10" West 1359.59 feet to the intersection with the general northeasterly line of Parcel 57935-1, as said parcel is described in that certain Quitclaim Deed, recorded on October 26, 2000 as Document Number 2000-G855531-00, San Francisco County Records, on the course described in said document as "North 35°38'09" West 272.50 feet;"

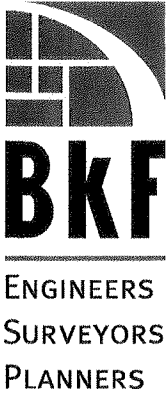
thence along said general northeasterly line of last said Parcel 57935-1 the following eight (8) courses:

- 1) North 35°38'09" West 79.58 feet;
- 2) South 54°21'17" West 208.53 feet;
- 3) South 37°04'28" West 290.15 feet;
- 4) South 18°33'18" West 102.16 feet;
- 5) South 13°55'49" West 67.09 feet;
- 6) South 22°18'03" West 88.67 feet;
- 7) South 42°09'33" West 229.65 feet;
- 8) along last said northeasterly line and its southeasterly projection, South 29°09'38" East 160.32 feet;

thence South 45°23'45" West 10.05 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South 76°28'42" West;

thence along said curve having a radius of 90.99 feet, through a central angle of 83°09'49", and an arc length of 132.07 feet to a point of reverse curvature;

thence along said curve having a radius of 10.00 feet, through a central angle of 57°10'03", and an arc length of 9.98 feet to a point of compound of curvature;



thence along said curve having a radius of 213.77 feet, through a central angle of $10^{\circ}16'00''$, and an arc length of 38.30 feet;

thence South $2^{\circ}21'28''$ West, 98.84 feet to the beginning of a tangent curve to the left and a point hereinafter referred to as **POINT "A"**;

thence along said curve having a radius of 265.00 feet, through a central angle of $11^{\circ}22'51''$ and an arc length of 52.64 feet;

thence South $9^{\circ}10'23''$ East, 15.39 feet;

thence North $89^{\circ}20'17''$ West, 14.87 feet;

thence South $00^{\circ}52'35''$ East, 112.76 feet;

thence South $2^{\circ}12'50''$ West, 24.72 feet;

thence South $3^{\circ}49'35''$ West, 21.00 feet;

thence South $8^{\circ}24'24''$ West, 101.83 feet to the beginning of a tangent curve to the right and a point hereinafter referred to as **POINT "B"**;

thence along said curve having a radius of 276.66 feet, through a central angle of $61^{\circ}05'20''$, and an arc length of 294.98 feet;

thence South $83^{\circ}22'55''$ West, 81.45 feet;

thence North $78^{\circ}57'27''$ West, 444.07 feet;

thence South $41^{\circ}31'43''$ West, 565.39 feet;

thence South $21^{\circ}39'43''$ West, 919.34 feet to a point 899.94 feet southerly offshore beyond the meander line shown on said Record of Survey;

thence along a line 899.94 feet (300 yards) offshore beyond said meander line, the following eighteen (18) courses:

- 1) North $64^{\circ}19'07''$ West 1030.34;
- 2) North $67^{\circ}51'05''$ West 419.65 feet;
- 3) North $17^{\circ}25'07''$ West 107.80 feet;
- 4) North $61^{\circ}36'55''$ West 68.75 feet;
- 5) North $45^{\circ}33'55''$ West 432.38 feet;



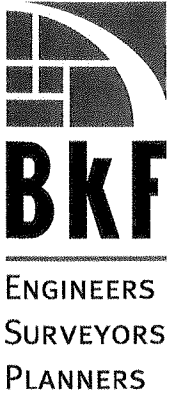
- 6) North 24°02'59" West 157.87 feet;
- 7) North 42°15'03" West 18.49 feet;
- 8) North 31°19'05" West 54.47 feet;
- 9) North 44°55'02" West 436.06 feet;
- 10) North 6°29'08" West 319.55 feet;
- 11) North 17°21'13" West 111.31 feet;
- 12) North 2°26'10" West 414.66 feet;
- 13) North 27°34'47" East 644.94 feet;
- 14) North 11°37'07" West 79.32 feet;
- 15) North 36°22'46" East 148.22 feet;
- 16) North 5°46'49" East 10.89 feet;
- 17) North 12°27'09" East 208.62 feet;
- 18) North 25°47'47" East 5.07 feet to a point on the southwesterly line of said Treasure Island Naval Station as shown on said Record of Survey;

thence along said southwesterly line, North 26°51'13" West 6544.74 feet to the **TRUE POINT OF BEGINNING**, containing 46,067,312 square feet or 1,057.56 acres, more or less.

EXCEPTING THEREFROM:

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being a portion of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

BEGINNING at the hereinabove described **POINT "A"**;



thence North $88^{\circ}03'13''$ West, 28.35 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION ONE**;

thence South $1^{\circ}56'47''$ West, 184.31 feet to a point of cusp, and the beginning of a non-tangent curve to the left, from which a point a radial line bears North $89^{\circ}51'11''$ West;

thence northerly along said curve having a radius of 265.10 feet, through a central angle of $10^{\circ}57'56''$, and an arc length of 50.74 feet;

thence North $10^{\circ}49'07''$ West, 88.08 feet;

thence North $60^{\circ}19'59''$ East, 10.32 feet to the beginning of a non-tangent curve to the left from which point a radial line, from the curve to the radius point, bears South $60^{\circ}19'59''$ West;

thence northwesterly along said curve having a radius of 295.00 feet, through a central angle of $30^{\circ}31'28''$, and an arc length of 157.16 feet;

thence North $60^{\circ}11'29''$ West, 50.87 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 48.00 feet, through a central angle of $77^{\circ}11'00''$, and an arc length of 64.66 feet to a point of compound curvature;

thence along said curve having a radius of 138.32 feet, through a central angle of $21^{\circ}22'42''$, and an arc length of 51.61 feet;

thence North $38^{\circ}22'13''$ East, 129.93 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 20.00 feet, through a central angle of $83^{\circ}34'39''$, and an arc length of 29.17 feet to a point of compound curvature;

thence along said curve having a radius of 138.55 feet, through a central angle of $36^{\circ}51'39''$, and an arc length of 89.14 feet;

thence South $4^{\circ}47'46''$ West, 26.05 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South $70^{\circ}28'54''$ West;

thence southerly along said curve having a radius of 245.00 feet, through a central angle of $21^{\circ}27'53''$, and an arc length of 91.78 feet;

thence South $1^{\circ}56'47''$ West, 117.09 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION ONE**, containing an area of 43,110 square feet, more or less.



ALSO EXCEPTING THEREFROM:

All that real property situate in the City of San Francisco, County of San Francisco, State of California, being a portion of the lands shown on the map entitled "Map and Metes and Bounds Description of United States Military and Naval Reservations, Yerba Buena (Goat) Island, California, including land ceded by the State of California by Act of the Legislature of the State of California, approved March 9, 1897 (Stat. Cal., 1897, p. 74)," filed April 12, 1934, in Book N of Maps, at Page 14, in the Office of the County Recorder of said City and County of San Francisco, more particularly described as follows:

BEGINNING at the herein above described **POINT "B"**;

thence North $80^{\circ}39'40''$ West, 44.49 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION TWO**;

thence South $9^{\circ}20'20''$ West, 48.64 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 185.35 feet, through a central angle of $91^{\circ}49'36''$ and an arc length of 297.06 feet;

thence North $78^{\circ}50'04''$ West, 351.42 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 285.61 feet, through a central angle of $26^{\circ}23'13''$ and an arc length of 131.53 feet;

thence North $52^{\circ}26'51''$ West, 76.59 feet;

thence North $41^{\circ}31'00''$ East, 266.16 feet;

thence North $76^{\circ}16'12''$ West, 13.61 feet;

thence North $26^{\circ}41'18''$ East, 37.94 feet;

thence South $76^{\circ}50'42''$ East, 28.28 feet;

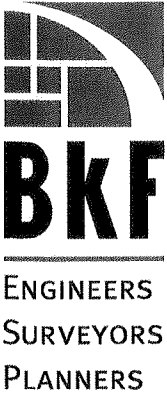
thence North $09^{\circ}59'58''$ East, 42.80 feet;

thence South $77^{\circ}39'22''$ East, 22.03 feet;

thence North $41^{\circ}31'00''$ East, 163.48 feet;

thence South $48^{\circ}29'00''$ East, 32.00 feet;

thence North $41^{\circ}31'00''$ East, 28.30 feet to a the beginning of a tangent curve to the right;



thence along said curve having a radius of 148.81 feet, through a central angle of 47°50'31" and an arc length of 124.26 feet to the beginning of a non-tangent curve to the right from which point a radial line, from the curve to the radius point, bears South 2°49'04" West;

thence along said curve having a radius of 227.02 feet, through a central angle of 26°23'36" and an arc length of 104.58 feet;

thence South 60°47'20" East, 51.83 feet to the beginning of a tangent curve to the right;

thence along said curve having a radius of 230.74 feet, through a central angle of 30°32'59" and an arc length of 123.03 feet to a point of compound curvature;

thence along said curve having a radius of 284.53 feet, through a central angle of 39°34'41" and an arc length of 196.54 feet;

thence South 9°20'20" West, 81.25 feet to the **TRUE POINT OF BEGINNING OF EXCEPTION TWO**, containing an area of 318,644 square feet or 7.32 acres, more or less.

Total area = 46,067,312 – (43,110 + 318,644) = 45,705,558 square feet or 1049.26 acres, more or less.

Basis of Bearings: Bearings are based on the North American Datum of 1983, Epoch 1991.35. All distances in this description are grid distances. Multiply expressed distances by 1.00007026 to obtain ground distances. Areas shown are calculated using grid distances.

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "B".

This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

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

Michael A. Shoup 12-16-09

Michael A. Shoup, PLS 7616
License Expires 12/31/2010



END OF DESCRIPTION

J:\Sur06\060077\Legal & Plat\12-10-09\Treas Island Legal.doc

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Parcel name: TI OVERALL

	North: 2130254.4618	East : 6017210.8936
Line	Course: N 63-08-47 E	Length: 4499.68
	North: 2132287.0236	East : 6021225.3440
Line	Course: S 26-51-13 E	Length: 7619.52
	North: 2125489.1656	East : 6024667.1767
Line	Course: S 73-55-17 E	Length: 326.55
	North: 2125398.7256	East : 6024980.9529
Line	Course: S 58-23-25 E	Length: 355.15
	North: 2125212.5807	East : 6025283.4121
Line	Course: S 39-25-22 E	Length: 354.20
	North: 2124938.9679	East : 6025508.3425
Line	Course: S 22-34-19 E	Length: 401.01
	North: 2124568.6759	East : 6025662.2674
Line	Course: S 03-59-45 W	Length: 242.83
	North: 2124326.4362	East : 6025645.3461
Line	Course: S 01-04-17 E	Length: 75.77
	North: 2124250.6795	East : 6025646.7628
Line	Course: S 06-35-45 W	Length: 361.72
	North: 2123891.3537	East : 6025605.2139
Line	Course: S 39-14-49 W	Length: 240.16
	North: 2123705.3674	East : 6025453.2733
Line	Course: S 25-37-46 W	Length: 387.12
	North: 2123356.3360	East : 6025285.8249
Line	Course: S 61-38-51 W	Length: 5.31
	North: 2123353.8143	East : 6025281.1519
Line	Course: S 24-04-50 W	Length: 30.21
	North: 2123326.2334	East : 6025268.8256
Line	Course: N 65-55-10 W	Length: 1359.59
	North: 2123880.9742	East : 6024027.5570
Line	Course: N 35-38-09 W	Length: 79.58
	North: 2123945.6518	East : 6023981.1912
Line	Course: S 54-21-17 W	Length: 208.53
	North: 2123824.1277	East : 6023811.7313
Line	Course: S 37-04-28 W	Length: 290.15
	North: 2123592.6307	East : 6023636.8137
Line	Course: S 18-33-18 W	Length: 102.16
	North: 2123495.7811	East : 6023604.3049
Line	Course: S 13-55-49 W	Length: 67.09
	North: 2123430.6643	East : 6023588.1536
Line	Course: S 22-18-03 W	Length: 88.67
	North: 2123348.6264	East : 6023554.5060
Line	Course: S 42-09-33 W	Length: 229.65
	North: 2123178.3908	East : 6023400.3667
Line	Course: S 29-09-38 E	Length: 160.32
	North: 2123038.3901	East : 6023478.4840
Line	Course: S 45-23-45 W	Length: 10.05

	North: 2123031.3329	East : 6023471.3286
Curve	Length: 132.07	Radius: 90.99
	Delta: 83-09-49	Tangent: 80.73
	Chord: 120.78	Course: S 28-03-37 W
	Course In: S 76-28-42 W	Course Out: S 20-21-29 E
	RP North: 2123010.0583	East : 6023382.8607
	End North: 2122924.7518	East : 6023414.5148
Curve	Length: 9.98	Radius: 10.00
	Delta: 57-10-03	Tangent: 5.45
	Chord: 9.57	Course: S 41-03-30 W
	Course In: S 20-21-29 E	Course Out: N 77-31-32 W
	RP North: 2122915.3764	East : 6023417.9937
	End North: 2122917.5365	East : 6023408.2298
Curve	Length: 38.30	Radius: 213.77
	Delta: 10-16-00	Tangent: 19.20
	Chord: 38.25	Course: S 07-20-28 W
	Course In: S 77-31-32 E	Course Out: N 87-47-32 W
	RP North: 2122871.3613	East : 6023616.9532
	End North: 2122879.5964	East : 6023403.3419
Line	Course: S 02-12-28 W	Length: 98.84
	North: 2122780.8298	East : 6023399.5342
Curve	Length: 52.64	Radius: 265.00
	Delta: 11-22-51	Tangent: 26.41
	Chord: 52.55	Course: S 03-28-58 E
	Course In: S 87-47-32 E	Course Out: S 80-49-37 W
	RP North: 2122770.6211	East : 6023664.3375
	End North: 2122728.3756	East : 6023402.7265
Line	Course: S 09-10-23 E	Length: 15.39
	North: 2122713.1824	East : 6023405.1799
Line	Course: N 89-20-17 W	Length: 14.87
	North: 2122713.3542	East : 6023390.3109
Line	Course: S 00-52-35 E	Length: 112.76
	North: 2122600.6074	East : 6023392.0356
Line	Course: S 02-12-50 W	Length: 24.72
	North: 2122575.9058	East : 6023391.0807
Line	Course: S 03-49-35 W	Length: 21.00
	North: 2122554.9526	East : 6023389.6793
Line	Course: S 08-24-24 W	Length: 101.83
	North: 2122454.2168	East : 6023374.7919
Curve	Length: 294.98	Radius: 276.66
	Delta: 61-05-20	Tangent: 163.25
	Chord: 281.20	Course: S 38-57-04 W
	Course In: N 81-35-36 W	Course Out: S 20-30-16 E
	RP North: 2122494.6639	East : 6023101.1045
	End North: 2122235.5317	East : 6023198.0130
Line	Course: S 83-22-55 W	Length: 81.45
	North: 2122226.1446	East : 6023117.1058
Line	Course: N 78-57-27 W	Length: 444.07
	North: 2122311.2005	East : 6022681.2575
Line	Course: S 41-31-43 W	Length: 565.39
	North: 2121887.9355	East : 6022306.4074
Line	Course: S 21-39-43 W	Length: 919.34
	North: 2121033.5212	East : 6021967.0518
Line	Course: N 64-19-07 W	Length: 1030.34

	North: 2121480.0359	East : 6021038.4910
Line	Course: N 67-51-05 W Length: 419.65	
	North: 2121638.2483	East : 6020649.8074
Line	Course: N 17-25-07 W Length: 107.80	
	North: 2121741.1049	East : 6020617.5374
Line	Course: N 61-36-55 W Length: 68.75	
	North: 2121773.7879	East : 6020557.0528
Line	Course: N 45-33-55 W Length: 432.38	
	North: 2122076.4955	East : 6020248.3125
Line	Course: N 24-02-59 W Length: 157.87	
	North: 2122220.6612	East : 6020183.9759
Line	Course: N 42-15-03 W Length: 18.49	
	North: 2122234.3476	East : 6020171.5436
Line	Course: N 31-19-05 W Length: 54.47	
	North: 2122280.8811	East : 6020143.2307
Line	Course: N 44-55-02 W Length: 436.06	
	North: 2122589.6672	East : 6019835.3355
Line	Course: N 06-29-08 W Length: 319.55	
	North: 2122907.1722	East : 6019799.2415
Line	Course: N 17-21-13 W Length: 111.31	
	North: 2123013.4156	East : 6019766.0413
Line	Course: N 02-26-10 W Length: 414.66	
	North: 2123427.7008	East : 6019748.4160
Line	Course: N 27-34-47 E Length: 644.94	
	North: 2123999.3547	East : 6020047.0119
Line	Course: N 11-37-07 W Length: 79.32	
	North: 2124077.0494	East : 6020031.0371
Line	Course: N 36-22-46 E Length: 148.22	
	North: 2124196.3823	East : 6020118.9509
Line	Course: N 05-46-49 E Length: 10.89	
	North: 2124207.2170	East : 6020120.0476
Line	Course: N 12-27-09 E Length: 208.62	
	North: 2124410.9292	East : 6020165.0324
Line	Course: N 25-47-47 E Length: 5.07	
	North: 2124415.4939	East : 6020167.2387
Line	Course: N 26-51-13 W Length: 6544.74	
	North: 2130254.4724	East : 6017210.8977

Perimeter: 31635.80 Area: 46,067,312 sq. ft. 1,057.56 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0114 Course: N 21-11-15 E

Error North: 0.01062 East : 0.00412

Precision 1: 2,775,068.42

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Parcel name: TI EXCEPTION ONE

North: 2122781.7905 East : 6023371.2081
Line Course: S 01-56-47 W Length: 184.31
North: 2122597.5869 East : 6023364.9482
Curve Length: 50.74 Radius: 265.10
Delta: 10-57-56 Tangent: 25.45
Chord: 50.66 Course: N 05-20-09 W
Course In: N 89-51-11 W Course Out: N 79-10-53 E
RP North: 2122598.2668 East : 6023099.8490
End North: 2122648.0261 East : 6023360.2372
Line Course: N 10-49-07 W Length: 88.08
North: 2122734.5406 East : 6023343.7046
Line Course: N 60-19-59 E Length: 10.32
North: 2122739.6486 East : 6023352.6718
Curve Length: 157.16 Radius: 295.00
Delta: 30-31-28 Tangent: 80.49
Chord: 155.31 Course: N 44-55-45 W
Course In: S 60-19-59 W Course Out: N 29-48-31 E
RP North: 2122593.6361 East : 6023096.3412
End North: 2122849.6049 East : 6023242.9870
Line Course: N 60-11-29 W Length: 50.87
North: 2122874.8926 East : 6023198.8476
Curve Length: 64.66 Radius: 48.00
Delta: 77-11-00 Tangent: 38.31
Chord: 59.88 Course: N 21-35-59 W
Course In: N 29-48-31 E Course Out: N 73-00-29 W
RP North: 2122916.5418 East : 6023222.7086
End North: 2122930.5692 East : 6023176.8040
Curve Length: 51.61 Radius: 138.32
Delta: 21-22-42 Tangent: 26.11
Chord: 51.31 Course: N 27-40-52 E
Course In: S 73-00-29 E Course Out: N 51-37-47 W
RP North: 2122890.1469 East : 6023309.0858
End North: 2122976.0078 East : 6023200.6407
Line Course: N 38-22-13 E Length: 129.93
North: 2123077.8750 East : 6023281.2936
Curve Length: 29.17 Radius: 20.00
Delta: 83-34-39 Tangent: 17.87
Chord: 26.66 Course: N 80-09-33 E
Course In: S 51-37-47 E Course Out: N 31-56-52 E
RP North: 2123065.4601 East : 6023296.9739
End North: 2123082.4308 East : 6023307.5569
Curve Length: 89.14 Radius: 138.55
Delta: 36-51-39 Tangent: 46.17
Chord: 87.61 Course: S 39-37-18 E
Course In: S 31-56-52 W Course Out: N 68-48-31 E
RP North: 2122964.8668 East : 6023234.2437
End North: 2123014.9505 East : 6023363.4247

Line Course: S 04-47-46 W Length: 26.05
 North: 2122988.9917 East : 6023361.2466
 Curve Length: 91.78 Radius: 245.00
 Delta: 21-27-53 Tangent: 46.44
 Chord: 91.25 Course: S 08-47-10 E
 Course In: S 70-28-54 W Course Out: S 88-03-13 E
 RP North: 2122907.1351 East : 6023130.3256
 End North: 2122898.8139 East : 6023375.1843
 Line Course: S 01-56-47 W Length: 117.09
 North: 2122781.7914 East : 6023371.2074

Perimeter: 1140.91 Area: 43,110 sq. ft. 0.99 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0012 Course: N 40-11-10 W
 Error North: 0.00088 East : -0.00075
 Precision 1: 950,758.33

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Parcel name: TI EXCEPTION TWO

 North: 2122461.4338 East : 6023330.8930
 Line Course: S 09-20-20 W Length: 48.64
 North: 2122413.4385 East : 6023323.0000
 Curve Length: 297.06 Radius: 185.35
 Delta: 91-49-36 Tangent: 191.36
 Chord: 266.27 Course: S 55-15-08 W
 Course In: N 80-39-40 W Course Out: S 11-09-56 W
 RP North: 2122443.5159 East : 6023140.1066
 End North: 2122261.6743 East : 6023104.2146
 Line Course: N 78-50-04 W Length: 351.42
 North: 2122329.7248 East : 6022759.4464
 Curve Length: 131.53 Radius: 285.61
 Delta: 26-23-13 Tangent: 66.95
 Chord: 130.38 Course: N 65-38-27 W
 Course In: N 11-09-56 E Course Out: S 37-33-09 W
 RP North: 2122609.9287 East : 6022814.7532
 End North: 2122383.4985 East : 6022640.6773
 Line Course: N 52-26-51 W Length: 76.59
 North: 2122430.1792 East : 6022579.9571
 Line Course: N 41-31-00 E Length: 266.16
 North: 2122629.4699 East : 6022756.3780
 Line Course: N 76-16-12 W Length: 13.61
 North: 2122632.7002 East : 6022743.1570
 Line Course: N 26-41-18 E Length: 37.94
 North: 2122666.5982 East : 6022760.1972
 Line Course: S 76-50-42 E Length: 28.28

North: 2122660.1621 East : 6022787.7351
 Line Course: N 09-59-58 E Length: 42.80
 North: 2122702.3119 East : 6022795.1668
 Line Course: S 77-39-22 E Length: 22.03
 North: 2122697.6024 East : 6022816.6875
 Line Course: N 41-31-00 E Length: 163.48
 North: 2122820.0101 East : 6022925.0483
 Line Course: S 48-29-00 E Length: 32.00
 North: 2122798.7993 East : 6022949.0087
 Line Course: N 41-31-00 E Length: 28.30
 North: 2122819.9893 East : 6022967.7670
 Curve Length: 124.26 Radius: 148.81
 Delta: 47-50-31 Tangent: 66.01
 Chord: 120.68 Course: N 65-26-15 E
 Course In: S 48-29-00 E Course Out: N 00-38-29 W
 RP North: 2122721.3524 East : 6023079.1904
 End North: 2122870.1531 East : 6023077.5246
 Curve Length: 104.58 Radius: 227.02
 Delta: 26-23-36 Tangent: 53.23
 Chord: 103.65 Course: S 73-59-08 E
 Course In: S 02-49-04 W Course Out: N 29-12-40 E
 RP North: 2122643.4076 East : 6023066.3644
 End North: 2122841.5569 East : 6023177.1567
 Line Course: S 60-47-20 E Length: 51.83
 North: 2122816.2623 East : 6023222.3954
 Curve Length: 123.03 Radius: 230.74
 Delta: 30-32-59 Tangent: 63.01
 Chord: 121.58 Course: S 45-30-51 E
 Course In: S 29-12-40 W Course Out: N 59-45-39 E
 RP North: 2122614.8661 East : 6023109.7876
 End North: 2122731.0692 East : 6023309.1309
 Curve Length: 196.54 Radius: 284.53
 Delta: 39-34-41 Tangent: 102.38
 Chord: 192.66 Course: S 10-27-01 E
 Course In: S 59-45-39 W Course Out: S 80-39-40 E
 RP North: 2122587.7769 East : 6023063.3167
 End North: 2122541.6052 East : 6023344.0755
 Line Course: S 09-20-20 W Length: 81.25
 North: 2122461.4321 East : 6023330.8908

Perimeter: 2221.34 Area: 318,644 sq. ft. 7.32 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0028 Course: S 51-43-00 W

Error North: -0.00171 East : -0.00217

Precision 1: 793,332.14

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Parcel name: TI CHECK

North: 2122780.8276 East : 6023399.5420
Line Course: N 88-03-13 W Length: 28.35
North: 2122781.7905 East : 6023371.2084
Line Course: S 01-56-47 W Length: 184.31
North: 2122597.5869 East : 6023364.9484
Curve Length: 50.74 Radius: 265.10
Delta: 10-57-56 Tangent: 25.45
Chord: 50.66 Course: N 05-20-09 W
Course In: N 89-51-11 W Course Out: N 79-10-53 E
RP North: 2122598.2668 East : 6023099.8493
End North: 2122648.0261 East : 6023360.2375
Line Course: N 10-49-07 W Length: 88.08
North: 2122734.5406 East : 6023343.7048
Line Course: N 60-19-59 E Length: 10.32
North: 2122739.6486 East : 6023352.6721
Curve Length: 157.16 Radius: 295.00
Delta: 30-31-28 Tangent: 80.49
Chord: 155.31 Course: N 44-55-45 W
Course In: S 60-19-59 W Course Out: N 29-48-31 E
RP North: 2122593.6361 East : 6023096.3415
End North: 2122849.6049 East : 6023242.9873
Line Course: S 31-41-47 W Length: 39.19
North: 2122816.2603 East : 6023222.3961
Curve Length: 123.03 Radius: 230.74
Delta: 30-32-59 Tangent: 63.01
Chord: 121.58 Course: S 45-30-51 E
Course In: S 29-12-40 W Course Out: N 59-45-39 E
RP North: 2122614.8641 East : 6023109.7883
End North: 2122731.0672 East : 6023309.1317
Curve Length: 196.54 Radius: 284.53
Delta: 39-34-41 Tangent: 102.38
Chord: 192.66 Course: S 10-27-01 E
Course In: S 59-45-39 W Course Out: S 80-39-40 E
RP North: 2122587.7749 East : 6023063.3175
End North: 2122541.6032 East : 6023344.0763
Line Course: S 09-20-20 W Length: 81.25
North: 2122461.4301 East : 6023330.8916
Line Course: S 80-39-40 E Length: 44.49
North: 2122454.2105 East : 6023374.7919
Line Course: N 08-24-24 E Length: 101.83
North: 2122554.9464 East : 6023389.6792
Line Course: N 03-49-35 E Length: 21.00
North: 2122575.8996 East : 6023391.0806
Line Course: N 02-12-50 E Length: 24.72
North: 2122600.6012 East : 6023392.0356
Line Course: N 00-52-35 W Length: 112.76
North: 2122713.3480 East : 6023390.3109

Line Course: S 89-20-17 E Length: 14.87
 North: 2122713.1762 East : 6023405.1799
 Line Course: N 09-10-23 W Length: 15.39
 North: 2122728.3694 East : 6023402.7265
 Curve Length: 52.64 Radius: 265.00
 Delta: 11-22-51 Tangent: 26.41
 Chord: 52.55 Course: N 03-28-58 W
 Course In: N 80-49-37 E Course Out: N 87-47-32 W
 RP North: 2122770.6148 East : 6023664.3375
 End North: 2122780.8236 East : 6023399.5342

Perimeter: 1346.67 Area: 19,766 sq. ft. 0.45 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0088 Course: S 62-32-15 W
 Error North: -0.00408 East : -0.00785
 Precision 1: 153,030.68



Michael A. Shoup
 12-16-09