

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT**GROUND SUBLEASE**

Location of Leased Premises: Candlestick Point State Recreation Area (214) 500 Hunters Point Expwy San Francisco, CA 94124 San Francisco County	Lease No.: L-3116 Project No.: 12686
Agency: Department of Parks and Recreation DPR Lease No: 660-2024-071 Real Property No. 995 SPI Number: 1298	Lessee: City and County of San Francisco

This sublease (herein after referred to as the "Lease"), dated January 13, 2024 (the "Effective Date"), is made by and between the State of California, at the direction of the Department of Parks and Recreation, with the approval of the Department of General Services(DGS) , hereinafter referred to as "State", and The City and County of San Francisco, a municipal corporation, acting by and through its Real Estate Division on behalf of the San Francisco Department of Homelessness and Supportive Services, hereinafter referred to as "Lessee". State and Lessee may hereinafter be referred to as a Party, or collectively the Parties.

RECITALS

WHEREAS, pursuant to Public Resources Code Section 5003.17, with the approval of the Department of General Services, State may lease for any use, all or any portion of any parcel of real property acquired for the state park system if the director deems the leasing to be in the best interest of the State.

WHEREAS, State has under its jurisdiction certain real property in the County of San Francisco, State of California, commonly referred to as the Candlestick Point State Recreation Area, hereinafter referred to as Candlestick or Candlestick Point SRA; and

WHEREAS, Lessee/Sublessee currently occupies the real property located within a portion of Candlestick Point SRA for the purpose of providing a Vehicle Triage Center (VTC) services for up to 150 vehicles (RVs and cars) for people experiencing homelessness and currently living in their vehicles; and ancillary activities related to same.

WHEREAS Lessee desires to continue leasing the real property described herein; and

WHEREAS the parties intend that upon execution, this Lease Number 660-2024-071, which requires monetary rental payments in accordance with Section 3 (Rent Payments) below, will replace in its entirety Lease Number 660-2021-048, which required in-kind services as rental payment and expired by its terms on January 12, 2024, and is currently in holdover; and

WHEREAS, State leases the land described below from California State Lands Commission, in Lease No.PRC 6414.9; and

WHEREAS, California State Lands Commission authorized a change in land use for purpose of use and improvement of appurtenant facilities necessary for the operation of the Bayview Vehicle Triage Center, including access roadways, chain link fencing, utility poles, lines and conduit, and for State to execute a

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

Lease with the City and County of San Francisco documented in Lease Number 9773 executed and authorized by the California State Lands Commission on December 5, 2023; and

WHEREAS, State finds that Lessee's proposed use would be compatible with the use of the real property as a unit or part of a unit of the state park system and with the sound management and conservation of resources within the unit;

WHEREAS, it is in the best interests of the State that such a Lease be consummated between the State and Lessee on the terms and conditions herein contained;

NOW THEREFORE, the Parties agree to the provisions of the Lease set forth herein as follows:

Section 1:	Site Specific Provisions
Section 2:	Building Specific Provisions
Section 3:	Standard Provisions

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SECTION 1 –SITE SPECIFIC PROVISIONS

WITNESSETH:

PROPERTY DESCRIPTION

1. State does hereby Lease to Lessee and Lessee does hereby hire from State approximately 312,000 square feet of parking lot area as described in Exhibit B, hereinafter referred to as the "Lease Area", located in Candlestick Point SRA in the City and County of San Francisco, State of California.

USE

2. The Lease Area shall be used by Lessee during the term hereof solely for the purpose of a Vehicle Triage Center as identified in the Site Plan attached hereto as Exhibit E; and ancillary activities related to same.

RENT PAYMENTS

3. The Parties agree the annual fair market rent ("Base Rent") throughout the term of this Lease for the use by Lessee of the Lease Area to be \$312,000 (Three Hundred Twelve Thousand Dollars) per year, which is \$26,000 per month, which is to be paid retroactively, commencing upon the Effective Date. Lessee may elect to pay rent for the total value of the lease term as described in section 4 (Term) below, in one lump sum. The total value of the lease term from January 13, 2024 through April 11, 2025 is \$390,000.00.

The first rent payment shall be due concurrently with the commencement of this Lease and thereafter shall be due and payable monthly in advance during the remaining term of this Lease. Lessee's payments shall display State Lease Number 660-2024-071.

Rent payments to State shall be made payable to:

California Department of Parks and Recreation
845 Casa Grande Rd.
Petaluma, CA 94954-5804

Rent shall be due and payable monthly to State whether or not an actual invoice is sent by State or received by Lessee.

TERM

4. This Lease shall be month-to-month, commencing on January 13, 2024 and terminable by either party in accordance with the terms of Clause 6 (Early Termination) below; provided, however, that in no event shall this Lease extend beyond April 11, 2025.

UTILITIES

5. Lessee agrees to pay all electric, gas, sewer, water, waste disposal, and septic tank system costs, all utility charges and any other charges payable in connection with Lessee's use, operation and control of the Lease Area. Lessee acknowledges and accepts that State offers no warranty as to the existence, availability, or reliability of utilities for the Lease Area. This expense excludes trash pick-up. State shall not provide such services and shall have no responsibility for the existence or lack of existence of utilities or any other services to the Premises. During the term, or any holdover or extension, of this Lease, Lessee shall keep the Lease Area free of all liens and shall not in any way encumber or cloud title to the Lease Area or any part thereof. Lessee shall promptly pay all obligations and all debts contracted by it, and shall pay all charges

SECTION 1 –SITE SPECIFIC PROVISIONS

for utilities connected to, consumed by or used by Lessee upon the Lease Area to the end that no liens shall attach thereto.

State shall not be liable to Lessee or third parties for failure to provide electricity due to rolling blackouts or other causes beyond State's control. Lessee shall comply with energy conservation measures, Governor's Executive Orders, other orders required by law, or reasonably required by State as the result of a crisis of any kind. In the event any utility service to the building is interrupted, State shall use its best efforts to restore such utility service within 24 hours.

Any utility easements required by Lessee in connection with this Lease and affecting the Lease Area or Candlestick Point SRA may be requested by Lessee in writing from State. The grant of any such easement by State shall be at State's sole discretion and at Lessee's sole cost and expense.

EARLY TERMINATION

6. State and Lessee agree that either party may terminate this Lease at any time during the term hereof by giving written notice to the other party thirty (30) days prior to the date when such termination shall become effective. If Lessee fails to complete its move out within the notice period and remains on the Premises, additional rent shall be paid and prorated based on a 30 day month, and on the actual number of days Lessee occupies the Premises following the effective date of termination. State reserves the right to terminate the Lease immediately if safety and security are at risk and mutual resolution cannot be agreed upon.

Notice of termination must be given in accordance with the "Notices" provisions of this Lease.

NOTICES

7. All notices or other communications required or permitted hereunder shall be in writing, with Lease Number L-3116 and 660-2024-071 referenced, and sent by overnight courier, registered mail, certified mail or postage prepaid mail to the addresses set forth below. All such notices shall be deemed received on the date of delivery receipt or rejection to the address of the person to receive such notice if received Monday through Friday during business hours, so long as such day is not a State or Federal holiday or Saturday or Sunday then such notice shall be effective on the following business day.

Lessee: City and County of San Francisco
Attn: Director of Real Estate
25 Van Ness Avenue, Suite 400
San Francisco, CA. 94102
Telephone: (415) 554-9850
Email: Andrico.Penick@sfgov.org

Department of Homelessness and Supportive Housing
Attn: Emily Cohen
400 Turk Street
San Francisco, CA, 94102
Email: Emily.Cohen@sfgov.org

City Attorney's Office
Re: Candlestick Point State Recreation Area – VTC
City Hall, Room 234

SECTION 1 –SITE SPECIFIC PROVISIONS

1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State: California Department of Parks and Recreation
845 Casa Grande Rd.
Petaluma, CA 94954-5804
Phone number: 707-769-5804
Email: BayAreaDistrictOffice@parks.ca.gov

Department of General Services
Real Estate Services Division
Lease Management , L-3116
707 3rd Street, 5th Floor
West Sacramento, CA 95605
Office: (916) 375-4171
Email: leasemanagement@dgs.ca.gov

Copies to: California Department of Parks and Recreation
Acquisition and Real Property Services Division 660-2024-071
2241 Harvard Street, Suite 200
Sacramento, CA 95815
Email: Real.Property@parks.ca.gov

Notice of change of address or telephone number shall be given by written notice in the manner described in this section. Lessee is obligated to notice all State offices listed above and the failure to provide notice to all State offices shall constitute a lack of notice. Nothing contained herein shall preclude the giving of any such notice by personal service.

WATER AND
IRRIGATION

8. Lessee acknowledges and accepts that State offers no warranty as to the existence, availability, quality or quantity of water on, to or for the Lease Area.

PROPERTY
INSPECTIONS

9. Lessee has visited and inspected the Premises and it is agreed that the area described herein is only approximate in size and State does not hereby warrant or guarantee the actual area included hereunder.

HOLDING OVER
& LEASE
RENEWAL

10. Any holding over by Lessee after expiration or termination shall not be considered as a renewal or extension of this Lease. The occupancy of the Premises after the expiration or termination of this Lease shall constitute a month to month tenancy, and all other terms and conditions of this Lease shall continue in full force and effect; provided, however, that said holdover tenancy shall be subject, at the State's sole discretion, to a rent increase of three percent (3%) of the ending rent, payable monthly in advance. Said month-to-month tenancy shall be otherwise subject to all the terms and conditions of this Lease insofar as applicable.

State offers and Lessee accepts no assurance that the Premises or any other comparable space or facilities at the site described herein will be made available to Lessee beyond the term stated above or as said term is reduced as provided herein.

SECTION 1 –SITE SPECIFIC PROVISIONS

ACCESS TO PREMISES

11. Lessee shall access the Lease Area solely by the access route designated by Exhibit B, Site Plan. Only the Lessee, its properly qualified and authorized agents, employees, contractors, and Permitted Users shall have the right of ingress to and egress from said Premises. Lessee shall not permit the public to access or use the Lease Area or designated access route and shall not permit any other persons or entities to occupy the Lease Area, except as expressly approved in in this Lease. If equipment of Lessee is operated or maintained by anyone other than its regular employees, the admission of such persons to said site shall be permitted only upon prior written notification to State.

SIGNAGE

12. Lessee shall not affix, display, inscribe, paint or otherwise post any signs, billboards, placards or other displays on the Lease Area without the prior written approval of State. Approval shall be granted only when such signs, billboards, placards or other displays are related to the purpose of this Lease and consistent with protecting the visual resources of *Candlestick Point State Recreation Area*, state park principles, the characteristics of the park, and the general plan of the park unit, or they are required by law to be posted. State may consider such factors as, but not limited to, their size, color, and location.

FENCING

13. State does not warrant the existence of fences in and around the Lease Area. Any existing fences, corrals, and cross fences may not be the property of State and State does not warrant their availability for Lessee's use. Lessee may, with prior written approval of State, and at Lessee's sole cost and expense, provide other fencing not inconsistent with State's use of adjoining lands. Such other fences installed by Lessee shall remain the property of Lessee, shall be maintained by Lessee at Lessee's sole cost and expense, and shall be removed by Lessee, and the land restored to the condition it was in prior to installation of the fence, upon expiration or termination of this Lease; provided, however, with written approval of State, such fences may be left in place at the expiration or termination of this Lease and shall thereupon become the property of State.

EASEMENTS

14. This Lease is subject to all existing easements and rights of way. State further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damage or loss suffered by Lessee as a result of the public utility's construction work within the Lease Area.

PROTECTION OF LEASE AREA; RESTRICTIONS

15. Lessee shall not remove soil from, or dump refuse on, the Lease Area or any portion of the *Candlestick Point State Recreation Area* except with the prior written approval of State.

Lessee shall not commit, suffer to be committed, maintain or permit any waste or nuisance on the Lease Area or other State property and shall not use or permit the use of the Lease Area for any illegal purposes or activities.

Lessee shall be responsible for inspecting and maintaining all trees and vegetation on the Lease Area, except that Lessee shall not cut or remove any trees or brush thereon without the prior written approval of State. In case of emergency, Lessee may cut a tree or brush without prior approval from State only to the extent necessary to protect the safety of persons and property from an imminent hazard. In an emergency, Lessee shall notify State as soon as possible and shall do no further cutting or removal until State approves in writing.

SECTION 1 –SITE SPECIFIC PROVISIONS

Lessee shall at all times exercise due diligence in the protection of the Lease Area and Candlestick Point State Recreation Area against damage or destruction by fire or any other causes.

No article or material that is contraband shall be brought onto the Lease Area. Contraband includes, but is not limited to, illegal narcotics, firearms, edged weapons, and explosives.

Lessee shall maintain the Lease Area, including all improvements, in a weed-free condition and in good repair, and shall operate the Lease Area and the improvements on it in a clean, safe and sanitary condition, free of trash and garbage or obstructions, and in a businesslike, lawful manner.

Lessee expressly covenants and agrees to repair at Lessee's own expense any damage done to any water pipe, or pavement on the Lease Area.

Lessee shall not remove any fixtures, machinery, equipment or other property owned by State from the Lease Area without State's prior written consent.

Except as otherwise provided herein, Lessee shall refrain from interfering with the public's use and State's operation of Candlestick Point State Recreation Area and shall comply with all state park regulations.

- PEST CONTROL
16. All pest control activities, chemical or non-chemical, shall be approved by the State in writing prior to any such action being performed by the Lessee, its employees, agents, or contractors. The Lessee, or a licensed pest control contractor acting on behalf of the Lessee, shall submit a pest control recommendation on a form approved by the State to the State's (Insert district name) District Superintendent for approval. The State shall approve or deny the request within fourteen (14) days (this can be modified if needed). Lessee, or the pest control contractor acting on behalf of the Lessee, shall submit a report of completed work for each pest management action to the District Superintendent no later than seven (7) days after performance of the work. Lessee and all of Lessee's employees, agents, and contractors shall take all actions necessary to prevent the inadvertent transport of pest species into or out of the Lease Area or the surrounding areas.
- Lessee shall have a written training program for Lessee's employees who handle pesticides. This program shall comply with California Code of Regulations Title 3, Section 6724. Lessee and/or any pest control contractor hired by the Lessee shall comply with all applicable laws and regulations.

SECTION 1 –SITE SPECIFIC PROVISIONS

REMEDIES

17. State's Remedies

- a) In the event of any material default or breach by Lessee, State may at any time thereafter, without limiting State in the exercise of any right of remedy at law or in equity which State may have by reason of such default or breach:
 - i. Maintain this Lease in full force and effect and recover the rent and other monetary charges as they become due, without terminating Lessee's right to possession, irrespective of whether Lessee shall have abandoned the Lease Area. State has the remedy described in California Civil Code Section 1951.4 (State may continue the lease in effect after Lessee's breach and abandonment and recover rent as it becomes due, if Lessee has the right to sublet or assign, subject only to reasonable limitations). In the event State elects not to terminate the Lease, State shall have the right to attempt to re-let the Lease Area at such rent and upon such conditions and for such a term, and to do all acts necessary to maintain or preserve the Lease Area as State deems reasonable and necessary without being deemed to have elected to terminate the Lease, including removal of all persons and property from the Lease Area; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Lessee. In the event any such re-letting occurs, this Lease shall terminate automatically upon the new Lessee taking possession of the Lease Area. Notwithstanding that State fails to elect to terminate the Lease initially under this sub-section, State at any time during the term of this Lease may elect to terminate this Lease by virtue of such previous default of Lessee.
 - ii. Terminate Lessee's right to possession by any lawful means, in which case this Lease shall immediately terminate and Lessee shall immediately surrender possession of the Lease Area to State. In such event, State shall be entitled to recover from Lessee all damages incurred by State by reason of Lessee's default including, but not limited to, the following:
 - (A) The amount of the rent Lessee would have paid for the balance of the term had the Lease not been terminated, plus interest accrued up to the time of the award, minus any rental amount paid to State from re-letting the Lease Area to another lessee during the balance of the term; and
 - (B) Any amount necessary to compensate State for all the detriment proximately caused by Lessee's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom; and
 - (C) At State's election, such other amounts in addition to or in lieu of the foregoing as may be permitted by applicable state law.
- (b) Upon any re-entry to Lease Area, State shall have the right to make any reasonable repairs, alterations or modifications to the Lease Area which State in its sole discretion deems reasonable and necessary.
- (c) In the event State terminates this Lease pursuant to this Section, State shall not be required to pay Lessee any sum or sums whatsoever.

SECTION 1 –SITE SPECIFIC PROVISIONS

CONSTRUCTION OF IMPROVEMENTS

18. (a) Lessee shall improve or modify at its sole cost and expense the capital and tenant improvements as described in Exhibit "B". While constructing improvements, Lessee shall not materially deviate from the final approved and stamped plans without first obtaining written approval from State. All work to be done by Lessee shall be performed substantially in accordance with the approved plans unless otherwise approved in writing by State, which approval shall not be unreasonably withheld. All improvements set forth in the final plans shall be completed in a lawful manner and in conformity with all applicable laws, ordinances and regulations.

(b) Lessee shall keep the Premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by Lessee and shall indemnify, hold harmless and defend the State of California from any such liens and encumbrances arising out of any work performed or materials furnished by or at the direction of Lessee or contractors of. Notice is hereby given that the State of California shall not be liable for any work or materials furnished to Lessee on credit and no mechanic's or other lien for any such work or materials shall attach to or affect State's interest in the Premises based on any work or material supplied to Lessee or anybody claiming through Lessee. Lessee shall, within thirty (30) days after being furnished notice of the filing of any lien, take action, whether by bonding or otherwise, as will remove or satisfy any such lien, State shall have the right at all times to post and keep posted on the Premises any notices permitted or required by law or that State deems proper for its protection, and the protection of the Premises from liens.

(c) Prior to the commencement of construction of the improvements described above, Lessee shall furnish State a payment and performance bond of a surety corporation licensed to transact business by the State of California, the purpose of which is to assure the timely completion of such improvements in a form satisfactory to State, with the person selected by Lessee to perform the construction work to be named as principal, in a sum not less than one hundred percent (100%) of the total contract cost of construction of such improvements, guaranteeing the payment for all materials, provisions provided, supplies and equipment used in, upon, for or about the performance of said work.

PROJECT CANCELLATION

19. If Lessee is unable to obtain all necessary funding, permits, or CEQA documentation for the project, or cannot proceed with the project for any reasonable purpose, this Lease shall be cancelled upon notice by Lessee. State shall not be responsible for any costs incurred by Lessee.

End of Section 1

SECTION 2– STANDARD PROVISIONS**ROAD ACCESS
AND FEES**

20. Lessee agrees to the following terms and conditions regarding the use of said access road:

(a) Lessee shall exercise its right personally or through its authorized agents, employees, contractors, and Permitted Users whenever it is necessary.

(b) Lessee shall use said road at its sole risk and avoid traveling upon it to the greatest practical extent at all times when weather conditions are such that excessive damage to the road surface may result from such use, and further, Lessee shall, at its expense, promptly repair any road damage caused by its use, including such road surface protective features as water drains, berms, or culverts.

**REGULATION BY
STATE**

21. State shall have the full power and right to determine and regulate the operations of the Lessee insofar as they affect the operations, safety, and effective use of State activities conducted at the same location.

(a) All contractors, agents, employees, representatives, or licensees of the Lessee shall be subject to the rules and regulations of the State as they relate to conduct on the grounds, security, and general use of facilities. Lessee will conduct its operations in such a manner so as to minimize any interference with the activities associated with the site.

(b) Lessee will comply with all building rules and regulations adopted by said authorities in charge. No article or material deemed by said authorities in charge to be considered as contraband shall be brought on said real property. Contraband includes, but is not limited to, alcoholic beverages, possession or use of firearms, explosives or edged weapons, and restricted controlled substances.

Any willful violation of said rules and regulations are grounds for immediate termination of the Lease.

**RIGHT TO
ENTER**

22. During the term of this Lease, there shall be and is hereby expressly reserved to State and to any of its agencies, contractors, agents, employees, representatives or licensees, the right at any and all times, and any and all places, to temporarily enter upon said Premises for survey, inspection, or any other lawful State purposes.

**LEASE
MODIFICATION
FEES**

23. Lessee shall pay State an administration/technical review fee to reimburse State for State's administrative costs related to any action initiated by Lessee requiring lease administration or technical review by State staff or consultants, such as, but not limited to, assignment of this Lease, any amendment of this Lease, review of plans for construction of improvements, and any matters requiring consultation with or approval by the California Department of General Services (DGS). To initiate such services, Lessee shall submit a written request to State. The administration fee shall be charged by State based on the anticipated staff time, materials and any other costs. Lessee shall remit the administration/technical review fee to the State prior to the review. At State's discretion, fees charged by DGS may be billed directly to Lessee and paid by Lessee to DGS.

**IMPROVEMENTS
&
MODIFICATIONS**

24. Lessee at its sole cost and expense may, subject to the approval of State, from time to time during its tenancy of the Premises:

SECTION 2– STANDARD PROVISIONS

(a) Furnish, install and use at the Premises such improvements and property of whatsoever kind and nature as Lessee and State mutually deems necessary consistent with the purpose of this Lease as set forth in “Use” Section hereof.

(b) Improve the Premises in a manner consistent with the purposes of this Lease as set forth in “Use” Section hereof, and provided further that plans for the construction or enlargement of any improvement will be submitted to State in advance of such construction or enlargement and will be subject to written approval by State. Such approval by State shall not relieve Lessee of the obligation of complying with any and all terms and conditions of this Lease; Lessee shall provide a minimum of thirty (30) days prior written notice of the construction to State.

(c) In making any excavation and/or installation of equipment on the Premises and/or easement areas, Lessee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation and/or construction, and shall replace the earth so removed by it and restore the surface of the ground and any improvement thereon to as near the same condition as they were prior to such excavation as is practicable.

**DISPOSITION OF
LESSEE’S
PERSONAL
PROPERTY**

25. (a) During the term of this Lease, all personal property placed in, upon, or under the Premises by Lessee shall remain the property of Lessee and shall be removed by Lessee, at its sole cost and expense within thirty (30) days after expiration or termination of Lessee’s tenancy.

(b) Should Lessee fail to remove said equipment and personal property within thirty (30) days after expiration or termination of the Lease, State may do so at the risk of Lessee. Upon written demand by State, Lessee shall immediately pay all costs and expenses of the removal of Lessee’s personal property and equipment.

(c) Lessee may, however, with written consent of State, abandon in place any and all of Lessee’s equipment and personal property, whereupon, as abandoned, title to said improvements will vest in State.

(d) Upon termination of this Lease for any cause, Lessee shall remove any and all of Lessee’s equipment and personal property and restore the entire Premises to its condition prior to the execution of this Lease, except however, State may approve, in writing, any deviation from this requirement.

**REPAIR AND
MAINTENANCE**

26. It is acknowledged that Lessee is the current occupant of the space and that at time of initial occupancy, the site was considered to be in good condition.

a. Lessee shall maintain said Premises in compliance with all health, safety, and sanitation laws, ordinances, and regulations of the State, Federal, and local authorities.

Lessee agrees to maintain the Premises at their sole cost and expense.

**CONDITION OF
PREMISES**

27. Lessee is aware of the current condition of the Premises and accepts the Premises in “as is” condition. Lessee accepts the Premises as being in good condition and repair, unless otherwise specified in writing to State, and agrees that on the last day of the term, or sooner termination of this Lease, to surrender up to State the Premises, with

SECTION 2– STANDARD PROVISIONS

any appurtenances or improvements approved by State, in the same condition as when received.

SECURITY

28. Lessee is aware of the current condition of the Premises and accepts the Premises in “as is” condition. Lessee accepts the Premises as being in good condition and repair, unless otherwise specified in writing to State, and agrees that on the last day of the term, or sooner termination of this Lease, to surrender up to State the Premises, with any appurtenances or improvements approved by State, in the same condition as when received.

MEDICAL

29. Medical support shall not be provided by State. Necessary emergency medical or surgical care of Lessee’s clients and employees will be Lessee’s responsibility.

As used herein, this is intended to mean that Lessee shall be liable for any and all medical and/or surgical care costs for Lessee’s employees served by Lessee’s program.

**EMERGENCY
PREPAREDNESS**

30. Lessee agrees to be responsible for maintaining an emergency preparedness program for Lessee. Lessee shall not rely on State to provide food or supplies during a local or area wide disaster. State will, if time and material allow, assist Lessee during a disaster.

**FIRE/POLICE
PROTECTION**

31. Lessee is a separate and distinct entity from the State and shall so inform the local Fire and Police Agencies. State shall in no way be responsible or liable for such protection to Lessee.

**LESSEE
GUARANTEES**

32. Lessee hereby guarantees any and all work or services performed by Lessee or Lessee’s properly qualified or authorized agents, employees, contractors and servants, in order to accomplish the installation and/or maintenance of their communications equipment at State’s facilities. Should the interruption or failure of State’s existing computer or building support systems occur due to, or in any way be connected with Lessee’s installation and/or maintenance of Lessee’s equipment, all costs to repair or replace State’s existing systems will be the sole responsibility of Lessee.

**CUSTODIAL AND
TRASH**

33. Lessee shall have or hire custodial services sufficient to maintain the Premises in a clean and well maintained condition.

Lessee shall pick up trash and debris at Premises and deposit trash in trash bins provided by State. State shall, at its expense, arrange for trash disposal for the contents of Lessee as part of its regularly scheduled trash collection.

SECTION 3– STANDARD PROVISIONS

PERMITS AND APPROVALS

34. State and Lessee agree that Lessee's ability to use the Premises is dependent upon Lessee obtaining all of the certificates, permits, licenses, and other approvals that may be required from any third party. State will cooperate with Lessee, at no expense to State, in Lessee's effort to obtain such approvals in connection with said permits, licenses or other approvals.

DEFAULT

35. Lessee shall make all payments to the State without deduction (except for offsets explicitly allowed hereunder), default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any of the other terms, covenants or conditions herein contained on the part of Lessee or State to be kept and performed, and if such default continues for a period of thirty (30) days after receipt of written notice from the non-defaulting party to the defaulting party of such default, this Lease may, at the non-defaulting party's sole discretion, be terminated.

Notwithstanding the foregoing, if a non-monetary default may not be reasonably cured within such thirty (30) day period and the defaulting party commences to cure such default within the thirty (30) day period, the time to cure may be extended through a writing signed by both parties, to a time frame and deadline mutually agreeable to the parties. So long as the defaulting party diligently prosecutes the cure to completion under the mutually agreed upon extended deadline, then this Lease may not be terminated under this Clause. However, if the defaulting party operates with unreasonable delay in curing the default or otherwise does not cure within the mutually agreed upon time frame, the non-defaulting party may terminate immediately.

In the event of termination of this Lease due to a Lessee default, it shall be lawful for State to reenter into and upon the Lease Area and every part thereof and to remove and store at Lessee's expense all property there from and to repossess and occupy the Lease Area. In the event State terminates this Lease pursuant to this Clause, State shall not be required to pay Lessee any sum or sums whatsoever.

COMPLIANCE WITH LAWS

36. Lessee shall at its sole cost and expense comply with all the applicable statutes, laws, ordinances and regulations of all municipal, state and federal authorities now in force or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

FAILURE TO PERFORM

37. In the event of the failure, neglect, or refusal of Lessee to do, or perform work, or any part thereof, or any act or thing in this Lease provided to be done and performed by Lessee, State will, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay State the reasonable cost thereof on demand.

INTEREST DUE

38. State may charge interest on any amount due to State but not paid when due, at a rate equal to the annual maximum rate allowable by law from the due date.

ASSIGNMENT, SUBLETTING

39. Lessee shall not transfer or assign this Lease, and shall not sublet, license, permit or suffer any use by third parties of the Lease Area or any part thereof, or lease space in any building or structure constructed on the Lease Area, or provide communications or other equipment for the use of others, without first obtaining the prior written consent of State, which shall not be unreasonably withheld. "Assign" shall include any transfer of any interest in the Lease by Lessee or any partner, principal, or controlling

SECTION 3– STANDARD PROVISIONS

stockholder of Lessee, as the case may be, to any other person, corporation, partnership or other entity.

**RIGHTS
RESERVED BY
STATE**

40. (a) State reserves the right to use the real property involved (not including real property installed, erected or constructed by Lessee) in any manner, including but not limited to the right to construct, place, maintain, use, operate, repair, replace, alter and move pipelines, conduits, culverts, ducts, fences, poles, electrical energy, power and communication lines, roads, bridges, subways, sidewalks, to grant easements over, across, upon and under said real property, and the continuous right of ingress to and egress from any portion or portions of said real property in such manner as not to create any unreasonable interference with the exercise of the rights granted to Lessee.
- (b) Any grant herein contained is subject to all valid and existing contracts, leases, licenses, easements, encumbrances and claims of title which may affect said facility.
- (c) No priority or other rights will attach to the use of any space in State’s building or on said facility.

ACTS OF NATURE

41. If any of Lessee’s improvements or equipment is destroyed by acts of nature, Lessee may replace them with improvements or equipment of the same general type that meet or exceed the technical specifications of the original equipment, which occupies no more physical space, and consumes no more electrical power.
- Lessee shall immediately notify State of such items and the date the replacement is completed.

**HAZARDOUS
SUBSTANCE**

42. Lessee agrees that it shall comply with all laws, federal, state, or local, existing during the term of this Lease pertaining to the use, storage, transportation, and disposal of any hazardous substance as that term is defined in such applicable law.
- Lessee shall not keep, store, possess, sell, purchase, generate, release, transport or dispose of any merchandise or materials that are in any way explosive or hazardous
- (a) In the event State or any of its affiliates, successors, principals, employees, or agents incur any liability, cost, or expense, including attorney's fees and costs, as a result of Lessee’s illegal use, storage, transportation, or disposal of any hazardous substance, including any petroleum derivative, Lessee shall indemnify, defend, and hold harmless any of these individuals against such liability; provided, however, Lessee shall have no obligation under this Section 42 (a) to the extent any liability, cost, or expense is caused by the State, its employees, agents or invitees.
- (b) Where Lessee is found to be in breach of this Paragraph due to the issuance of a government order directing Lessee to cease and desist any illegal action in connection with a hazardous substance, or to remediate a contaminated condition caused by Lessee or any person acting under Lessee’s direct control and authority, Lessee shall be responsible for all costs and expenses of complying with such order, including any and all expenses imposed on or incurred by State in connection with or in response to such government order.

**HAZARDOUS
SUBSTANCE
(CONT.)
VACATING THE
PREMISES**

43. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender, and yield up to State, the Premises in good

SECTION 3– STANDARD PROVISIONS

order, condition, and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Lessee will coordinate its move-out with the Building Manager’s office to complete a walkthrough and return any keys, key cards, or any other State provided items.

- AUDIT
44. Subject to State and local public disclosure laws, Lessee agrees that the Department of General Services, California State Auditor, or their designated representative shall have the right to review and to copy any of Lessee’s non-redacted records and supporting documentation pertaining to the performance of this Lease. In the event State discovers any irregularities in Lessee’s revenue statements Lessee shall bear all costs associated with said audit.

Lessee agrees to maintain such records for possible audit for a minimum of three (3) years after final payment. Lessee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records.

Further, Lessee agrees to include in any sublease a similar right of the State to audit records and interview Lessee related to any performance of this Lease.

State may audit’s accounting books at any time upon reasonable request. Further to the extent Lessee provides the State with proprietary information, the State will hold it in the strictest confidence and will return it when it is no longer necessary to support any audit exceptions.

Lessee understands the State is subject to the Public Records Act.

- RECOVERY OF
LEGAL FEES
45. If action is brought by State for the recovery of any rent due under the provisions hereof or for any breach hereof, or to restrain the breach of any agreement contained herein, or for the recovery of possession of said Premises, or to protect any rights given to the State against Lessee, and if State will prevail in such action, Lessee shall pay to State such amount in attorney's fees in said action as the court shall determine to be reasonable, which shall be fixed by the court as part of the costs of said action.

- AMERICANS WITH
DISABILITIES ACT;
UNRUH CIVIL
RIGHTS ACT;
DISABLED
PERSONS ACT
46. Lessee shall comply with all applicable federal requirements established under 28 Code of Regulations, Part 36, Americans with Disabilities Act, and with all California State requirements established under Civil Code section 51 et seq., Unruh Civil Rights Act and Civil Code section 54 et seq., Disabled Persons Act, in order to make programs accessible to all participants and to provide equally effective communications.

By signing this Lease, Lessee assures State it complies with the applicable Federal and State statutes described above, prohibiting discrimination on the basis of disability. Lessee also assures State it complies with any applicable regulations and guidelines issued pursuant to the Federal and State statutes described above.

- TAXES,
ASSESSMENTS,
AND
47. Lessee agrees to pay all lawful taxes, assessments or charges that at any time may be levied upon any interest in this Lease.

SECTION 3– STANDARD PROVISIONS

POSSESSORY INTEREST

It is understood that this Lease may create a possessory interest subject to property taxation and Lessee may be subject to the payment of property taxes levied on such interest.

NON- DISCRIMINATION

48. In the performance of this Lease, Lessee shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability (including HIV and AIDS), mental disability, medical condition, age (over 40), marital status, sex, sexual orientation, use of family care leave, or any other Federal, State or local laws.

Lessee shall insure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment.

Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

Lessee shall comply with provisions of the Fair Employment and Housing Act (Government Code (GC) Section 12990 (a-f) et seq.) and the applicable regulations promulgated there under (California Code of Regulations, Title 2, Section 7285 et seq.).

The applicable regulations of the Fair Employment and Housing Commission implementing GC Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Lease by reference and made a part thereof as if set forth in full.

Lessee shall give written notice of its obligations under this clause to any labor organizations with which they have collective bargaining or other agreement.

Further, Lessee shall post in conspicuous places available to employees and applicants for employment, notices to be provided by the State setting forth the provisions of this Fair Employment Practices Section. (GC Section 12920-12994).

Remedies for Willful Violations:

(1) State may determine a willful violation of the Fair Employment Practices provision to have occurred upon the receipt of a final judgment having that effect from a court in an action to which Lessee was a party, or upon receipt of a written notice from the Fair Employment Practices Commission that it has investigated and determined that the Lessee has violated the Fair Employment Practices Act and has issued an order pursuant to the appropriate provisions of the GC.

(2) State will have the right to terminate this Lease and any loss or damage sustained by State by reason thereof will be borne and paid for by Lessee.

INSURANCE

49. Prior to or at Lease execution Lessee shall furnish to State a certificate of insurance, along with all policy endorsements, with State's Lease Number L-3116 and 660-2024-

SECTION 3– STANDARD PROVISIONS

071 indicated on the face of said certificate or endorsements, issued to State with evidence of insurance as follows:

COMMERCIAL GENERAL LIABILITY

Lessee shall maintain general liability coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate annually for bodily injury and property damage liability combined and Fire Legal Liability of at least \$500,000.

The policy shall include coverage for liabilities arising out of Premises, operations, independent contractors, products, completed operations, personal & advertising injury, and liability assumed under an insured contract.

The policy must include State of California, their officers, agents, and employees as additional insureds, but only insofar as the operations under the Lease are concerned. The additional insured endorsement must be provided with the certificate of insurance.

AUTOMOBILE LIABILITY

Lessee shall maintain motor vehicle liability with limits of not less than \$1,000,000 per accident for bodily injury and property damage. The State of California and Department of General Services are to be additional insureds with respect to liability arising out of all vehicles owned, hired and non-owned. The additional insured endorsement must be provided with the certificate of insurance.

PROFESSIONAL LIABILITY (ERRORS AND OMISSIONS)

Lessee shall maintain Insurance appropriate to the Contractor's profession, with limits not less than \$1,000,000 per occurrence.

WORKERS' COMPENSATION

Lessee shall maintain statutory workers' compensation and employer's liability coverage for all its employees who will be engaged in the performance of the Lease, including special coverage extensions where applicable. Employer's liability limits of \$1,000,000 shall be required, and the policy shall include a waiver of subrogation in favor of the State of California. The waiver of subrogation endorsement must be provided with the certificate of insurance.

GENERAL REQUIREMENTS

Lessee shall ensure that the following general requirements are met:

- a. Insurance Companies must be acceptable to Department of General Services, Office of Risk and Insurance Management.
- b. Coverage needs to be in-force for complete term of this Lease. If insurance expires during the term of the Lease, a new certificate must be received by State within thirty (30) days of the expiration date of the existing policy. This new insurance must still meet the terms of the original contract.
- c. Lessee shall notify the State within five business days of Lessee's receipt of any notice of cancellation or non-renewal of any insurance required by this lease.

SECTION 3– STANDARD PROVISIONS

- d. Lessee is responsible for any deductible or self-insured retention contained within the insurance program.
- e. In the event Lessee fails to keep in effect at all times the specified insurance coverage, State may, in addition to any other remedies it may have, terminate this Lease upon the occurrence of such event, subject to the provisions of this Lease.
- f. Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by State.
- g. If Lessee is self-insured in whole or in part as to any of the above described types and levels of coverage, Lessee shall provide State with written acknowledgment of this fact at the time of the execution of this Lease. The State may require financial information to justify Lessee’s self-insured status. If, at any time after the execution of this Lease, Lessee abandons its self-insured status, Lessee shall immediately notify State of this fact and shall comply with all of the terms and conditions of this Insurance clause pertaining to policies of insurance in regard to those types and levels of insurance.

It is agreed that State shall not be liable for the payment of any premiums or assessments on the required insurance coverage.

Notwithstanding any contrary provision contained herein, State acknowledges and agrees that Lessee is self-insured and shall not be required to obtain policies required under this Clause 49.

**FIRE AND
CASUALTY
DAMAGES**

- 50. State will not keep improvements which are constructed or installed by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee shall make no claim of any nature against State by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the State in the course of their employment.

**HOLD HARMLESS
INDEMNIFICATION**

- 51. This Lease is made upon the express condition that the State of California is to be free from all liability and claims for damages by reason of any injury to any person or persons, including Lessee, or property of any kind whatsoever and to whomsoever belonging, including Lessee, from any cause or causes whatsoever while in, upon, or in any way connected with the Premises during the term of this Lease or any occupancy hereunder, holdover periods or any other occupancy of the Premises by Lessee, except those arising out of the negligence or willful misconduct of State, its employees, agents, and invitees.

**HOLD HARMLESS
INDEMNIFICATION
(CONT.)**

Lessee agrees to defend, indemnify, and hold harmless State from all liability, loss, cost or obligation on account of or arising out of any such injury or loss, however occurring, except those arising out of the negligence or willful misconduct of State, its employees, agents, and invitees.

LOSSES

- 52. Except to the extent of any loss or damage arising out of the negligence or willful misconduct of State, its employees, agents, and invitees, State will not be responsible

SECTION 3– STANDARD PROVISIONS

for losses or damage to personal property, equipment or materials of Lessee and all losses shall be reported to State immediately upon discovery.

DEBT LIABILITY DISCLAIMER

53. State, including but not limited to the State's General Fund or any special self-insurance programs, is not liable for any debts, liabilities, settlements, liens or any other obligations of the Lessee or its heirs, successors or assigns.

Except to the extent any claim or damage arising out of the negligence or willful misconduct of State, its employees, agents, and invitees, State and its agencies, departments and divisions will not be liable for and will be held harmless by Lessee and for any claims or damages associated with any contract, tort, action or inaction, error in judgment, act of negligence, intentional tort, mistakes, or other acts taken or not taken by the Lessee, its employees, agents, invitees, guests or anyone acting in concert with or on behalf of Lessee. State has no obligation to defend or undertake the defense on behalf of Lessee or its heirs, successors or assigns.

RELOCATION

54. (a) In the event that State terminates this Lease pursuant to its terms, Lessee acknowledges and agrees that it has no claim against the State for Relocation Payments, Relocation Advisory Assistance, or costs pursuant to the Government Code sections 7260 et seq., or any regulations implementing or interpreting such sections. Lessee further agrees that it has no claim in either law or equity against the State for damages or other relief should the Lease be terminated and waives any such claims it may have.

(b) In the event subleasing, under the terms of this Lease, is permitted, Lessee shall incorporate this Paragraph into the sublease. Failure to do so may obligate Lessee for damages and costs resulting from claims for relocation payments by sublessee.

(c) The location of the Premises to be used by Lessee for the purpose of this Lease may be changed as required by State in the event of circumstances arising to warrant such a change. Lessee agrees to accept another functionally equivalent location within the facility grounds within which to operate under the same general provisions of this Lease.

In the event the new quarters are different in size from present quarters, there shall be an adjustment in rental rate on a proportionate square footage basis at the discretion of the State, either greater or smaller, as the case may be.

In the event State is unable to relocate the Lessee within the facility grounds, State, upon reasonable notice, may require Lessee to leave State premises. Reasonable notice is defined herein as to be at least thirty (30) days.

SMOKING RESTRICTION

55. Per Government Code 7597, Smoking shall not be allowed inside any building, or within 20 feet of any entrance or operable window of any building.

SMOKING RESTRICTION (CONT.)

Lessee, invitees, or patrons shall compensate and reimburse State the cost of damage and destruction of any such fire caused by Lessee, its employees, invitees, contractors, or patrons, including State's out-of-pocket expenses for same.

SECTION 3– STANDARD PROVISIONS

- | | |
|------------------------------|---|
| RECORDING | 56. Lessee shall not record this Lease or a short form memorandum thereof. Any such recordation will, at the option of State, constitute a non-curable default by Lessee hereunder. |
| AUTHORITY TO CONTRACT | 57. If Lessee is a public, private or non-profit corporation, each individual executing this Lease on behalf of said Lessee shall provide evidence, which is acceptable to State, that he/she is duly authorized to execute and deliver this Lease on behalf of said Lessee in accordance with a duly adopted resolution of the Board of Directors or in accordance with the Bylaws of said Board, and that this Lease is binding upon said Board of Directors in accordance with its terms. |
| PARTNERSHIP DISCLAIMER | 58. Lessee its agents and employees shall act in an independent capacity and not as officers or employees of State. Nothing herein contained will be construed as constituting the parties herein as partners. |
| MINERAL RIGHTS | 59. Lessee agrees not to interfere, in any way, with the interests of any person or persons that may hold presently, or in the future, oil, gas, or other mineral interests upon or under said Premises; nor shall Lessee, in any way, interfere with the rights of ingress and egress of said interest holders. |
| CEQA | 60. Any physical changes made to the improvements by Lessee or its agents shall comply with the California Environmental Quality Act (CEQA). |
| BANKRUPTCY | 61. In no event shall this Lease or the leasehold estate become an asset of Lessee in bankruptcy, receivership or other judicial proceedings. Lessee shall be in default under this Lease in the event of any of the following: (a) Lessee becomes insolvent or makes an assignment for the benefit of creditors, (b) a petition in bankruptcy is filed by or against Lessee, (c) a writ of execution is levied against this Lease or the leasehold estate, (d) Lessee abandons or vacates or does not continuously occupy or safeguard the Premises. |
| AMENDMENTS AND MODIFICATIONS | 62. No amendment, modification, or supplement to this Lease shall be binding on either party unless it is in writing and signed by the party to be bound by the modification. |
| MUTUAL CONSENT | 63. Notwithstanding anything herein contained to the contrary, this Lease may be terminated and the provisions of the Lease may be altered, changed, or amended by mutual consent of the parties hereto in writing. |
| FORCE MAJEURE | 64. If either Lessee or State will be delayed or prevented from the performance of any act required hereunder by reason of acts of Nature, governmental restrictions, regulations or controls (except those reasonably foreseeable in connection with the uses contemplated by this Lease) or other cause without fault and beyond the control of the party obligated (except financial inability), performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. Nothing in this Paragraph shall excuse Lessee from prompt payment of any rent, taxes, insurance or any other charge required of Lessee, except as may be expressly provided in this Lease. |
| FORCE MAJURE (CONT.) | |

SECTION 3– STANDARD PROVISIONS

WAIVER	<p>65. If State waives the performance of any term, covenant or condition contained in this Lease, such waiver shall not be deemed to be a waiver of that or any subsequent term, covenant or condition.</p> <p>Failure by State to enforce any of the terms, covenants or conditions of this Lease for any length of time shall not be deemed to waive or decrease State's right to insist thereafter upon strict performance by Lessee.</p> <p>Waiver by State of any term, covenant, or condition contained in this Lease may only be made by a written document properly signed by an authorized State representative.</p>
ENTIRE AGREEMENT	66. This Lease and its exhibits constitute the entire agreement between State and Lessee. No prior written concurrent or subsequent oral promises or representations shall be binding.
CLAUSE HEADINGS	67. All Paragraph headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.
SEVERABILITY	68. If any term, covenant, condition, or provision of this Lease or any application thereof, to any extent, is found invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of this Lease will not be affected thereby and will be valid and enforceable to the fullest extent permitted by law.
SEPARATE COUNTERPARTS	69. This Lease may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement. The exchange of copies of this Lease and of signature pages by electronic mail in "portable document format" ("pdf") form or by any other electronic means shall constitute effective execution and delivery of this Lease. In the event the Lease is executed by wet ink signatures, the original signatures shall also be exchanged between the parties via mail, in addition to any exchange via electronic means.
SUPERSEDURE	70. This Lease supersedes and voids any prior license, lease or agreement of any kind between State and Lessee identified in this Lease with regards to the Premises.
BINDING	71. The terms of this Lease and covenants and agreements herein contained shall apply to and shall bind and inure to the benefit of the heirs, representatives, assigns and successors in interest of the parties hereto.
CLEAR TITLE	72. At the expiration or termination of this Lease, Lessee shall execute and deliver to State within thirty (30) days a Quitclaim Deed to all rights granted hereunder.
ESSENCE OF TIME	73. Time is of the essence for each and all of the provisions, covenants and conditions of this Lease.
EXECUTIVE ORDER N-6-22 – RUSSIA SANCTIONS	74. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

SECTION 3– STANDARD PROVISIONS

termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

CITY
REQUIREMENTS

75. This Lease shall be subject to the City of San Francisco requirements attached as Exhibit F and incorporated herein by this reference.

END OF SECTION 3

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK


STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
STATE OWNED LEASING & DEVELOPMENT

IN WITNESS WHEREOF, this Lease has been executed by the Parties hereto as of the date written below.



STATE OF CALIFORNIA

DEPARTMENT OF PARKS AND RECREATION

DocuSigned by:

By: 4B24ADBC7E7B4B1
Brian Dewey, Assistant Deputy Director
Facilities and Development
Date Executed: _____

LESSEE:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: 
 Andrico Q. Penick Sarah R. Oerth
Director of Real Estate
(San Francisco Board of Supervisor's Resolution
No. _____)

APPROVAL:

DEPARTMENT OF GENERAL SERVICES

Trevor Johnson
By: 
Digitally signed by Trevor Johnson
Date: 2025.05.30 10:30:21 -0700
Trevor Johnson, Assistant Chief
State Owned Leasing and Development

APPROVED AS TO FORM:

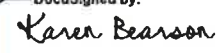
David Chiu, City Attorney

By: 
Vincent Brown
Deputy City Attorney

Date Signed: 8/25/2025

APPROVAL RECOMMENDED:

DEPARTMENT OF PARKS AND RECREATION
Acquisition and Real Property Services

DocuSigned by:

By: 3CFFDDDBEE7348C
Karen Bearson
Senior Right of Way Agent



CANDLESTICK POINT VEHICLE TRUCK
CENTER - PHASE 1

1600 Highway 101, San Francisco, CA 94114
3014 Highway 101, San Francisco, CA 94114

Comments

ACCESSIBILITY COMPLIANCE LETTER

DISABILITY ACCESS COMPLIANCE FOR CITY PROJECTS

Building Permit Applicant is to fill in project name - address below, including the form on the plan set.

1. Project Name: CANDLESTICK POINT VEHICLE TRUCK CENTER

2. Project Address: 1600 Highway 101, San Francisco, CA 94114

3. Project Description: CANDLESTICK POINT VEHICLE TRUCK CENTER

4. Project Status: New Construction

5. Project Type: Vehicle Truck Center

6. Project Location: 1600 Highway 101, San Francisco, CA 94114

7. Project Date: 12/10/2021

8. Project Contact: [Redacted]

9. Project Phone: [Redacted]

10. Project Email: [Redacted]

11. Project Website: [Redacted]

12. Project Social Media: [Redacted]

13. Project Other: [Redacted]

14. Project Notes: [Redacted]

15. Project Comments: [Redacted]

16. Project Signatures: [Redacted]

17. Project Date: 12/10/2021

18. Project Location: 1600 Highway 101, San Francisco, CA 94114

19. Project Status: New Construction

20. Project Type: Vehicle Truck Center

21. Project Date: 12/10/2021

22. Project Contact: [Redacted]

23. Project Phone: [Redacted]

24. Project Email: [Redacted]

25. Project Website: [Redacted]

26. Project Social Media: [Redacted]

27. Project Other: [Redacted]

28. Project Notes: [Redacted]

29. Project Comments: [Redacted]

30. Project Signatures: [Redacted]

31. Project Date: 12/10/2021

32. Project Location: 1600 Highway 101, San Francisco, CA 94114

33. Project Status: New Construction

34. Project Type: Vehicle Truck Center

35. Project Date: 12/10/2021

36. Project Contact: [Redacted]

37. Project Phone: [Redacted]

38. Project Email: [Redacted]

39. Project Website: [Redacted]

40. Project Social Media: [Redacted]

41. Project Other: [Redacted]

42. Project Notes: [Redacted]

43. Project Comments: [Redacted]

44. Project Signatures: [Redacted]

45. Project Date: 12/10/2021

46. Project Location: 1600 Highway 101, San Francisco, CA 94114

47. Project Status: New Construction

48. Project Type: Vehicle Truck Center

49. Project Date: 12/10/2021

50. Project Contact: [Redacted]

51. Project Phone: [Redacted]

52. Project Email: [Redacted]

53. Project Website: [Redacted]

54. Project Social Media: [Redacted]

55. Project Other: [Redacted]

56. Project Notes: [Redacted]

57. Project Comments: [Redacted]

58. Project Signatures: [Redacted]

59. Project Date: 12/10/2021

60. Project Location: 1600 Highway 101, San Francisco, CA 94114

61. Project Status: New Construction

62. Project Type: Vehicle Truck Center

63. Project Date: 12/10/2021

64. Project Contact: [Redacted]

65. Project Phone: [Redacted]

66. Project Email: [Redacted]

67. Project Website: [Redacted]

68. Project Social Media: [Redacted]

69. Project Other: [Redacted]

70. Project Notes: [Redacted]

71. Project Comments: [Redacted]

72. Project Signatures: [Redacted]

73. Project Date: 12/10/2021

74. Project Location: 1600 Highway 101, San Francisco, CA 94114

75. Project Status: New Construction

76. Project Type: Vehicle Truck Center

77. Project Date: 12/10/2021

78. Project Contact: [Redacted]

79. Project Phone: [Redacted]

80. Project Email: [Redacted]

81. Project Website: [Redacted]

82. Project Social Media: [Redacted]

83. Project Other: [Redacted]

84. Project Notes: [Redacted]

85. Project Comments: [Redacted]

86. Project Signatures: [Redacted]

87. Project Date: 12/10/2021

88. Project Location: 1600 Highway 101, San Francisco, CA 94114

89. Project Status: New Construction

90. Project Type: Vehicle Truck Center

91. Project Date: 12/10/2021

92. Project Contact: [Redacted]

93. Project Phone: [Redacted]

94. Project Email: [Redacted]

95. Project Website: [Redacted]

96. Project Social Media: [Redacted]

97. Project Other: [Redacted]

98. Project Notes: [Redacted]

99. Project Comments: [Redacted]

100. Project Signatures: [Redacted]

101. Project Date: 12/10/2021

102. Project Location: 1600 Highway 101, San Francisco, CA 94114

103. Project Status: New Construction

104. Project Type: Vehicle Truck Center

105. Project Date: 12/10/2021

106. Project Contact: [Redacted]

107. Project Phone: [Redacted]

108. Project Email: [Redacted]

109. Project Website: [Redacted]

110. Project Social Media: [Redacted]

111. Project Other: [Redacted]

112. Project Notes: [Redacted]

113. Project Comments: [Redacted]

114. Project Signatures: [Redacted]

115. Project Date: 12/10/2021

116. Project Location: 1600 Highway 101, San Francisco, CA 94114

117. Project Status: New Construction

118. Project Type: Vehicle Truck Center

119. Project Date: 12/10/2021

120. Project Contact: [Redacted]

121. Project Phone: [Redacted]

122. Project Email: [Redacted]

123. Project Website: [Redacted]

124. Project Social Media: [Redacted]

125. Project Other: [Redacted]

126. Project Notes: [Redacted]

127. Project Comments: [Redacted]

128. Project Signatures: [Redacted]

129. Project Date: 12/10/2021

130. Project Location: 1600 Highway 101, San Francisco, CA 94114

131. Project Status: New Construction

132. Project Type: Vehicle Truck Center

133. Project Date: 12/10/2021

134. Project Contact: [Redacted]

135. Project Phone: [Redacted]

136. Project Email: [Redacted]

137. Project Website: [Redacted]

138. Project Social Media: [Redacted]

139. Project Other: [Redacted]

140. Project Notes: [Redacted]

141. Project Comments: [Redacted]

142. Project Signatures: [Redacted]

143. Project Date: 12/10/2021

144. Project Location: 1600 Highway 101, San Francisco, CA 94114

145. Project Status: New Construction

146. Project Type: Vehicle Truck Center

147. Project Date: 12/10/2021

148. Project Contact: [Redacted]

149. Project Phone: [Redacted]

150. Project Email: [Redacted]

151. Project Website: [Redacted]

152. Project Social Media: [Redacted]

153. Project Other: [Redacted]

154. Project Notes: [Redacted]

155. Project Comments: [Redacted]

156. Project Signatures: [Redacted]

157. Project Date: 12/10/2021

158. Project Location: 1600 Highway 101, San Francisco, CA 94114

159. Project Status: New Construction

160. Project Type: Vehicle Truck Center

161. Project Date: 12/10/2021

162. Project Contact: [Redacted]

163. Project Phone: [Redacted]

164. Project Email: [Redacted]

165. Project Website: [Redacted]

166. Project Social Media: [Redacted]

167. Project Other: [Redacted]

168. Project Notes: [Redacted]

169. Project Comments: [Redacted]

170. Project Signatures: [Redacted]

171. Project Date: 12/10/2021

172. Project Location: 1600 Highway 101, San Francisco, CA 94114

173. Project Status: New Construction

174. Project Type: Vehicle Truck Center

175. Project Date: 12/10/2021

176. Project Contact: [Redacted]

177. Project Phone: [Redacted]

178. Project Email: [Redacted]

179. Project Website: [Redacted]

180. Project Social Media: [Redacted]

181. Project Other: [Redacted]

182. Project Notes: [Redacted]

183. Project Comments: [Redacted]

184. Project Signatures: [Redacted]

185. Project Date: 12/10/2021

186. Project Location: 1600 Highway 101, San Francisco, CA 94114

187. Project Status: New Construction

188. Project Type: Vehicle Truck Center

189. Project Date: 12/10/2021

190. Project Contact: [Redacted]

191. Project Phone: [Redacted]

192. Project Email: [Redacted]

193. Project Website: [Redacted]

194. Project Social Media: [Redacted]

195. Project Other: [Redacted]

196. Project Notes: [Redacted]

197. Project Comments: [Redacted]

198. Project Signatures: [Redacted]

199. Project Date: 12/10/2021

200. Project Location: 1600 Highway 101, San Francisco, CA 94114

201. Project Status: New Construction

202. Project Type: Vehicle Truck Center

203. Project Date: 12/10/2021

204. Project Contact: [Redacted]

205. Project Phone: [Redacted]

206. Project Email: [Redacted]

207. Project Website: [Redacted]

208. Project Social Media: [Redacted]

209. Project Other: [Redacted]

210. Project Notes: [Redacted]

211. Project Comments: [Redacted]

212. Project Signatures: [Redacted]

213. Project Date: 12/10/2021

214. Project Location: 1600 Highway 101, San Francisco, CA 94114

215. Project Status: New Construction

216. Project Type: Vehicle Truck Center

217. Project Date: 12/10/2021

218. Project Contact: [Redacted]

219. Project Phone: [Redacted]

220. Project Email: [Redacted]

221. Project Website: [Redacted]

222. Project Social Media: [Redacted]

223. Project Other: [Redacted]

224. Project Notes: [Redacted]

225. Project Comments: [Redacted]

226. Project Signatures: [Redacted]

227. Project Date: 12/10/2021

228. Project Location: 1600 Highway 101, San Francisco, CA 94114

229. Project Status: New Construction

230. Project Type: Vehicle Truck Center

231. Project Date: 12/10/2021

232. Project Contact: [Redacted]

233. Project Phone: [Redacted]

234. Project Email: [Redacted]

235. Project Website: [Redacted]

236. Project Social Media: [Redacted]

237. Project Other: [Redacted]

238. Project Notes: [Redacted]

239. Project Comments: [Redacted]

240. Project Signatures: [Redacted]

241. Project Date: 12/10/2021

242. Project Location: 1600 Highway 101, San Francisco, CA 94114

243. Project Status: New Construction

244. Project Type: Vehicle Truck Center

245. Project Date: 12/10/2021

246. Project Contact: [Redacted]

247. Project Phone: [Redacted]

248. Project Email: [Redacted]

249. Project Website: [Redacted]

250. Project Social Media: [Redacted]

251. Project Other: [Redacted]

252. Project Notes: [Redacted]

253. Project Comments: [Redacted]

254. Project Signatures: [Redacted]

255. Project Date: 12/10/2021

256. Project Location: 1600 Highway 101, San Francisco, CA 94114

<



CASH/INVENTORY VEHICLE FINANCE DRIVER									
DATE: 11/06/2011									
SHELBY Volkswagen Credit per 2011 statement									
PAGES 1		PAGES 2		PAGES 3		PAGES 4		PAGES 5	
Page 1	Page 2	Page 3	Page 4	Page 5	Page 6	Page 7	Page 8	Page 9	Page 10
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210
211	212	213	214	215	216	217	218	219	220
221	222	223	224	225	226	227	228	229	230
231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250
251	252	253	254	255	256	257	258	259	260
261	262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279	280
281	282	283	284	285	286	287	288	289	290
291	292	293	294	295	296	297	298	299	300
301	302	303	304	305	306	307	308	309	310
311	312	313	314	315	316	317	318	319	320
321	322	323	324	325	326	327	328	329	330
331	332	333	334	335	336	337	338	339	340
341	342	343	344	345	346	347	348	349	350
351	352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369	370
371	372	373	374	375	376	377	378	379	380
381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400
401	402	403	404	405	40				

1 SITE PLAN CODE REVIEW

SHEET NOTES

RV AIRWAYS MUST BE DISCONNECTED AND SECURED WITH THE CLOSURE POSITION. CARBON MONOXIDE AND SMOKE DETECTORS TO BE PROVIDED AT ALL RVs. ALL VEHICLES WILL COME EQUIPPED WITH CARBON MONOXIDE AND SMOKE DETECTORS. RECREATION VEHICLES (RVs) MUST BE DISCONNECTED AND NOT USED DURING SUNNY AT SITE. TEMPORARY TRAILERS SHALL NOT BE LOCKED AND FREE TO MOVE. HAZARDOUS WASTE MUST MAINTAIN A 15' OZ BIN SEPARATION. (SEE DETAIL 1.12)

QTY.	TYPE	UNIT	SEC'D PER
	STANDARD	TABLE 18-508 2 L X 18 M AL	PROVIDED
	R/W		4
			4
	STANDARD	WALL	1
			11.00
			1

DATA CODE REVIEW ITEMS

FARM/ESTABLISHMENT INFORMATION FOR LISTING - PART 1 (ALL OF THE FOLLOWING TYPES OF ESTABLISHMENTS INCLUDE COULDED AND UNCOULDED)			DIMENSIONS	
TOTAL COWS	ADULT COWS	TYPE	LENGTH	WIDTH
1	1	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
2	2	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
3	3	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
4	4	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
5	5	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
6	6	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
7	7	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
8	8	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
9	9	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
10	10	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
11	11	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
12	12	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
13	13	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
14	14	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
15	15	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
16	16	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
17	17	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
18	18	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
19	19	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
20	20	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
21	21	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
22	22	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
23	23	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
24	24	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
25	25	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
26	26	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
27	27	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
28	28	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
29	29	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
30	30	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
31	31	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
32	32	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
33	33	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
34	34	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
35	35	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
36	36	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
37	37	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
38	38	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
39	39	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
40	40	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
41	41	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
42	42	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
43	43	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
44	44	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
45	45	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
46	46	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
47	47	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
48	48	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
49	49	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
50	50	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
51	51	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
52	52	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
53	53	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15' D.
54	54	ADJ. ADJ. ESTABL. (SEE SHEETS)	15' W. 15' D.	15' W. 15

[illegible]

FIRE CODE REVIEW ITEMS

ACCESS VEHICLE BY AND PREPARE DATE INFO (SEE SCHEDULE ON A-10)		INSTRUCTIONS
QTY.	TYPE	
5	COUPLER - VEHICLE CANNOT GO	20' W MIN. L X 8' H
5	DOUBLE SWING - PERESTRACHIAN GATE	24' W MIN. L X 8' H
TOTAL NUMBER OF OCCUPIED VEHICLES IN PHASE 1		2
TOTAL NUMBER OF OCCUPIED VEHICLES		2

CITY		STATE	ZIP	SECTION TYPE	COMMENTS
15	16	17	18	19	20
FIRE ACCESS AND EQUIPMENT COUNTS - PHASE 1					
PREFER TO 42.36 FOR FIRE ENGINE TURN RADIUS JOURNAL					
FIRE ACCESS - TURN RADIUS SHOWN					

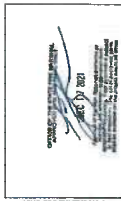
LEGEND

DATE	ACREAGE	PRICE	PER ACRE	REMARKS
1982	10	1000	100	1000
1983	10	1000	100	1000
1984	10	1000	100	1000
1985	10	1000	100	1000
1986	10	1000	100	1000
1987	10	1000	100	1000
1988	10	1000	100	1000
1989	10	1000	100	1000
1990	10	1000	100	1000
1991	10	1000	100	1000
1992	10	1000	100	1000
1993	10	1000	100	1000
1994	10	1000	100	1000
1995	10	1000	100	1000
1996	10	1000	100	1000
1997	10	1000	100	1000
1998	10	1000	100	1000
1999	10	1000	100	1000
2000	10	1000	100	1000
2001	10	1000	100	1000
2002	10	1000	100	1000
2003	10	1000	100	1000
2004	10	1000	100	1000
2005	10	1000	100	1000
2006	10	1000	100	1000
2007	10	1000	100	1000
2008	10	1000	100	1000
2009	10	1000	100	1000
2010	10	1000	100	1000
2011	10	1000	100	1000
2012	10	1000	100	1000
2013	10	1000	100	1000
2014	10	1000	100	1000
2015	10	1000	100	1000
2016	10	1000	100	1000
2017	10	1000	100	1000
2018	10	1000	100	1000
2019	10	1000	100	1000
2020	10	1000	100	1000
2021	10	1000	100	1000
2022	10	1000	100	1000
2023	10	1000	100	1000
2024	10	1000	100	1000
2025	10	1000	100	1000
2026	10	1000	100	1000
2027	10	1000	100	1000
2028	10	1000	100	1000
2029	10	1000	100	1000
2030	10	1000	100	1000
2031	10	1000	100	1000
2032	10	1000	100	1000
2033	10	1000	100	1000
2034	10	1000	100	1000
2035	10	1000	100	1000
2036	10	1000	100	1000
2037	10	1000	100	1000
2038	10	1000	100	1000
2039	10	1000	100	1000
2040	10	1000	100	1000
2041	10	1000	100	1000
2042	10	1000	100	1000
2043	10	1000	100	1000
2044	10	1000	100	1000
2045	10	1000	100	1000
2046	10	1000	100	1000
2047	10	1000	100	1000
2048	10	1000	100	1000
2049	10	1000	100	1000
2050	10	1000	100	1000
2051	10	1000	100	1000
2052	10	1000	100	1000
2053	10	1000	100	1000
2054	10	1000	100	1000
2055	10	1000	100	1000
2056	10	1000	100	1000

Original Sheet Size: 30" x 42"



Ron Alarick - City Architect
Julia Laue - Principal Architect / Bureau Manager
8 South Van Ness Ave., Suite 1100 - San Francisco, CA 94103
415-398-4444



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

200 Hudson Point Experiment, San Francisco, CA 94134

Figure 1

153 D11250

[illegible]

Parasitica *Wills.*

SITE PLAN - PHASE 1

A132

Book: As indicated

CSFM File # 21-N-1920-GDR



1 SITE PLAN PHASE 1

SHEET NOTES

1000-0000/01/0000-0000\$10.00/0
© 2001 Blackwell Science Ltd
Journal of Internal Medicine 250: 1-12

- 1) CONTRACTOR TO PROVIDE OFFICE TRAILER AND BUMP SYSTEM TO BE ANCHORED TO GROUND BY TRAILER VEHICLE.
- 2) SIGNS TO BE PROVIDED AND/OR SIGNEE TRAILER WITH COLORED ACCESS PANEL. FOR MAINTENANCE ONLY (DAY, NIGHT, SHORTHAND VISIBILITY)
- 3) IF A GENERATOR IS NEEDED AND PROVIDED, ADD LOCAL CHAIN LINK ENCLOSURE FOR MAINTENANCE SITE ACCESS.
- 4) LIFE EXTINGUISHERS TO BE PROVIDED IN ENCLOSED CABINETS. REFER TO PLAN FOR LOCATION.
- 5) PROVIDE NEW STRIPING PER 1 AND PER STATE DEPARTMENT, INCLUDING AN X-ALLS.
- 6) PROVIDE TWO METAL CONE BUMPS FOR ACCESSING NORTHWEST STAFF PARKING LOT.
- 7) PROVIDE A 6" HIGH TRUNCATED CONUS (CONIC) TRAILER CHAIN LINK FENCE AROUND PERIMETER OF SITE AS SHOWN IN THEIR PLAN. ALL FENCE SECTIONS TO BE LOCATED AND IDENTIFIED BY SIGNAGE AND/OR COLOR.

PROVIDE SLATS OR FABRIC SCREENING ON FULL HEIGHT OF PERIMETER FENCE AND GATES COMBINATION WITH CHAINS OR HAVE A CLOSE SEAL OF APPROXIMATE

- [illegible]

15) PROVIDE MOUNTING POSTS FOR CAMERAS; COORDINATE WITH CAMERA/SECURITY CONSULTANT. RESULTS REPORTED BY FIELD UNIT.

- [illegible]

WATER LEVEL

- ACCESSIBLE PART OF TRAVEL**
- PAGE 107
- DUMPER
SUNSHADE CANNON
MOBILE LOANER
LIGHTING TOWER
DATE

LEGEND

[illegible]

MEMBERS OF UNITED

QTY.	TYPE	REFERENCE
5	DOUBLE SWING VEHICULAR GATE	SEE SHEET A.5.10 FOR DETAILS
3	SINGLE SWING PEDESTRIAN GATE	SEE SHEET A.5.10 FOR DETAILS

Original Sheet Size: 30" x 42"



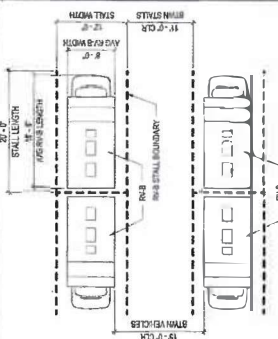
CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

800 Hurdston Point Expressway, New Francisco, CA 94124
SPM Permit #71-N-1020-C

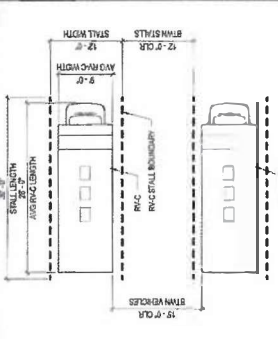
PRINT SET
10/7/2021[illegible]

STE DETAILS

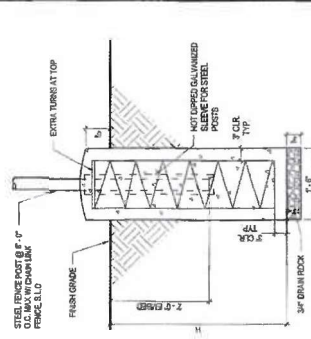
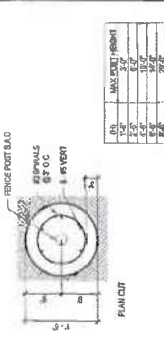
A1.40



1 RV-B STALL SPACING

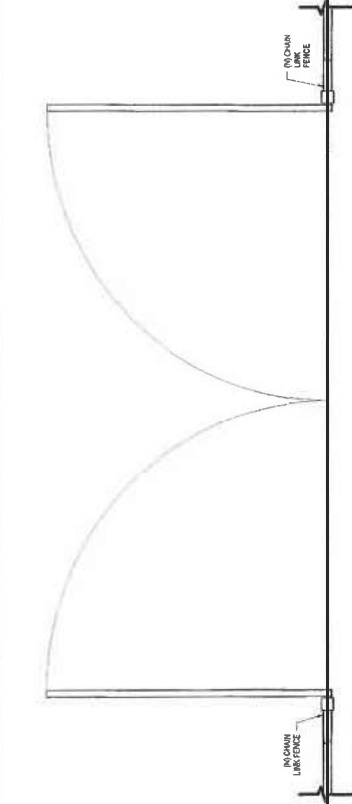


RV-C STALL SPACING

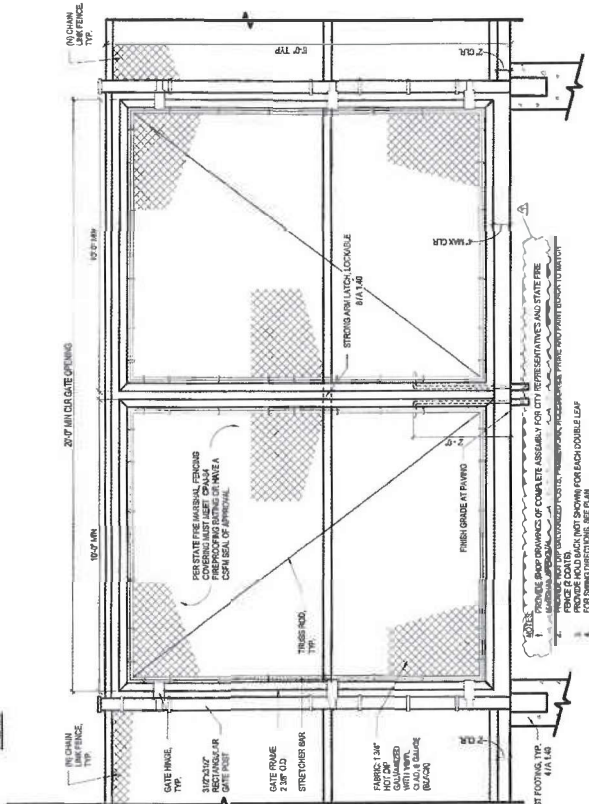


1. SET THE BLADES FOR THE POST 1" BELOW FINISH GRADE AND GROUT FOR PAYMENT LOCATION S.L.O.
2. ACTUAL DEPTH OF CCM PILE SHALL BE VERIFIED BY CITY

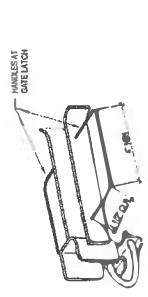
4 GATE POST FOOTING DETAIL



PLAN

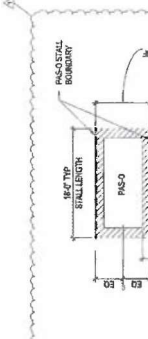


DOUBLE VEHICULAR GATE DETAIL - GATE TYPE B

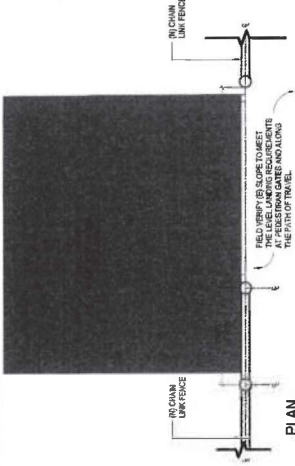


COMMERCIAL GRADE FLEECING GATE LATCH - "STRONG ARM LATCH" AS AVAILABLE FROM THOLE FENCE, INC. (773) 364-9889. NO KNOWN EQUAL HANDLES AT GATE LATCH. 1" SQUARE GALVANIZED STEEL HANDLES, PAINT BLACK TO MATCH FENCE. WELDED HANCOUS ON BOTH SIDES. ALL SHOWN, MOUNT LEVEL ON GATE LATCH HANDLES MEASURED FROM INSIDE EDGE.

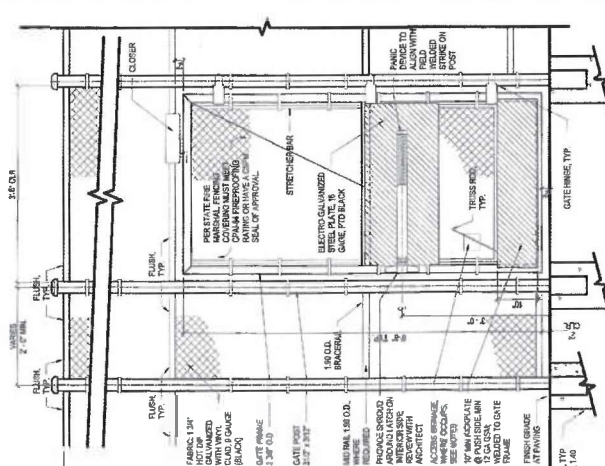
GATE LATCH DETAIL



PAS-O STALL SPACING



PLAN



MADE SPOON OR LINES OF COMPLETE, RESERVILY FOR CITY REPRESENTATIVES ARE
 LOCAL APPROVAL
 DOES NOT DISQUALIFIED POSTS, FRAMEWORK, ACCESSORIES &
 PROVIDE USA SACH PER G SHEETS, BOLT PLATE TO EXTERIOR FRONT OF GATE. WHERE APPLICABLE. WEAR Y
 LOCATION IN FIELD WITH CITY REPRESENTATIVE

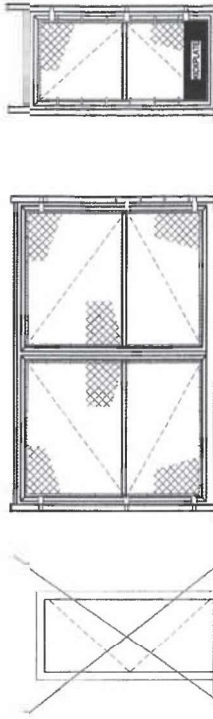
SINGLE PEDESTRIAN GATE DETAIL - GATE TYPE C



Ron Almeida - City Architect
Julie Laive - Principal Architect / Bureau Manager
40 South Van Ness Ave., Suite 9100 San Francisco, CA 94103
Phone (415) 774-1233

CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

500 Muriel Point Esplanade, San Francisco, CA 94124
SFM Permit #71-N-1820-C

[illegible]

TYPE G:
SINGLE SWING
CHURN LINK GATE

TYPE B:
DOUBLE SWING
CHANNEL GATE

DOOR AND GATE TYPES

①

DOOR AND GATE HARDWARE GROUP

[illegible]

PERMIT SET 10/17/2021

[illegible]

11

DOOR SCHEDULE AND TYPES

Sheet No. **A5.10**

Scale: $1/2" = 1'-0"$
 C:\P\A File # 24-26-1820-0-000

BUREAU OF ARCHITECTURE



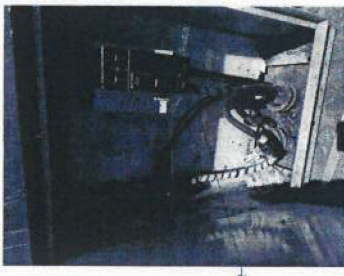
From Administration - City of San Francisco
Julianna L. Larkin - Principal Architectural Services Manager
415 Golden Gate Avenue, Suite 1100 San Francisco, CA 94102
Tel: 415.376.2000 Fax: 415.376.2001



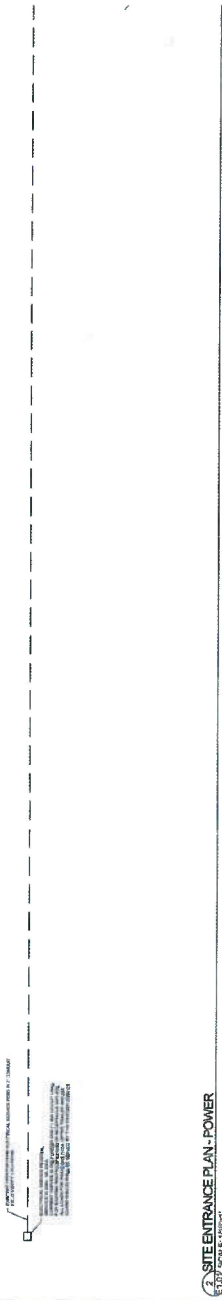
CANDLESTICK POINT VEHICLE TRUSS
CENTER - PHASE 1

800 Hudson Point Freeway, San Francisco, CA 94124

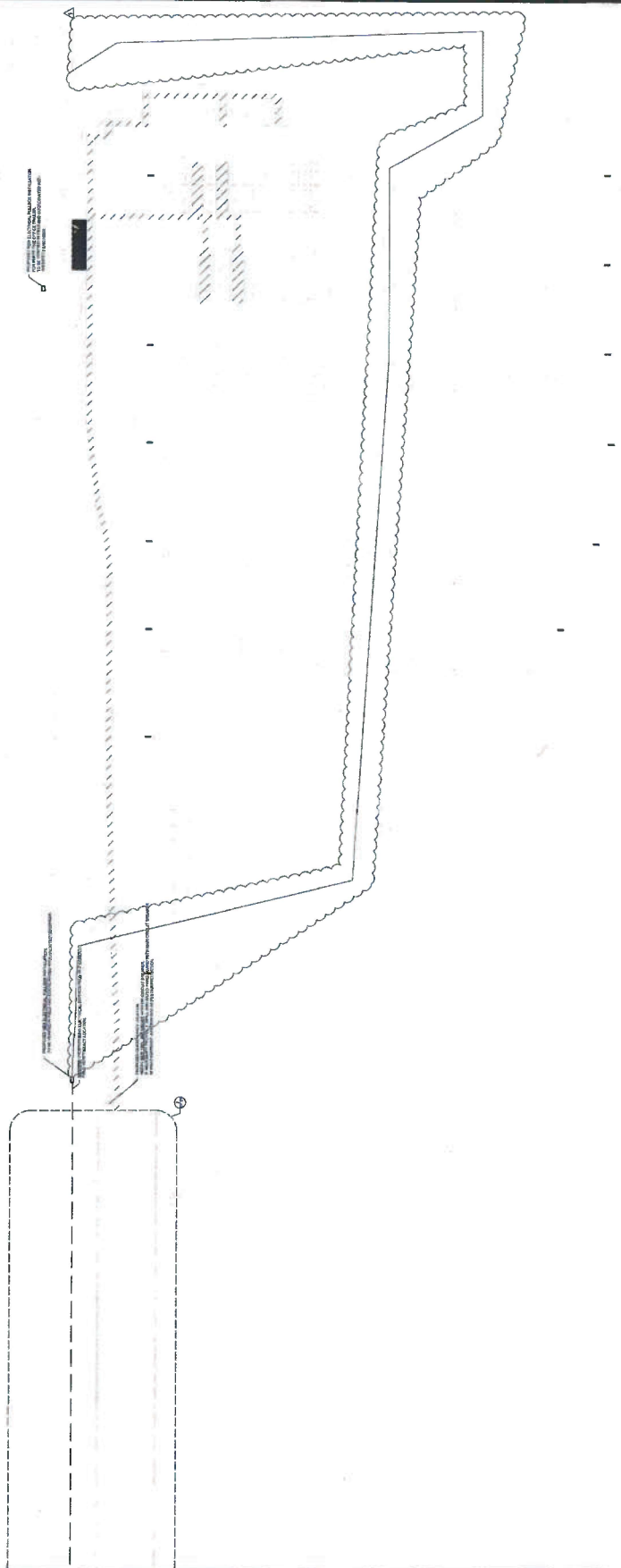
Consultant



3 EXISTING SITE ELECTRICAL SERVICE
1/8" = 1'-0"



7 SITE ENTRANCE PLAN - POWER
1/8" = 1'-0"



8 ELECTRICAL SITE PLAN - POWER
1/8" = 1'-0"



PERMIT SET		10/7/2021
No.	Date	Revisions
1	10/7/2021	1. INITIAL DESIGN
2		2. REVISED DESIGN
3		3. REVISED DESIGN
4		4. REVISED DESIGN
5		5. REVISED DESIGN
6		6. REVISED DESIGN
7		7. REVISED DESIGN
8		8. REVISED DESIGN
9		9. REVISED DESIGN
10		10. REVISED DESIGN
11		11. REVISED DESIGN
12		12. REVISED DESIGN
13		13. REVISED DESIGN
14		14. REVISED DESIGN
15		15. REVISED DESIGN
16		16. REVISED DESIGN
17		17. REVISED DESIGN
18		18. REVISED DESIGN
19		19. REVISED DESIGN
20		20. REVISED DESIGN



Consultant

SITE POWER PLAN

E1.01

Scale: AS SHOWN
CITY OF SAN FRANCISCO

Original Sheet Size: 36" x 48"



Ron Alameida - City Architect
Julia Lewis - Principal Architect/Bureau Manager
South Van Ness Ave., Suite 1100 - San Francisco, CA 94108
Phone 332/271-3265



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

500 Hunters Point Expressway, San Francisco, CA 94124

Conductant



<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PERMIT SET </div>		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 10/7/2021 </div>	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> NO </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> DATE </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PROJECT </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> REVISIONS </div>
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 1 </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 10/7/2021 </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> REVISIONS </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 1 </div>



Dissolving Time

SITE LIGHTING PLAN

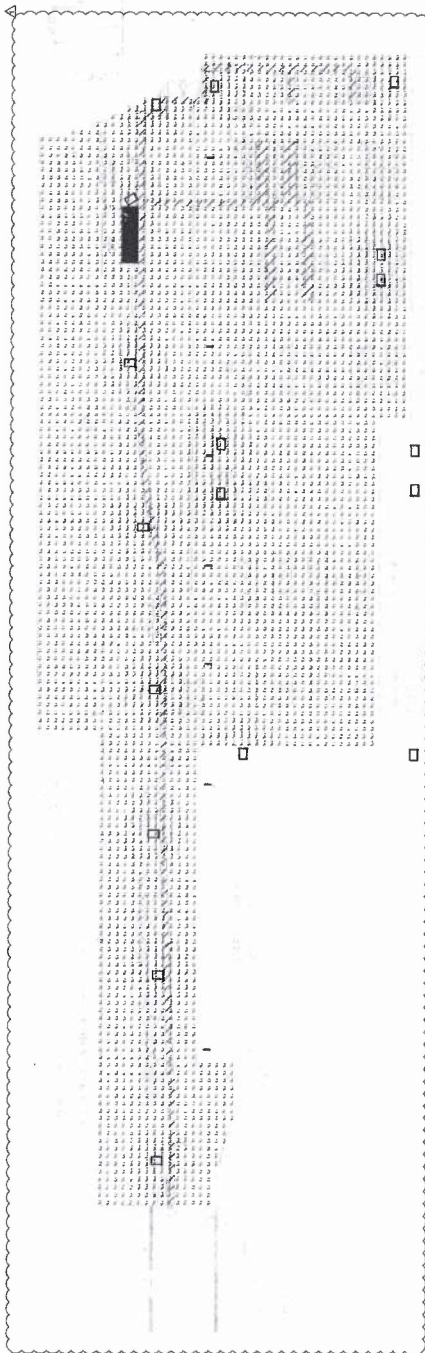
Sheet No. E2.01

Scale: SEE SHEET CALLOUTS
CSPM P/N # 21-N-1020-C-DR

Original Sheet Size: 30" x 42"

LIGHTING FIXTURE SCHEDULE		
MANUFACTURER	MODEL	NOTES
GENERAC	MLT6SK	LIGHTING PHOTOMETRICS BASED ON 6,000W LIGHTING TOWER AT 10' FIXTURE MOUNTING HEIGHT

2 LIGHTING FIXTURE SCHEDULE
(2.0) SCALE: N/A



FOR DBI USE ONLY

1 ELECTRICAL SITE PLAN - LIGHTING
22.01 SCALE: 1/32" = 1'

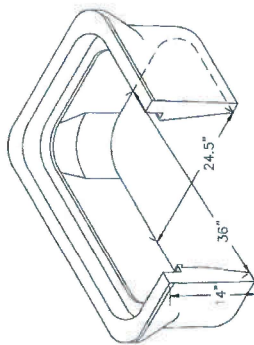


Ron Almeida - City Architect
Julia Lewis - Principal Architect/Bureau Manager
30 South Van Ness Ave., Suite 1100 San Francisco, CA 94103
Phone 415/397-1200



CANDLESTICK POINT VEHICLE TRIAGE
CENTER - PHASE 1

5000 Northern Point Expressway, San Francisco, CA 94124

[illegible]

2 ELECTRICAL PULL BOX DETAIL - OLDCASTLE CHRISTY B40
E7.0' SCALE 1/8" = 1'



1 ELECTRICAL FEEDER SPLICE - POLARIS PLWB350-3P

[illegible]



FBI

PA

Chairman

10-00000000

Coordinated

Drawing Title

ELECTRICAL DETAILS

E7.01

Scale: SEE SHEET CALLOUTS
CSFM File # 21-N-1020-C-DR



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Shireen McSpadden, Executive Director



London Breed, Mayor

October 18, 2023

Armondo Quintero
Director
California Department of Parks and Recreation
715 P Street
Sacramento, CA 95814

Jennifer Lucchesi
Executive Officer
California State Lands Commission
100 Howe Ave. Suite 100-South
Sacramento, CA 95824

Dear Director Quintero and Executive Officer Lucchesi,

The San Francisco Department of Homelessness and Supportive Housing (HSH) is eager to continue our partnership to sublease the boat ramp parking lot at Candlestick Point SRA for an additional two years. This new sublease will allow us to continue to operate a Vehicle Triage Center for people experiencing homelessness and living in their vehicles in the surrounding area.

The San Francisco Board of Supervisor approved this sublease on October 11, 2023, and the lease will be heard by the State Lands Commission in December 2023. As part of this agreement staff from the Department of Parks and Recreation and the State Lands Commission, asked to provide a detailed demobilization plan that articulates how the City intends to close the site and return it to the state during the duration of the lease.

Please see the attached detailed timeline of all action steps required and responsible parties involved in closing the site in a way that ensures that all guests are offered safe alternative shelter and housing options prior to the closure of the site.

Thank you,
Emily

Emily Cohen
Deputy Director for Communications & Legislative Affairs
San Francisco Department of Homelessness and Supportive Housing

Date	Action	Responsibility
Sunday, June 1, 2025	VTC client data in ONE System updated.	Urban Alchemy / BVHPF
Sunday, June 1, 2025	Develop By Name List (BNL) for guest placement tracking.	HSH/Angelica
Sunday, June 1, 2025	HSH leadership to meet with UA and BVHPF to discuss VTC closure plan.	HSH leadership
Tuesday, July 1, 2025	Stop intakes at VTC	Urban Alchemy
Tuesday, July 1, 2025	Ensure all guests have been assessed via CE mobile Team.	HSH CE / BVHPF
Tuesday, July 1, 2025	Notify partners (SCA, DPH, and ECS) that the site is closing.	HSH / Angelica
Tuesday, July 15, 2025	Refer clients to DPH BHS and/or SFHOT Case Management that need extra support during the	BVHPF and HSH/Angelica Varela
Tuesday, July 15, 2025	Weekly meeting with HSH/UA/BVHPF to discuss demob and case conference clients.	HSH/BVHPF/UA
Tuesday, July 15, 2025	Continue bi-weekly meetings with TTX/Financial Justice Project.	TTX/HSH/BVHPF/UA
Friday, August 1, 2025	Provide monthly demob status updates to State Parks	HSH/Emily
Friday, August 1, 2025	Provide clients with demob notice with site closure details and exit options.	HSH/UA/BVHPF
Friday, August 15, 2025	Site Visit with DPW to get physical demob quote and scope.	HSH/DPW
Friday, August 15, 2025	Community meeting at site.	HSH/Angelica Varela & UA & BVHPF
Friday, August 15, 2025	Meeting with MTA to discuss towing support for RVs.	HSH/MTA
TBD	MDT at VTC	HSH/Angelica
Tuesday, September 30, 2025	30 day towing notice posted on each vehicle.	MTA/HSH/UA
Friday, October 31, 2025	Final exit date for All VTC Guests.	HSH/UA/BVHPF
Friday, October 31, 2025	Abandoned RVs towed to impound or junk yard.	MTA/HSH/UA
Friday, October 31, 2025	End Farming Hope meals.	UA/Farming Hope

Friday, October 31, 2025	UA to end all vendor services at site (review UA budget).	UA
Friday, October 31, 2025	UA to reduce staffing at site to security staff only	UA
Friday, October 31, 2025	BVHPF to end staffing at site and end vendor services.	BVHPF
Saturday, November 15, 2025	DPW to begin physical site demob	DPW & HSH/Joanne
Saturday, November 15, 2025	Remove light towers	UA - Cresco
Saturday, November 15, 2025	Remove temporary office	UA - mobile modular
Saturday, November 15, 2025	Remove garbage cans and dumpster	UA - Recology
Saturday, November 15, 2025	Removal of Electrical Box	PG&E
Saturday, November 15, 2025	Breakdown and remove charging stations	DPW/Joanne
Saturday, November 15, 2025	Breakdown and remove bike rack	DPW/Joanne
Saturday, November 15, 2025	Painting	DPW/Joanne
Saturday, November 15, 2025	Pressure wash hard surfaces	DPW/Joanne
Saturday, November 15, 2025	Site sweep - garbage removal	DPW/Joanne
Monday, December 1, 2025	Send UA and BVHPF contract close out letter.	HSH/Angelica/contracts
Saturday, November 15, 2025	Remove fence.	DPW
Thursday, January 1, 2026	K-rails removal	DPW
Thursday, January 1, 2026	End UA security	UA
Thursday, January 1, 2026	Site inspection with State parks and HSH	HSH/Angelica
Thursday, January 1, 2026	Final inspection - turnover	HSH/Angelica
Thursday, February 15, 2024	Final day for UA and BVHPF to submit invoices for costs incurred	UA & BVHPF

Exhibit F

CITY AND COUNTY OF SAN FRANCISCO
REQUIREMENTS

1. Eminent Domain. In the event all or part of the Lease or Lease Area is taken by eminent domain, City shall have the right to seek an award for the value of its interest in the Lease taken.

2. Landlord Ownership of Lease Area. State represents that it leases the Lease Area, and that it is authorized to enter into this Lease. Any necessary State and master landlord consents have been obtained to enter into this Lease.

3. Applicable Law. This Lease shall be construed and enforced in accordance with the laws of the State of California.

4. Non-Discrimination. In the performance of this Lease, the parties agree to comply with state and federal non-discrimination employment laws.

5. Controller's Certification of Funds. The terms of this Lease shall be governed by and subject to the budgetary and fiscal provisions of the City and County of San Francisco's Charter. Notwithstanding anything to the contrary contained in this Lease, there shall be no obligation for the payment or expenditure of money by Lessee under this Lease unless the Controller of the City and County of San Francisco first certifies, pursuant to Section 3.105 of the City's Charter, that there is a valid appropriation from which the expenditure may be made and that unencumbered funds are available from the appropriation to pay the expenditure.

6. MacBride Principles- Northern Ireland. The City and County of San Francisco urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et. seq. The City and County of San Francisco also urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

7. Tropical Hardwood and Virginia Redwood Ban. Lessee urges companies not to import, purchase, obtain or use for any purpose any tropical hardwood, tropical hardwood product, virgin redwood or virgin redwood wood products.

8. Bicycle Parking Facilities. Article 1.5, Section 155.3, of the San Francisco Planning Code (the Planning Code) requires the provision of bicycle parking at City-leased buildings at no cost to State. During the Term, City shall have the right to install and maintain, at its sole cost, bicycle parking at the Lease Area; provided any improvements to the Lease Area will be subject to State's consent as set forth in the Lease. This Lease is not for a City-leased building.