

Free Recording Requested Pursuant to
California Government Code Section 27383

Recording requested by and
when recorded mail to:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O Box 770000
San Francisco, California 94177

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

LD#

EASEMENT DEED

EASEMENT AGREEMENT
(4840 Mission, San Francisco)

THIS EASEMENT AGREEMENT (this "**Agreement**"), dated for reference purposes only as of _____, 2023 ("**Agreement Date**"), is made by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), 4840 Mission Housing Associates LP, a California limited partnership ("**Tenant**"), and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("**PG&E**").

RECITALS

A. City owns that certain real property located at 4840 Mission Street in the City and County of San Francisco, California, (the "**Property**"), described as follows:

(APN 6959-035)

Parcel A as shown upon the Parcel Map No. 10470 filed for record April 1, 2021 in Book 51 of Parcel Maps at Page 134, City and County of San Francisco Records.

B. City and Tenant have entered into that certain Ground Lease dated as of May 24, 2021, (the "**Ground Lease**") for the purpose of leasing the Property to Tenant and developing the Property into affordable housing for low- income persons (the "**Project**").

C. Tenant has requested City to grant PG&E an easement, and PG&E and City wish to enter into this Agreement to memorialize the right to use that portion of the Property described in Exhibit A and depicted in Exhibit B (the "**Easement Area**") for access to and maintenance of its Utility Facilities (as defined below), all on the terms and conditions set forth in this Agreement.

D. On _____, the San Francisco Board of Supervisors and the Mayor approved Resolution No. _____, authorizing the City to grant this Easement to PG&E for the purpose of developing the Project.

AGREEMENT

ACCORDINGLY, City grants PG&E an access easement as follows:

1. **Grant of Easement.** City, hereby grants a non-exclusive easement to PG&E with the right from time to time to use the Easement Area, as hereinafter set forth, to construct, excavate for, construct, reconstruct, install, inspect, maintain, replace (of the initial or any reasonable size), repair, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, on over and under the Easement Area (“**Easement Activities**”), and also ingress thereto and egress therefrom, over and across the Property.

Said facilities within the Easement Area are described as follows: Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and one or more underground pipes with suitable service pipes and connections, and fixtures and appurtenances necessary to any and all thereof (“**Utility Facilities**”), as PG&E deems necessary for the distribution of electric energy, gas, and communication purposes.

2. **Use of Easement Area.**

2.1 **Vegetation Management.** PG&E shall have the right, from time to time, to trim or cut down, without PG&E paying compensation, any and all trees and brush now or hereafter within the Easement Area, or to comply with applicable state or federal regulations. After any pruning or vegetation removal, PG&E shall restore the Easement Area to as nearly as practicable to the condition as it existed prior to exercising such rights.

2.2 **Access.** PG&E shall have the right of ingress to and egress from the Easement Area over and across portions of the Property by means of roads and lanes thereon, if applicable, route or routes thereon, or adjacent public right of way as shall occasion the least practicable damage and inconvenience to City and Tenant, provided, that such right of ingress and egress shall not extend to any portion of the Property which is isolated from the Easement Area by any public road or highway, now crossing or hereafter crossing the lands.

2.3 **Compliance with Laws; Maintenance.** PG&E shall conduct the Easement Activities in compliance with all applicable laws, through sound construction industry practices applicable to work within the Easement Area, free and clear of any liens arising out of or in connection with its use of the Easement Area, and shall diligently pursue its construction or maintenance activities to completion. Tenant shall secure and pay for any building and other permits and approvals, government fees, licenses and inspections necessary for the proper performance and completion of PG&E’s initial construction activities in the Easement Area, including, but not limited to any approvals required by City acting in its regulatory capacity; provided, however, that PG&E shall obtain any permits and pay for any costs for maintenance of the Utility Facilities in the Easement Area. PG&E shall be solely responsible for maintaining all Utility Facilities, including all replacements installed in the Easement Area in good and safe condition, and City and Tenant shall have no duty whatsoever for any maintenance of the Utility Facilities or any Replacement Improvements. In addition, PG&E shall have the non-exclusive right to use such portion of said lands contiguous to said Easement Area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of the Utility Facilities.

2.4 **City's Reserved Rights.** Notwithstanding anything to the contrary in this Agreement, City reserves and retains all of the following rights relating to the Easement Area, so long

as the City's activities do not unreasonably interfere with PG&E's access to the Easement Area, Easement Activities, or PG&E's operations of its Electric Facilities, provided that they do not conflict with the limitations set out in Section 2.5, below (collectively, the "**Reserved Rights**"): (i) the right to any and all water, timber, mineral and oil rights of any kind; (ii) the right to grant future rights to a third party over, across, under, in and on the Easement Area; (iii) the right to maintain or install telecommunication facilities or other facilities or property; (iv) the right to install, maintain, replace and remove any type of paving, drainage improvements and hardscaping; (v) the right to use the surface of the Easement Area for the construction and operation of a driveway, sidewalk, parking area, drainage improvements; (vi) the right to use the Easement Area for the demolition of existing surface improvements, regrading and repaving, removal of existing building, and relocation or revisions to existing utilities and/or demolition work, if applicable; and (vii) any other use that does not unreasonably interfere with PG&E's rights granted herein; provided, however, that such limitation shall not apply to City's exercise of its relocation rights under Section 3.4 below. The exercise of the Reserved Rights shall not materially interfere with PG&E's rights granted herein.

2.5 Limitation on City's Use. City and Tenant shall not place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or diminish or substantially add to the ground level within the Easement Area. Notwithstanding Sections 2.4 and 2.5, Tenant may install an aesthetic fence around the above-ground Utility Facilities and landscaping within the Easement Area approved by PG&E, provided that such fence shall not unreasonably interfere with the maintenance and operation of the Utility Facilities.

2.6 Permits and Approvals. PG&E shall obtain all applicable permits, licenses and approvals (collectively, "**Approvals**") required by any regulatory agencies with jurisdiction over the Electric Facilities. PG&E recognizes and agrees that no approval by City for purposes of PG&E's installation work hereunder shall be deemed to constitute the approval of any federal, state or local regulatory authority with jurisdiction, and nothing herein shall limit PG&E's obligation to obtain all such Approvals, at PG&E's sole cost.

2.7 Exercise of Due Care; Fencing of Excavations. PG&E shall use, and shall cause its agents to use, due care at all times to avoid any damage or harm to the Property or Project. PG&E shall take such reasonable protection measures with the Easement Area as City or Tenant may reasonably request. City or Tenant shall have the right to supervise any excavation work, provided that PG&E shall provide reasonable notice to City and Tenant before commencement of any excavation work. Any excavations created by PG&E in the Easement Area may be fenced in PG&E's sole discretion, and during any times that work is not actively being performed at such excavation, shall be covered and secured. PG&E shall do everything reasonably within its power, both independently and upon request by City or Tenant, to prevent and suppress unsafe conditions or fires on and adjacent to the Easement Area attributable to PG&E's use hereunder.

2.8 Cooperation with City Personnel. PG&E and its agents shall work cooperatively with City and Tenant personnel to reasonably minimize any potential disturbance of the natural features of the Easement Area and to avoid unreasonable disruption of the Project or City property in, under, on or about the Easement Area and the uses of the Easement Area by City and its tenants, subtenants, licensees, sublicensees and invitees. PG&E shall reasonably screen with temporary fencing during Easement Activities where possible to reduce visual impact, and with the exception of emergencies, work shall be conducted during hours reasonably acceptable to City and Tenant.

3. **Restrictions on Use.** PG&E agrees that, by way of example only and without limitation, the following uses of the Easement Area by PG&E or any other person claiming by or through PG&E are inconsistent with the limited purpose of this Agreement and are strictly prohibited as provided below:

3.1 **Improvements; Signs.** Except for the Utility Facilities, PG&E shall not construct or place any temporary or permanent structures or improvements, including but not limited to signs, advertisements, banners or similar objects on or about the Easement Area, except for facility markers used in connection with the Utility Facilities.

3.2 **Hazardous Material.** PG&E shall not cause, nor shall PG&E allow any of its agents or invitees to cause, any storage, release or disposal of Hazardous Material (as defined below) to in, on or about the Easement Area, or transported to or from the Easement Area. PG&E shall immediately notify City and Tenant when PG&E learns of, or has reason to believe that, such a release of Hazardous Material has occurred in, on or about the Easement Area. PG&E shall further comply with all laws requiring notice of such releases or threatened releases to governmental agencies, and shall take all action necessary to mitigate the release or minimize the spread of contamination. In the event that PG&E or its agents or invitees cause a release of Hazardous Material, PG&E shall, without cost to City or Tenant properly remediate the Easement Area and any other affected property and return such property as close as reasonably possible to the condition immediately prior to the release, in accordance with all laws and regulations. In connection therewith, PG&E shall afford City and Tenant a full opportunity to participate in any discussion with governmental agencies regarding any settlement agreement, cleanup or abatement agreement, consent decree or other compromise proceeding involving Hazardous Material. For purposes hereof, "**Hazardous Material**" means material that, because of its quantity, concentration or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state or local governmental authority to pose a present or potential hazard to public health, welfare or the environment. Hazardous Material includes, without limitation, any material or substance defined as a "hazardous substance, pollutant or contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 *et seq.*, or pursuant to Section 25316 of the California Health & Safety Code; a "hazardous waste" listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials whether or not such materials are part of the Easement Area or are naturally occurring substances in the Easement Area, and any petroleum, including, without limitation, crude oil or any fraction thereof, natural gas or natural gas liquids. The term "release" or "threatened release" when used with respect to Hazardous Material shall include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under or about the Easement Area.

3.3 **Dumping; Nuisances; Damage.** PG&E shall not dump or dispose of refuse or other unsightly materials on, in, under or about the Easement Area, nor shall PG&E conduct any activities on or about the Easement Area that constitute waste, nuisance or unreasonable annoyance (including, without limitation, emission of objectionable odors, noises or lights) to City, Tenant, to the owners or occupants of neighboring property or to the public, or that will cause damage to any of the Property or Project.

3.4 **Relocation of Utility Facilities and Easement Area.** If City reasonably determines that PG&E's use of the Easement Area pursuant to this Agreement interferes with any City municipal purpose, including any future City utility, PG&E shall relocate the interfering Utility Facilities, as

applicable, to the location that is mutually acceptable to both City and PG&E at City's sole cost. City shall provide PG&E with an easement under the same terms and conditions herein to a new location on the Property prior to the relocation of the interfering Utility Facilities.

If City exercises its relocation right under this Section, City shall deliver written notice (a "**City Relocation Notice**") of such election and submit a relocation request by following PG&E's then-current process. PG&E shall perform and complete any relocation work pursuant to this Section in a good and diligent manner and in compliance with all applicable laws.

4. Term of Easement. The easement given to PG&E pursuant to this Agreement shall commence on the date on which (i) the City's Board of Supervisors has adopted a resolution or ordinance approving this Agreement, and (ii) the parties hereto have duly executed and delivered this Agreement, and shall only terminate if PG&E surrenders or abandons and ceases use of the Easement Area for a continuous period of 2 years, or PG&E and City enter into an agreement that terminates this Agreement.

5. Compliance with Laws. PG&E shall, at its expense, conduct and cause to be conducted all activities on the Easement Area allowed hereunder in a safe and prudent manner and in compliance with all applicable laws, regulations, codes, ordinances and orders of any governmental or other regulatory entity (including, without limitation, the Americans with Disabilities Act), whether presently in effect or subsequently adopted. PG&E shall, at its sole expense, procure and maintain in force at all times during its use of the Easement Area any applicable business and other licenses or approvals necessary to conduct the activities allowed hereunder. PG&E understands and agrees that City is entering into this Agreement in its capacity as a property owner with a proprietary interest in the Easement Area and not as a regulatory agency with police powers. Nothing herein shall limit in any way PG&E's obligation to obtain any required regulatory approvals from City departments, boards or commissions or other governmental regulatory authorities or limit in any way City's exercise of its police powers.

6. Covenant to Maintain Utility Facilities Within Easement Area. In connection with its use hereunder, PG&E shall at all times, at its sole cost, maintain the Utility Facilities within the Easement Area in a good, safe and secure condition.

7. Waiver of Claims; Waiver of Consequential and Incidental Damages. Neither City nor any of their respective commissions, departments, boards, officers, agents, partners or employees shall be liable for any consequential or incidental damages suffered by PG&E; or for damage to the property of PG&E, its officers, agents, employees, contractors or subcontractors, or their employees; or for any bodily injury or death to such persons; or for any other claim or damage of any kind resulting or arising from PG&E's use of the Easement Area. PG&E expressly waives any and all claims against the City arising from the use of the Easement Area by PG&E. The foregoing waiver shall not apply to any loss, claim, or damage to the property of PG&E within the Easement Area to the extent that any such loss, claim or damage results from the comparative negligence or willful misconduct of City or its commissions, departments, boards, officers, agents, partners or employees.

8. Repair of Damage; Additional Named Insured Certificate. If any portion of the Easement Area or any property of City or any City licensee, sublicensee, tenant or subtenant located on or about the Easement Area is damaged by the Easement Activities conducted by PG&E hereunder, PG&E shall, at its sole cost, repair any and all such damage and restore such damaged Easement Area or property to as nearly as is practicable to its previous condition. To the extent applicable,

PG&E shall require that its commercial general liability insurance carrier name the City as an additional insured. PG&E shall have the right to self-insure with respect to any of the insurance requirements required under this Agreement. To the extent that PG&E is self-insured it shall treat the City as if it were an additional named insured under PG&E's insurance policies.

9. Location of Utilities. This Agreement is subject to all licenses, leases, easements, restrictions, conditions, covenants, encumbrances, liens and claims of title affecting the Easement Area that are of record, as of the date of this Agreement. City has no responsibility or liability of any kind with respect to any utilities not owned by the City that may be on, in or under the Easement Area. PG&E is obligated to locate such utilities and protect them from damage for uses in connection with the Easement Activities.

10. City's Right to Cure Defaults by PG&E. If PG&E fails to perform any of its obligations under this Agreement, to restore the Easement Area or repair damage, or if PG&E defaults in the performance of any of its other obligations under this Agreement, City or Tenant may provide written notice of said default. After written notice is provided, PG&E shall have thirty (30) days to cure said default, provided, however, if the default is of a nature that it cannot reasonably be cured within such thirty (30) day period and PG&E commences to cure within such period and diligently prosecutes such cure, then PG&E shall have an additional sixty (60) days to cure such default or other additional time to cure such default in the reasonable discretion of the City or Tenant. If PG&E fails to cure said default within the foregoing cure period, then City or Tenant may, at its election, remedy such failure for PG&E's account, excluding any matter relating to the Utility Facilities, and at PG&E's expense by providing PG&E with thirty (30) days' prior written or oral notice of City's or Tenant's intention to cure such default (except that no such prior notice shall be required in the event of an emergency as determined by City or Tenant). Such action by City or Tenant shall not be construed as a waiver of any rights or remedies of City or Tenant under this Agreement, and nothing herein shall imply any duty of City or Tenant to do any act that PG&E is obligated to perform. PG&E shall pay to City or Tenant upon demand, all actual and reasonable costs, damages, expenses or liabilities incurred by City or Tenant, as applicable, including, without limitation, reasonable attorneys' fees, in remedying or attempting to remedy such default. PG&E's obligations under this Section shall survive the termination of this Agreement.

11. No Costs to City. PG&E shall bear all costs or expenses of any kind or nature in connection with its use of the Easement Area and shall keep the Easement Area free and clear of any liens or claims of lien arising out of or in any way connected with its use of the Easement Area.

12. Indemnity. PG&E shall indemnify and hold harmless City, and their respective officers, agents and employees from, and, if requested, shall defend them from and against any and all claims, demands, losses, damages, costs, expenses, and liability of every kind and nature arising from PG&E's use of the Easement Area or failure by PG&E to faithfully observe or perform any of the terms, covenants, or conditions under this Easement, including but not limited to its agents, employees, consultants, contractors, and/or invitees, except to the extent that such indemnity is void or otherwise unenforceable under applicable law, and except where such loss, damage, injury, liability or claim is the result of the comparative negligence or willful misconduct of City. The foregoing indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigating any claims against the City.

In addition to PG&E's obligation to indemnify City, PG&E specifically acknowledges and agrees that it has an independent obligation to defend City from any claim which actually or

potentially falls within this indemnification provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to PG&E by City and continues at all times thereafter.

13. "As Is" Condition; Disclaimer of Representations. PG&E accepts the Easement Area in its "AS IS" condition, without representation or warranty of any kind by City or Tenant, its officers, agents or employees, including, without limitation, the suitability, safety, or duration of availability of the Easement Area or any facilities on the Easement Area for PG&E's use. City and Tenant make no warranty as to the existence of any encumbrance or utility installations affecting the Easement Area, except for matters of record in the Official Records. Without limiting the foregoing, this Agreement is made subject to all applicable laws, rules and ordinances governing the use of the Easement Area, and to any and all covenants, conditions, restrictions, easements, encumbrances, claims of title and other title matters affecting the Easement Area of record in the Official Records, whether foreseen or unforeseen, and whether such matters are of record. It is PG&E's sole obligation to conduct an independent investigation of the Easement Area and all matters relating to its use of the Easement Area hereunder, including, without limitation, the suitability of the Easement Area for such uses.

PG&E, at its own expense, shall coordinate with third parties with existing rights as may be necessary for PG&E to make use of the Easement Area in the manner contemplated hereby.

14. Assignment. Neither this Agreement, nor any right granted hereunder, shall be assigned, conveyed or otherwise transferred by PG&E without the prior written consent of City which may be given or withheld in City's sole discretion.

15. No Joint Venture of Partnership; No Authorization. This Agreement does not create a partnership or joint venture between City, Tenant and PG&E as to any activity conducted by PG&E on, in or relating to the Easement Area. PG&E is not a State actor with respect to any activity conducted by PG&E on, in, or under the Easement Area. The giving of this Agreement by City does not constitute authorization or approval by City in its regulatory capacity of any future activity conducted by PG&E on, in or relating to the Easement Area.

16. 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. PG&E acknowledges that it has read and understands the above statement of the City and County of San Francisco concerning doing business in Northern Ireland.

17. Non-Discrimination.

17.1 Covenant Not to Discriminate. In the performance of this Agreement, PG&E agrees not to discriminate against any employee of, any City or Tenant employee working with PG&E, or applicant for employment with PG&E, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV

status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

17.2 Subcontracts. PG&E shall include in all subcontracts relating to the Easement Area a non-discrimination clause applicable to such subcontractor in substantially the form of Subsection 18.1 above. In addition, PG&E shall incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code and shall require all subcontractors to comply with such provisions.

17.3 Non-Discrimination in Benefits. PG&E does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco, on real property owned by City, or where the work is being performed for the City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.

17.4 Condition to Agreement. As a condition to this Agreement, PG&E shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form HRC-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Human Rights Commission (the "HRC"). PG&E hereby represents that prior to execution of this Agreement, (i) PG&E executed and submitted to the HRC Form HRC-12B-101 with supporting documentation, and (ii) the HRC approved such form.

17.5 Incorporation of Administrative Code Provisions by Reference. The provisions of Chapters 12B and 12C of the San Francisco Administrative Code relating to non-discrimination by parties contracting for the use of City property are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. PG&E shall comply fully with and be bound by all of the provisions that apply to this Agreement under such Chapters of the Administrative Code, including but not limited to the remedies provided in such Chapters. Without limiting the foregoing, PG&E understands that pursuant to Section 12B.2(h) of the San Francisco Administrative Code, a penalty of Fifty Dollars (\$50) for each person for each calendar day during which such person was discriminated against in violation of the provisions of this Agreement may be assessed against PG&E and/or deducted from any payments due PG&E.

18. Tropical Hardwood and Virgin Redwood Ban. The City and County of San Francisco urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product, except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code. PG&E agrees that, except as permitted by the application of Sections 802(b) and 803(b), PG&E shall not use or incorporate any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product in the performance of this Agreement.

19. Notification of Limitations on Contributions. Through its execution of this Agreement, PG&E acknowledges that it is familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City for the selling

or leasing of any land or building to or from the City whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to (1) an individual holding a City elective office if the contract must be approved by the individual, a board on which that individual serves, or a board on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. PG&E acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. PG&E further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of PG&E's board of directors, chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than twenty percent (20%) in PG&E; any subcontractor listed in the contract; and any committee that is sponsored or controlled by PG&E. Additionally, PG&E acknowledges that PG&E must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126. PG&E further agrees to provide to City the names of each person, entity or committee described above.

20. Possessory Interest Taxes. PG&E recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that PG&E may be subject to the payment of property taxes levied on such interest under applicable law. PG&E agrees to pay taxes of any kind, including possessory interest taxes, if any, that may be lawfully assessed on PG&E's interest under this Agreement or use of the Easement Area pursuant hereto and to pay any other taxes, excises, licenses, permit charges or assessments based on PG&E's usage of the Easement Area that may be imposed upon PG&E by applicable law. PG&E shall pay all of such charges when they become due and payable and before delinquency.

21. Pesticide Prohibition. PG&E shall comply with the provisions of Section 308 of Chapter 3 of the San Francisco Environment Code (the "Pesticide Ordinance") which (i) prohibit the use of certain pesticides on City property, (ii) require the posting of certain notices and the maintenance of certain records regarding pesticide usage and (iii) require PG&E to submit to the City's Office of the City Administrator, Real Estate Division, an integrated pest management ("IPM") plan that (a) lists, to the extent reasonably possible, the types and estimated quantities of pesticides that PG&E may need to apply to the Easement Area during the term of this Agreement, (b) describes the steps PG&E will take to meet the City's IPM Policy described in Section 300 of the Pesticide Ordinance and (c) identifies, by name, title, address and telephone number, an individual to act as the PG&E's primary IPM contact person with the City. In addition, PG&E shall comply with the requirements of Sections 303(a) and 303(b) of the Pesticide Ordinance.

22. Prohibition of Tobacco Sales and Advertising. PG&E acknowledges and agrees that no advertising of cigarettes or tobacco products is allowed on the Easement Area. This advertising prohibition includes the placement of the name of a company producing, selling or distributing cigarettes or tobacco products or the name of any cigarette or tobacco product in any promotion of any event or product. This advertising prohibition does not apply to any advertisement sponsored by a state, local, nonprofit or other entity designed to (i) communicate the health hazards of cigarettes and tobacco products, or (ii) encourage people not to smoke or to stop smoking.

23. Prohibition of Alcoholic Beverage Advertising. PG&E acknowledges and agrees that no advertising of alcoholic beverages is allowed on the Easement Area. For purposes of this section,

"alcoholic beverage" shall be defined as set forth in California Business and Professions Code Section 23004, and shall not include cleaning solutions, medical supplies and other products and substances not intended for drinking. This advertising prohibition includes the placement of the name of a company producing, selling or distributing alcoholic beverages or the name of any alcoholic beverage in any promotion of any event or product. This advertising prohibition does not apply to any advertisement sponsored by a state, local, nonprofit or other entity designed to (i) communicate the health hazards of alcoholic beverages, (ii) encourage people not to drink alcohol or to stop drinking alcohol, or (iii) provide or publicize drug or alcohol treatment or rehabilitation services.

24. Conflicts of Interest. Through its execution of this Agreement, PG&E acknowledges that it is familiar with the provisions of Section 15.103 of the San Francisco Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Sections 87100 *et seq.* and Sections 1090 *et seq.* of the Government Code of the State of California, and certifies that it does not know of any facts which would constitute a violation of said provision, and agrees that if PG&E becomes aware of any such fact during the term of this Agreement, PG&E shall immediately notify the City.

25. Notices. Except as otherwise expressly provided herein, any notices given under this Agreement shall be effective only if in writing and given by delivering the notice in person, by sending it first class mail or certified mail, with a return receipt requested, or overnight courier, return receipt requested, with postage prepaid, addressed as follows:

City: City and County of San Francisco Director of Property
City Hall, Room 362
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4682

with copy to: Mayor's Office of Housing and Community
Development
1 South Van Ness, Fifth Floor
San Francisco, CA 94102
Attn: Director

Tenant 4840 Mission Housing Associates LP
600 California Street, Suite 900
San Francisco CA 94108
Attn: General Counsel

PG&E: Pacific Gas and Electric Company
300 Lakeside Drive
Oakland, CA 94612
Attn: Land Rights Library

Notices herein shall be deemed given two (2) days after the date when it shall have been mailed if sent by first class, certified or overnight courier, or upon the date personal delivery is made.

In the event of any emergency situation caused by PG&E's use of the Easement Area, the Utility Facilities, PG&E shall also immediately call the Property Management Divisions 24 hour

emergency line at (415) 553-1516 or Real Estate Divisions Main number (415) 554-9850 during business hours Monday through Friday 8:00 a.m. to 5:00 p.m.

26. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Electronic signatures shall be acceptable and deemed original.

27. Cooperative Drafting. This Agreement has been drafted through a cooperative effort of both parties, and both parties have had an opportunity to have the Agreement reviewed and revised by legal counsel. No party shall be considered the drafter of this Agreement, and no presumption or rule that an ambiguity shall be construed against the party drafting the clause shall apply to the interpretation or enforcement of this Agreement.

28. General Provisions. (a) This Agreement may be amended or modified only by a writing signed by City and PG&E and recorded in the Official Records of San Francisco County. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) Except as otherwise provided herein, all approvals and determinations of City requested, required or permitted hereunder may be made in the sole and absolute discretion of the Director of Property or other authorized City official, provided that such approvals and determinations shall not be unreasonably withheld, conditioned or delayed. (d) This instrument (including the exhibit(s) hereto) contains the entire agreement between the parties and all prior written or oral negotiations, discussions, understandings and agreements are merged herein. (e) The section and other headings of this Agreement are for convenience of reference only and shall be disregarded in the interpretation of this Agreement. (f) Time is of the essence. (g) This Agreement shall be governed by California law and the City's Charter. (h) Subject to the prohibition against assignments or other transfers by PG&E hereunder, this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, representatives, successors and assigns. During the term of the Ground Lease, the City will not, without the prior written consent of the Tenant (a) agree to amend, modify or assign this Agreement in a manner that would be adverse to the Project, including Project operations or (b) agree to terminate this Agreement. During the term of the Ground Lease (and any subsequent ground lease), City agrees to consult with Tenant prior to undertaking or consenting to any obligations under this Agreement that may affect the Project.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

PG&E represents and warrants to City and Tenant that it has read and understands the contents of this Agreement and agrees to comply with and be bound by all of its provisions.

PG&E:

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

By: _____
Donzi De Souza, PLS
Supervisor-South Coast Distribution
Land Surveying and Engineering Support

[Signature above must be notarized]

Signatures continue on the next page

TENANT:

4840 Mission Housing Associates LP, a California limited partnership

By: 4840 Mission Housing LLC,
a California limited liability company,
its managing general partner

By: BRIDGE Housing Corporation,
a California nonprofit public benefit
corporation,
its sole and managing member

By: _____
Smitha Seshadri, Executive Vice President

[Signature above must be notarized]

Signatures continue on the next page

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____

Andrico Q. Penick
Director of Property

[Signature above must be notarized]

RECOMMENDED:

By: _____

Eric D. Shaw, Director
Mayor's Office Housing and Community Development

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: _____

Keith Nagayama, Deputy City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____,
Here insert name and title of the officer

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary Public (Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT A

**Legal Description and Plat Map of
Easement Area (Gas)**

[See attached]

EXHIBIT B

**Legal Description and Plat Map of
Easement Area (Electric)**

[See attached]