

File No. 160690

Committee Item No. 4

Board Item No. 8

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date June 27, 2016

Board of Supervisors Meeting

Date July 13, 2016

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Letter, dtd 5/31/16</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184980, Maps A-17-17B & Q20-855</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>General Plan Referral</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Offer of Improvements</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Acquisition Agreement</u> |

Completed by: Alisa Somera Date June 23, 2016

Completed by: Alisa Somera Date June 27, 2016

BOARD of SUPERVISORS

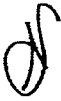


City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM:  Alisa Somera, Legislative Deputy Director

DATE: June 27, 2016

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 28, 2016

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, June 28, 2016. This item was acted upon at the Committee Meeting on Monday, June 27, 2016, at 1:30 p.m., by the votes indicated.

Item No. 31 **File No. 160690**

Ordinance accepting the irrevocable offer of public infrastructure acquisition facilities associated with Mission Bay South Redevelopment Plan Block 13 on Channel, El Dorado Street North, El Dorado Street South, and Long Bridge Street ("Block 13 Public Infrastructure"); accepting an irrevocable offer of dedication for real property underlying a portion of Long Bridge Street; declaring City property and additional property as shown on official Public Works maps as open public right-of-way; dedicating the Block 13 Public Infrastructure for public use and designating such streets and associated Public Infrastructure for public street and roadway purposes; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk width on the abovementioned streets; accepting the Block 13 Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and the Mission Bay South Redevelopment Plan; accepting a Public Works Order; and authorizing official acts in connection with this Ordinance.

REFERRED WITHOUT RECOMMENDATION AS A COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

1 [Mission Bay South - Accepting Portions of Channel, El Dorado Street North and South, and
2 Long Bridge Street]

3 Ordinance accepting the irrevocable offer of public infrastructure acquisition facilities
4 associated with Mission Bay South Redevelopment Plan Block 13 on Channel, El
5 Dorado Street North, El Dorado Street South, and Long Bridge Street ("Block 13 Public
6 Infrastructure"); accepting an irrevocable offer of dedication for real property
7 underlying a portion of Long Bridge Street; declaring City property and additional
8 property as shown on official Public Works maps as open public right-of-way;
9 dedicating the Block 13 Public Infrastructure for public use and designating such
10 streets and associated Public Infrastructure for public street and roadway purposes;
11 establishing official public right-of-way widths and street grades; amending Ordinance
12 No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk
13 width on the abovementioned streets; accepting the Block 13 Public Infrastructure for
14 City maintenance and liability purposes, subject to specified limitations; adopting
15 findings under the California Environmental Quality Act; making findings of
16 consistency with the General Plan, the eight priority policies of Planning Code, Section
17 101.1, and the Mission Bay South Redevelopment Plan; accepting a Public Works
18 Order; and authorizing official acts in connection with this Ordinance.

19 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
20 Additions to Codes are in single-underline italics Times New Roman font.
21 Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
22 Board amendment additions are in double-underlined Arial font.
23 Board amendment deletions are in ~~strikethrough Arial font~~.
24 Asterisks (* * * *) indicate the omission of unchanged Code
25 subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

1 **Section 1. Background and Findings.**

2 (a) All capitalized terms relating to Mission Bay shall have the definitions ascribed to
3 them pursuant to the Mission Bay South Redevelopment Plan and Plan Documents described
4 therein, that the City approved in 1988 in Ordinance No. 335-98, a copy of which is on file with
5 the Clerk of the Board of Supervisors in File No. 981441.

6 (b) The Successor Agency to the San Francisco Redevelopment Agency, commonly
7 known as the Office of Community Infrastructure and Investment ("OCII"), in a letter dated
8 May 31, 2016 (the "OCII Letter"), determined that the acceptance of the public infrastructure
9 acquisition facilities associated with Mission Bay South Redevelopment Plan Block 13 on
10 Channel, El Dorado Street North, El Dorado Street South and Long Bridge Street, constructed
11 pursuant to Permit No. 06IE-0684, dated December 6, 2006 (the "Block 13 Public
Infrastructure") and other actions in this ordinance are consistent with the Mission Bay South
12 Redevelopment Plan (the "Plan") and Plan Documents. OCII also recommended that the
13 Board of Supervisors accept the Block 13 Public Infrastructure. A copy of the OCII letter is on
14 file with the Clerk of the Board of Supervisors in File No. 160690 and is incorporated herein by
15 reference.
16

17 (c) The Planning Department, in a letter dated December 15, 2011 (the "Planning
18 Department Letter", part of Planning Department Case No. 2011-1139R), determined that the
19 acceptance of the Block 13 Public Infrastructure and other actions set forth in this ordinance
20 are, on balance, in conformance with the General Plan and the eight priority policies of
21 Planning Code Section 101.1. The Planning Department also found that the contemplated
22 actions do not trigger the need for subsequent environmental review pursuant to the California
23 Environmental Quality Act ("CEQA") (California Public Resources Code Sections 21000 et
24 seq.). A copy of the Planning Department Letter is on file with the Clerk of the Board of
Supervisors in File No. 160690 and is incorporated herein by reference.

1 (d) In Public Works ("PW") Order No. 184980, dated June 13, 2016, including Map No.
2 A-17-178 and Drawing No. Q-20-855, both dated June 10, 2016, the City Engineer certified
3 and Public Works Director (the "PW Director") recommended that: (1) Channel, El Dorado
4 Street North, El Dorado Street South and a portion of Long Bridge Street are currently a
5 portion of City-jurisdictional property located on a portion of State Trust Parcel 2; (2) FOCIL-
6 MB, LLC ("FOCIL"), has irrevocably offered the Block 13 Public Infrastructure facilities to the
7 City as set forth in the FOCIL Irrevocable Offer of the Mission Bay Block 13 Public
8 Infrastructure, dated April 25, 2016 ("FOCIL Offer"); (3) Block 13 Public Infrastructure is
9 consistent with the State Trust; and (4) Public Works inspected the facilities; determined them
10 to be complete as of May 27, 2016; certified that they have been constructed in accordance
11 with the Plans and Specifications and all City codes, regulations, standards, and Mission Bay
12 South Redevelopment Plan and Plan Documents governing the Block 13 Public Infrastructure;
13 and are ready for their intended use. Consequently, the PW Director recommended to the
14 Board of Supervisors that it accept the Block 13 Public Infrastructure as acquisition facilities,
15 dedicate it to public use as open public right-of-way, designate it for street and roadway
16 purposes, and accept it for City maintenance and liability purposes subject to the following: (1)
17 the portions of streets being accepted for street and roadway purposes are constructed from
18 back of sidewalk to back of median curb, unless specified otherwise or as shown on Project
19 Improvement Plans, (2) acceptance of project facilities for City maintenance and liability
20 purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk
21 maintenance is the responsibility of adjacent property owners in accordance with the Public
22 Works Code, (3) encroachments that are permitted, not permitted, or both are excluded from
23 acceptance, (4) the acceptance of the streets does not obviate, amend, alter, or in any way
24 affect existing maintenance agreements between the City and parties to such agreements,
25 and (5) FOCIL's conditional assignment of all warranties and guaranties to the City related to

1 the construction of the above listed improvements and its warranty obligations under Street
2 Improvement Permit No. 06IE-0684. Copies of the PW Order and FOCIL Offer are on file with
3 the Clerk of the Board of Supervisors in File No. 160690 and are incorporated herein by
4 reference.

5 (f) In Public Works Order No.184980, the PW Director also recommended that
6 establishment of public right-of-way widths, sidewalk widths, and street grades on Channel, El
7 Dorado Street North, El Dorado street South and Long Bridge Street in accordance with Map
8 No. A-17-178 and Drawing No. Q-20-855.

9
10 **Section 2. Adoptions and Approvals.**

11 (a) The Board of Supervisors adopts as its own the CEQA findings and the General
12 Plan and Planning Code Section 101.1 consistency findings in the Planning Department Letter
13 in connection with the acceptance of the Block 13 Public Infrastructure and other actions
14 specified in this ordinance.

15 (b) The Board of Supervisors adopts as its own the Redevelopment Plan consistency
16 findings in the OCII Letter in connection with the acceptance of the Block 13 Public
17 Infrastructure and other actions specified in this ordinance.

18 (c) The Board of Supervisors has reviewed and approves PW Order No.184980,
19 including the City Engineer's certification and PW Director's recommendation concerning the
20 acceptance of the FOCIL Offer, Block 13 Public Infrastructure and other actions set forth in
21 the Public Works Order.

22
23 **Section 3. Acceptance of New Acquisition Facilities and Assumption of**
24 **Maintenance and Liability Responsibilities.**

1 (a) Pursuant to California Streets and Highways Code Section 1806, San Francisco
2 Administrative Code Sections 1.51 et seq., the Acquisition Agreement dated June 1, 2001 by
3 and between the San Francisco Redevelopment Agency and Catellus Development
4 Corporation, and Public Works Order No. 184980, the Board of Supervisors hereby accepts
5 the FOCIL Offer and dedicates such facilities for public use.

6 (b) The FOCIL Offer also included real property for right-of-way purposes underlying a
7 portion of Long Bridge Street, which is evidenced by a grant deed for this property. The Board
8 of Supervisors hereby accepts the grant deed and authorizes the Director of Property to
9 execute and record said deed.

10 (c) The Board of Supervisors approves Map No. A-17-178 and dedicates the areas
11 shown hatched on said Map No. A-17-178 as open public right-of-way for street and roadway
12 purposes.

13 (d) The Board of Supervisors accepts the Block 13 Public Infrastructure for City
14 maintenance and liability purposes, subject to the conditions listed in subsections (e) and (f).

15 (e) The Block 13 Public Infrastructure that the Board of Supervisors accepted pursuant
16 to subsections (a), (c), and (d) is subject to the following: (1) the portions of streets being
17 accepted for street and roadway purposes are constructed from back of sidewalk to back of
18 median curb, unless specified otherwise or as shown on Project Improvement Plans, (2)
19 acceptance of project facilities for City maintenance and liability purposes is from back of curb
20 to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of
21 adjacent property owners in accordance with the Public Works Code, (3) encroachments that
22 are permitted, not permitted, or both are excluded from acceptance, and (4) the acceptance of
23 the streets does not obviate, amend, alter, or in any way affect existing maintenance
24 agreements between the City and parties to such agreements.

1 (f) The Board of Supervisors hereby acknowledges FOCIL's conditional assignment of
2 all warranties and guaranties to the City related to the construction of the Block 13 Public
3 Infrastructure and that its acceptance of this Infrastructure is subject to FOCIL's warranty
4 obligations under Street Improvement Permit No. 06IE-0684.

5
6 **Section 4. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and**
7 **Street Grades.**

8 (a) In accordance with the PW Order No.184980, the Board of Supervisors hereby
9 establishes the official public right-of-way widths for portions of Channel, El Dorado Street
10 North, El Dorado Street South, and Long Bridge Street as shown on PW Map No. A-17-178.

11 (b) In accordance with PW Order No.184980, Board of Supervisors Ordinance
12 No.1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the
13 Board of Supervisors Book of General Ordinances, in effect May 11, 1910, is hereby
14 amended by adding thereto a new section to read as follows:

15 Section 1607. The width of sidewalks on Channel, El Dorado Street North, El Dorado Street
16 South, and Long Bridge Street shall be modified as shown on the Public Works Drawing No. O-20-855.

17 (c) The sidewalk widths established by the Board of Supervisors pursuant to
18 subsection (b) for those portions of Channel, El Dorado Street North, El Dorado Street South,
19 and Long Bridge Street do not obviate, amend, alter, or in any other way affect the
20 maintenance obligations of the adjacent property owners as set forth in the Public Works
21 Code.

22 (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the
23 Board of Supervisors, in accordance with San Francisco Administrative Code Sections 1.51 et
24 seq., chooses to follow its own procedures for the establishment of street grades. The Board

1 of Supervisors hereby establishes the street grades for El Dorado Street North, El Dorado
2 Street South, and Long Bridge Street as set forth in the Public Works Drawing No. Q-20-855.

3 (e) The Board of Supervisors hereby directs Public Works to revise the Official Public
4 Right-of-Way Width, Sidewalk Width, and Street Grade maps in accordance with this
5 ordinance.
6

7 **Section 5. Authorization for Implementation.**

8 The Mayor, Clerk of the Board of Supervisors, Director of Real Estate, and PW Director
9 are hereby authorized and directed to take any and all actions which they or the City Attorney
10 may deem necessary or advisable in order to effectuate the purpose and intent of this
11 ordinance, including, but not limited to, the filing of the ordinance and the A-17 Map and Q-20
12 drawing in the Official Records of the City and County of San Francisco.
13

14 **Section 6. Effective Date.** This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor's veto of the ordinance.
18

19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By:


22 John D. Malamut
Deputy City Attorney

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24
25

LEGISLATIVE DIGEST

[Mission Bay South - Accepting Portions of Channel, El Dorado Street North and South, and Long Bridge Street]

Ordinance accepting the irrevocable offer of public infrastructure acquisition facilities associated with Mission Bay South Redevelopment Plan Block 13 on Channel, El Dorado Street North, El Dorado Street South, and Long Bridge Street ("Block 13 Public Infrastructure"); accepting an irrevocable offer of dedication for real property underlying a portion of Long Bridge Street; declaring City property and additional property as shown on official Public Works maps as open public right-of-way; dedicating the Block 13 Public Infrastructure for public use and designating such streets and associated Public Infrastructure for public street and roadway purposes; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk width on the abovementioned streets; accepting the Block 13 Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and the Mission Bay South Redevelopment Plan; accepting a Public Works Order; and authorizing official acts in connection with this Ordinance.

Existing Law

The Board of Supervisors adopted the Redevelopment Plan for the Mission Bay South Project Area by Ordinance No. 335-98 on November 2, 1998. This Ordinance and related Mission Bay legislation established a process by which the project developer (FOCIL - MB, LLC) would construct specified public improvements and dedicate said improvements to the City. Upon dedication, the City initiates the local and State law procedures to designate the area for public street and roadway purposes: establish official right-of-way width, grade, and sidewalk width and take related actions. Board of Supervisors' Ordinance No. 1061 established the official sidewalk widths throughout San Francisco. Ordinance No. 1061 is uncodified, but can be located in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, which is on file with the Clerk of the Board of Supervisors.

Amendments to Current Law

This legislation would accept offers of dedication for improvements and real property, including a grant deed; dedicate these improvements for public use as open public right-of-way; designate the improvements for street and roadway purposes; establish official right-of-way and sidewalk widths and street grades; accept the public infrastructure improvements on

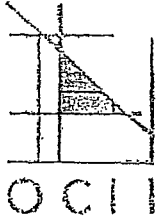
FILE NO. 160690

Channel, El Dorado Street North, El Dorado Street South, and Long Bridge Street for maintenance and liability purposes, subject to certain exceptions, all in accordance with the procedures established for the Mission Bay South Redevelopment Project and applicable local and State law. This ordinance would approve a Public Works Order, including its Map No. A-17-178 (for right-of-way width) and Drawing No. Q-20-855 (sidewalk width and street grade). This legislation also would make certain findings related to the legislation, including environmental findings and findings that the legislation is consistent with the Mission Bay South Redevelopment Plan, the General Plan, and the priority policy findings of the Planning Code Section 101.1.

Background Information

This legislation relates to the infrastructure improvements lying west of Fourth Street on Channel, El Dorado Street North, El Dorado Street South, and Long Bridge Street within the Mission Bay South Redevelopment Plan, located on portions of State Trust Parcel 2, subject to City jurisdiction.

n:\Vegana\as2016\1600813\01111723.docx



office of

and

126-0182016-021

May 31, 2016

Ms. Barbara I. Moy
Manager
Infrastructure Task Force
Department of Public Works
30 Van Ness, Room 4200
San Francisco, CA 94102

RE: Mission Bay South-Block 13 Phase 1 & 2 Public Infrastructure
Improvements-Consistency Determination

Dear Ms. Moy:

OCII has received your request regarding the Block 13 Phase 1 & 2 public infrastructure improvements and their consistency with the Mission Bay South Redevelopment Plan and Plan Documents.

OCII has reviewed the documents and related materials concerning the acceptance of the Block 13 Phase 1 & 2 public infrastructure improvements and other related actions thereto, and finds these consistent with the Mission Bay South Redevelopment Plan and Plan Documents, and recommends that the Board of Supervisors accept the facilities on behalf of the City.

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marily Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

Sincerely,

Marc Slutzkin
Project Manager

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

Cc: Tiffany Bohee, OCII
Sally Oerth, OCII

415 749 2400

www.sfocil.org



GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

DPW Order No: 184980

Re: Recommendation of formal acceptance of the Mission Bay South Public Infrastructure located on Channel, El Dorado Street North, El Dorado Street South, Long Bridge Street ("Mission Bay Block 13 Public Infrastructure"), accepting Irrevocable Offer of Dedication of real property on a portion of Long Bridge Street; declaring City property and additional property as shown on official Public Works maps as open public right-of-way; dedicating such improvements for public use and designating such areas and improvements for public street and roadway purposes; establishing street grades and sidewalk widths; accepting said facilities for City maintenance and liability purposes, subject to specified limitations.

WHEREAS, California Statutes of 1968, Chapter 1333 ("the Burton Act") and San Francisco Charter Section 4.114 empower the San Francisco Port Commission to use, conduct, operate, maintain, manage, regulate, and control the lands within Port Commission jurisdiction; and

WHEREAS, On November 2, 1998, the City, acting through its Board of Supervisors, approved the Mission Bay South Redevelopment Plan ("Mission Bay Plan") by Ordinance No. 335-98; and

WHEREAS, On November 16, 1998, the Redevelopment Agency of the City and County of San Francisco, (the "Redevelopment Agency") and Catellus Development Corporation ("Catellus") entered into the Mission Bay South Owner Participation Agreement (the "South OPA"); and

WHEREAS, On November 16, 1998, the City and County of San Francisco (the "City") and the Redevelopment Agency entered into the South Interagency Cooperation Agreement; and

WHEREAS, On July 19, 1999, the City and Catellus entered into the Amended and Restated Mission Bay City Land Transfer Agreement (the "Land Transfer Agreement"); and

WHEREAS, On July 19, 1999, the City acting by and through the Real Estate Division and the San Francisco Port Commission (the "Port"), and Catellus entered into a Master Lease for portions of the public trust properties; and



WHEREAS, On July 19, 1999, the State of California quitclaimed to the City and Port certain properties subject to a public trust, including Channel, El Dorado Street North, El Dorado Street South and a Portion of Long Bridge Street ("Block 13 Improvements"); and,

WHEREAS, On June 1, 2001, the Redevelopment Agency and Catellus entered into the Mission Bay South Acquisition Agreement; and

WHEREAS, On November 16, 2001 (dated for reference purposes only), the City, and with respect to certain portions under Port jurisdiction, the Port, as Landlord, and the Redevelopment Agency, as tenant, entered into that certain Agency Ground Lease (the "Ground Lease"), to implement the improvement of open space, park, or plazas as contemplated by the Land Transfer Agreement and the Mission Bay Plan "Plan Documents", including the South OPA; and,

WHEREAS, On December 1, 2003, Catellus merged into Catellus Operating Limited Partnership, a Delaware limited partnership ("COLP"), and on December 31, 2003, COLP as successor by merger to Catellus contributed most of its interests in Mission Bay to Catellus Land and Development Corporation a Delaware Corporation ("CLDC"), thereby making CLDC a wholly owned subsidiary of COLP following the merger, including all rights and obligations under the Project Permit and the Permit to Enter related to the Project; and

WHEREAS, On November 22, 2004, COLP and CLDC granted all of its property in the grant deed, and assigned all rights and obligations under the OPA, as stated in the Assumption Agreement, to FOCIL-MB, LLC, a Delaware limited liability company ("FOCIL"); and

WHEREAS, On December 6, 2006, San Francisco Public Works approved under Street Improvement Permit No. 06IE-0684 the construction of certain permanent public infrastructure improvements, including the Block 13 Improvements ; and

WHEREAS, On February 1, 2012, state law dissolved the Redevelopment Agency and the transfer of all rights, obligations and liabilities of the former Redevelopment Agency to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("Successor Agency"), commonly known as the Office of Community Investment and Infrastructure ("OCII"); and

WHEREAS, In a letter dated December 15, 2011, the San Francisco Planning Department determined that the acceptance of the Block 13 Improvements and other actions specified herein are consistent with the findings of Case No. 2011.1137R regarding consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and that the contemplated actions do not trigger the need for subsequent environmental review pursuant the California Environmental Quality Act ("CEQA") (California Public Resources Code Sections 21000 et seq.); and

WHEREAS, On April 25, 2016, FOCIL irrevocably offered to the City the Block 13 Improvements constructed in accordance with the Project Plans, and any authorized revisions or contract change orders thereto, and a Conditional Assignment of Warranties and Guaranties related to the construction of all the Block 13 Improvements; and

WHEREAS, On May 27, 2016, Public Works issued a notice stating that the Project had been substantially completed pursuant to the Improvement Permit No. 06IE-0684 and the Block 13



Improvements were ready for their intended use; and

WHEREAS, In a letter dated May 31, 2016, OCII determined the acceptance of the Block 13 Improvements and other actions specified herein are consistent with the Mission Bay South Redevelopment Plan and Plan Documents and recommended that the Board of Supervisors accept the Permanent Park Improvements on behalf of the City; and

WHEREAS, On June 10, 2016, the Director of Public Works signed and accepted the FOCIL Conditional Assignment of Warranties and Guaranties with regard to the Block 13 Improvements; and

WHEREAS, The Director and the City Engineer hereby certify the following:

- 1) The City currently holds jurisdiction over Channel, El Dorado Street North, El Dorado Street South and a portion of Long Bridge Street, a portion of State Trust Parcel 2, on which the Block 13 Improvements have been constructed and which is proposed to be used for street and roadway purposes. Such uses are consistent with the State Trust.
- 2) FOCIL has irrevocably offered the Block 13 Improvements to the City.
- 3) On behalf of FOCIL, Mission Bay Development Group, LLC has submitted a copy of a record Notice of Completion, Assignments of Warranties and Guaranties, Assignments of Reimbursements to the City from third parties, if applicable, and evidence of acceptability of the Block 13 Improvements from all applicable public entities and/or non-City utilities.
- 4) Public Works has performed all applicable inspections, obtained test results, ensured compliance with permit conditions and mitigation measures, resolved punch list items, determined Street Improvement Permit terms have been or will be met, and received Street Improvement Plan as-built drawings.
- 5) We hereby certify to the Board of Supervisors that Public Works has determined that as of May 27, 2016, the Block 13 Improvements are ready for their intended use and have been completed substantially in conformity with the Plans and Specifications for Blocks 2-7 and 13, approved by or on behalf of the PW Director, on December 6, 2006, and any authorized revision thereto, and that the Project has been constructed in accordance with all City codes, regulations, standards, and the Mission Bay South Plan and Plan Documents governing this Project.

NOW THEREFORE BE IT ORDERED THAT,

With respect to facilities and right-of-way acceptance:

I hereby recommend the Board of Supervisors accept the Block 13 Improvements, as referenced in the Acquisition Agreement dated June 1, 2001, and as further described in the Block 13 Irrevocable Offer of Improvements, dated April 25, 2016.

I further recommend that the Board of Supervisors acknowledge FOCIL's Conditional Assignment of Warranties and Guaranties to the City with regard to the Block 13 Improvements.

I further recommend the Board of Supervisors approve Map No. A-17-178, and dedicate the area



shown hatched as open public right-of-way and designate said areas for street and roadway purposes, subject to the following limitations: (1) the portions of streets being accepted for street and roadway purposes are constructed from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on Project Improvement Plans, (2) encroachments that are permitted, not permitted, or both are excluded from acceptance, and (3) the acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements.

I further recommend the Board of Supervisors authorize the Director of Public Works to direct Public Works to revise the Official City Right-of-Way Maps to reflect this action.

With Respect to the Street Grades:

I hereby recommend the Board of Supervisors, relying on its own procedures pursuant to Administrative Code Section 1.51 et seq., and notwithstanding California Streets and Highways Code Sections 8000 et seq., establish the street grades for those portions of El Dorado Street North, El Dorado Street South and Long Bridge Street as shown on the Public Works Drawing No. Q-20-855.

I further recommend the Board of Supervisors direct the Department of Public Works to revise the Official City Street Grade Maps to reflect the aforementioned action.

With Respect to the Sidewalk Widths:

I hereby recommend the Board of Supervisors amend Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto a new section to read as follows:

Section 1607-The widths of sidewalks on those portions of Channel, El Dorado Street North, El Dorado Street South and Long Bridge Street shall be established as shown on Public Works Drawing No. Q-20-855;

The establishment of sidewalk widths does not obviate, amend, alter, or in any other way affect existing maintenance obligations of the adjacent property owners.

I further recommend the Board of Supervisors direct the Department of Public Works to revise the Official City Sidewalk Width Maps to reflect the aforementioned action.

With Respect to Street Maintenance and Liability:

Pursuant to California Streets and Highways Code Section 1806 and San Francisco Administrative Code Sections 1.51 et seq., I hereby recommend that the Board of Supervisors accept the facilities for maintenance and liability purposes, subject to the limitations specified herein and below.

The acceptance is subject to the following: (1) acceptance of project facilities for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise.



6/10/2016

6/13/2016

X *Patrick D. Weiss*

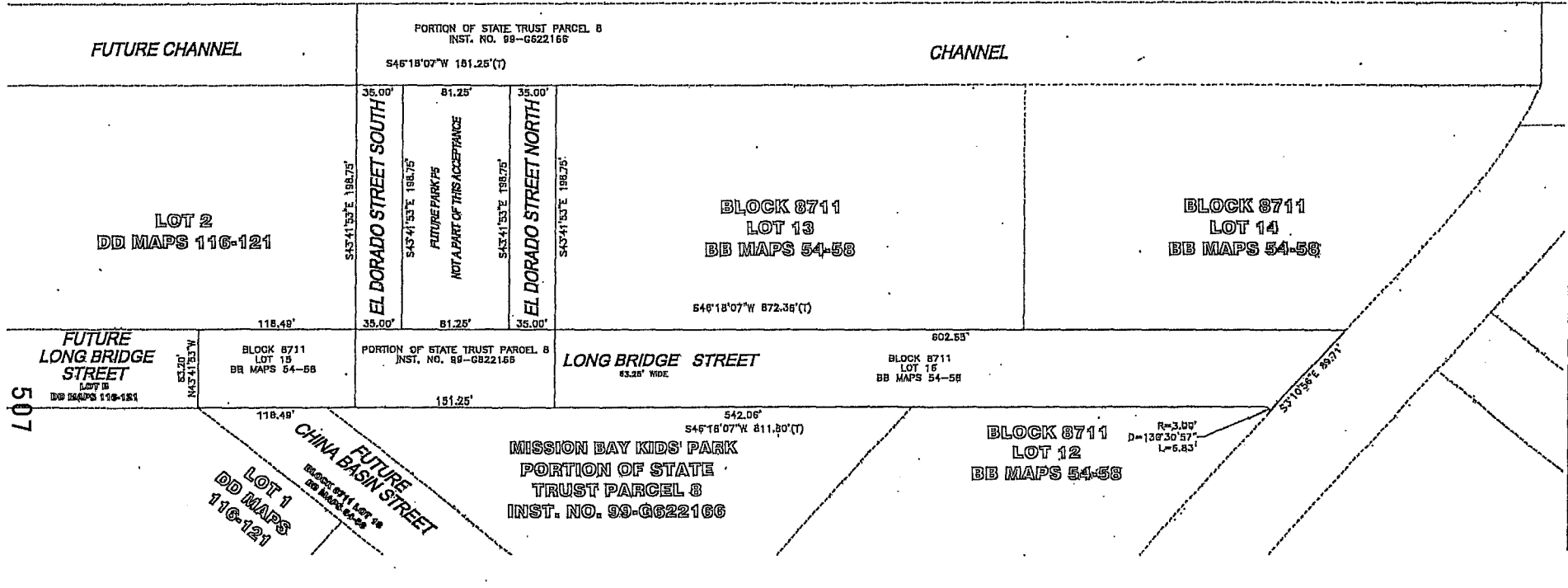
Weiss, Patrick
Approver 2

X Mohammed Nuru

Nuru, Mohammed
Approver 3
Signed by: Nuru, Mohammed



MISSION CREEK PARK



MAP SHOWING THE OPENING OF
LONG BRIDGE STREET, EL
DORADO STREET NORTH AND EL
DORADO STREET SOUTH

RECORDER'S STATEMENT
FILED THIS _____ DAY OF _____, 2016, AT _____ A.M.
IN BOOK _____ OF SURVEY MAPS, AT PAGE _____ AT THE
REQUEST OF THE COUNTY SURVEYOR OF THE CITY AND COUNTY
OF SAN FRANCISCO.
SIGNED _____ COUNTY RECORDER

APPROVED AS TO FORM:
BY: _____ CITY AND COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____, 2016
BY ORDER NO. _____ DIRECTOR OF PUBLIC WORKS

THIS MAP, COMPRISING OF ONE (1) SHEET, IS APPROVED AND MADE
OFFICIAL AND THE PARCELS SHOWN HEREON ARE DECLARED TO BE
OPEN PUBLIC STREET, DEDICATED TO PUBLIC USE TO BE KNOWN
BY NAME AS SHOWN ON THIS MAP BY ORDINANCE NO. _____
OF THE BOARD OF SUPERVISORS, ADOPTED THIS _____ DAY OF
_____, 2016.

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

SCALE: 1" = 60'

REFERENCES:
BOOK DD OF SURVEY MAPS, PAGES 116-121
BOOK BB OF SURVEY MAPS, PAGES 54-58
BOOK Z OF SURVEY MAPS, PAGES 87-113

SHEET 1 OF 1 SHEET A-17-178

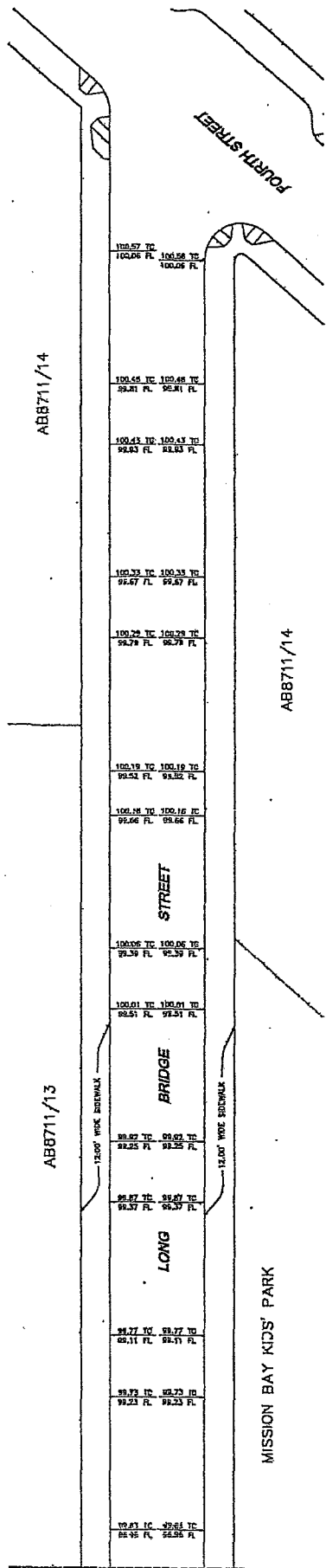


ABB711/14

ABB711/13

ABB711/14

SEE SHEET 2

508

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE
AND MAPPING

PROPOSED OPTICAL GRADES AND
VERTICAL CURVES FOR
CANA OFICIAL STREET ALONG
EL DORADO STREET NORTH AND
EL DORADO STREET SOUTH

SCALE: 1"=20'
APPROVER: _____
DATE: _____

SHEET 1 OF 3 SHEETS
FILE: 000-808

NO.	DATE	DESCRIPTION	BY	CHECKED





SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 15, 2011
Case No.: Case No. 2011.1139R
Mission Bay South Acceptance of Land and Public Infrastructure:
Mission Bay South Blocks 2-7 & 13 Phase 1 (AB 8711/ 013-032);
Mission Bay Blocks 2-7 & 11-13 Phase 2 (AB 8710/005, 008),
Mission Bay Drive Extension and Mission Bay Drive Circle (AB
8726/001, 002, AB 8709/002, 003); Mission Bay Drive Median and
Park P10 (AB 8709/002, 003); 4th Street/16th Street Signalization
(AB 8722/010, 8711/011)

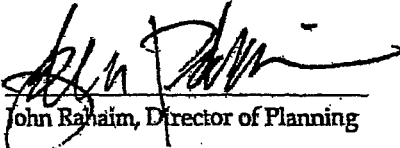
Block/Lot No.: AB 8711/013-032, 8710/005, 008); 8726/001, 002, 8709/002-003;
AB 8709/002-003); AB 8722/010, 8711/011

Project Sponsor: FOCIL-MB LLC
Mission Bay Development Group LLC
255 Channel Street
San Francisco, CA 94158

Referred By: Grace Kwak
Department of Public Works / Mission Bay Task Force
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Staff Contact: Stephen Shotland - (415) 558-6308
stephen.shotland@sfgov.org

Recommendation: Finding the project, on balance, is in conformity with
the General Plan

Recommended By: 
John Bahaim, Director of Planning

PROJECT DESCRIPTION

We are in receipt of your letter dated October 3, 2011, as revised on October 14, 2011 and December 12, 2011, requesting that the Planning Department consider a General Plan Referral application concerning City acceptance of land, infrastructure improvements and related actions related to the Mission Bay South Redevelopment Project, pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The proposed project calls for the acceptance of real property and acceptance and dedication of public infrastructure located in the Mission Bay South Redevelopment Project Area.

PROPOSED ACTIONS BY BOARD OF SUPERVISORS

The Board of Supervisors will consider taking actions to accept land located in the Mission Bay South Project Area, and to accept and dedicate Public Infrastructure. The infrastructure improvements have been constructed in the Mission Bay South Project Area, generally consistent with the Redevelopment Plan for the Mission Bay South Redevelopment Project, which was considered in earlier actions by the Planning Commission, and other official bodies. The property and public infrastructure improvements related to this action are summarized below and reviewed in the body of this General Plan Referral. Plans of the project elements are available for review in the Case 2011.1139R docket and are at the offices of the Planning Department.

LIST OF PROJECT ELEMENTS¹

1. **Blocks 2-7 & 13 Phase 1 Improvements**
 - a. Acceptance of Land (Assessor's Block 8711, Lots 15, 16, 18, 19, 22, 27, and 30). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land. The subject case includes property shown on the Blocks 2-7 & 13 Phase 1 Final Map (Exhibit C-1) and Offers of Dedication (Exhibits B-1 and B-2), available for review at the offices of the Planning Department.
 - b. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - c. Excerpts of the Blocks 2-7 & 13 Phase 1 Improvement Plans (Excluding Parks)
2. **Blocks 2-7 & 11-13 Phase 2 Improvements**
 - a. Acceptance of Land (Assessor's Block 8710, Lot 5, and Lot 8. The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land.
 - b. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - c. Excerpts of the Blocks 2-7 & 11-13 Phase 2 Improvement Plans
3. **Mission Bay Drive Extension and Mission Bay Drive Circle Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
 - b. Excerpts of the Mission Bay Drive Extension and Mission Bay Drive Circle Improvement Plans
4. **Park P10 and Mission Bay Drive Median Public Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans
5. **4th Street and 16th Street Intersection Improvements**
 - a. Acceptance and Dedication of Public Infrastructure, constructed per the approved plans

¹ Attachment 1 describes the Project elements in greater detail; Exhibits are in Planning Case 2011.1139R docket and are available for review at the offices of the Planning Department.

Acceptance of Dedication of the Public Infrastructure Improvements

The Department of Public Works (DPW) has determined that the public infrastructure improvements listed as part of Case 2011.1139R have been installed and constructed in accordance with the approved Plans and Specifications and are ready for their intended use. Accordingly, the Developer is obligated to dedicate the Infrastructure Improvements to the City. The Project includes acceptance of the following types of infrastructure improvements: streets, roadways, curbs, gutters, sidewalks, street lighting, traffic controls, low pressure, high pressure and reclaimed water lines, sewer, stormwater, gas distribution and electric distribution lines and services, joint utility trenches, fire hydrants, as well as landscape materials installed as part of the infrastructure improvements.

PREVIOUS ACTIONS RELATED TO THIS PROJECT

The Board of Supervisors, the Planning Department and Planning Commission, and the Redevelopment Agency and Redevelopment Commission have taken a number of actions related to this project. Exhibits listed below are available for review in Docket 2011.1139R at the offices of the Planning Department. The following actions related to the project have been taken.

1. The Planning Commission found the Mission Bay North and Mission Bay South Redevelopment Plans, dated September 4, 1998, consistent with the San Francisco General Plan, by adopting Resolution No. 14699 on September 17, 1998. The projects included all of the elements included in the subject case, which were proposed as part of the Mission Bay South Redevelopment Plan.
2. The Mission Bay Tentative Map and Land Transfers were found to be consistent with the General Plan and Section 101.1 of the Planning Code, as stated in a letter dated Nov., 13, 1998 from the Planning Department to Mr. Mark Primeau, Department of Public Works. The Tentative Map and Land Transfer document, and are available for review as Exhibit K in the Planning Case 2011.1139 docket.
3. An Owner Participation Agreement (OPA) was executed between the Redevelopment Agency of the City and County of San Francisco and the project sponsor, on November 16, 1998. The OPA included the Infrastructure Plan that defined the horizontal infrastructure plans and improvements that are incorporated into the subject project. The OPA is available for review as Exhibit L in the Planning Case 2011.1139R docket.
4. The Final Land Transfer Map was approved by the Board of Supervisors by Motion No. M99-79 and recorded in Book Z of Maps, on Pages 97-117, Official Records.
5. The Mission Bay South Blocks 2-7 and 11-13 Tentative Map (Phase 1 & 2), conditionally approved on August 10, 2004 was found to be consistent with the General Plan and Section 101.1 of the Planning Code subject to the CEQA mitigation measures adopted by the Board of Supervisors and the Redevelopment Commission as part of the Mission Bay Development Plans. The Planning Department found the project, subject to Conditions of Approval, in conformity with the General Plan and the priority policies of Planning Code Section 101.1, in a letter dated August 6, 2004. A copy of the letter (Exhibit M) is available for review in the Planning Case 2011.1139R docket.

6. In a letter dated August 5, 2004, the SFRA determined that the Blocks 2-7 & 11-13 Tentative Map, conditionally approved on August 10, 2004, was consistent with the Mission Bay South Redevelopment Plan, including the Mission Bay South Plan, the Scope of Development and the Design for Development Document, pursuant to Section 1434 of the Mission Bay Subdivision Code and that the project is in substantial conformance with the Major Phase approved by the Redevelopment Commission. A copy of the SFRA letter of August 5, 2004 is available for review as Exhibit M in the Planning Case 2011.1139R docket.
 - a. The Mission Bay South Blocks 2-7 & 13 Phase 1 Final Map, Tract No. 3936, was approved by the Board of Supervisors and recorded on February 22, 2006, in Book BB of Maps, at Pages 54 through 58. A copy of the Map is available for review as Exhibit C-1 in the Planning Case 2011.1139R docket. The Mission Bay South Blocks 11 and 12 Phase 2-Final Map was approved by the Board of Supervisors and recorded on April 8, 2011 in Book DD of Survey Maps, at Pages 116 through 121. A copy of the Map is available for review as Exhibit C-2 in the Planning Case 2011.1139R docket.

ENVIRONMENTAL REVIEW

The Major Environmental Analysis section of the Planning Department completed Environmental Review of the Mission Bay Final Subsequent Environmental Impact Report (FSEIR). The FSEIR included analysis of regulatory and physical aspects of the Plan, including: the vacation of public rights-of-way, property acquisition, acceptance of offers of dedication of land for road rights-of-way, and acceptance of offers of Dedication of horizontal improvements (street and public rights-of-way, stormwater and sanitary sewer pump stations), among other actions.

The Final Subsequent Environmental Impact Report for Mission Bay (FSEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective in the following actions:

1. Redevelopment Commission Resolution No. 182-98 on 9/17/1998
2. Planning Commission Case 1996.771E, Resolution No. 14696 on 9/17/1998, certifying the FSEIR
3. Board of Supervisors affirmed the Planning Commission's certification of the EIR by Resolution No. 854-98 on 10/19/1998.
4. Redevelopment Agency issued Addendum #6 to the FSEIR on 9/10/2008.
5. All of the projects included and referenced as part of this Project were analyzed in the FSEIR and Addendum # 6; it is available for review in the subject case docket (Exhibit J).

The Environmental Planning Section of the Planning Department determined that further Environmental Analysis is not required, as the subject project (acceptance real property and acceptance of dedication of public infrastructure including the referenced project) was analyzed as part of the FSEIR certified by the Planning Commission and affirmed by the Board of Supervisors, as amended by subsequent Addenda. In addition, acceptance of infrastructure improvements (non-physical actions) is exempt from further environmental review, pursuant to Sec. 15060(c) (2) of CEQA guidelines.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the following relevant objectives and policies of the General Plan. The Project is consistent with the following General Plan Objectives and Policies. The Objectives and Policies are shown in bold font, policy text is in regular font, and staff comments are in *italic font*.

COMMERCE & INDUSTRY ELEMENT

Policy 6.7

Promote high quality urban design on commercial streets.

Comment: Streets and other public infrastructure improvements will be constructed consistent with the Mission Bay South Redevelopment Plan, which calls for high quality design features in public rights-of-way and adjacent development. Implementation of the Project would permit development of neighborhood commercial uses and new residential development

COMMUNITY FACILITIES ELEMENT

POLICY 10.1

Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean.
Locate such facilities according to the Wastewater and Solid Waste Facilities Plan.

Comment: The project includes acceptance and dedication of sewer and stormwater lines constructed as part of the Project. Note: Mission Bay South Stormwater Pump Station # 4 was reviewed in Case No. 2011.1094R; Mission Bay Sanitary Sewer Pump Station was reviewed separately in Case No. 2011.1224R. Unlike most areas of the City, Mission Bay has separate systems for stormwater and wastewater. Wastewater will continue to be delivered to facilities for treatment before discharge.

ENVIRONMENTAL PROTECTION ELEMENT

POLICY 1.2

Improve the quality of natural resources.

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN AND SHORELINE AREAS.

POLICY 3.3

Implement plans to improve sewage treatment and halt pollution of the Bay and Ocean.

Comment: New development in Mission Bay will construct separate systems for stormwater and wastewater management. Wastewater will continue to be delivered to facilities for treatment before discharge, reducing the amount of untreated (combined) sewage/wastewater that is discharged to the Bay after storm events. Stormwater

and sanitary sewer lines have been incorporated into the project and would be accepted and dedicated for use as part of the project.

POLICY 5.1

Maintain an adequate water distribution system within San Francisco.

Comment: The project includes acceptance and dedication of water distribution lines in the public rights-of-way.

POLICY 5.5

Improve and extend the Auxiliary Water Supply system of the Fire Department for more effective fire fighting.

Comment: The public infrastructure systems to be accepted by the City include water supply lines, sewage lines, reclaimed water lines, as well as elements of the auxiliary water supply system (where appropriate). Accepting the public infrastructure improvements implements the referenced General Plan policies.

HOUSING ELEMENT

OBJECTIVE 12

Balance housing growth with adequate infrastructure that serves the City's growing population.

Policy 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

The Mission Bay project will provide a significant amount of new housing, including affordable housing units, consistent with these policies. The subject project is limited City-acceptance of property and public improvements, including provision of streets, sidewalks and related infrastructure in Assessor's Block (AB) 8709 Lots 002 and 003, AB 8710 Lots 005 and 008, AB 8711 Lots 011 and 013-032, AB 8722 Lot 010, AB 8726 Lots 001 and 002. The proposed project is generally consistent with the plans considered in earlier official actions by the Planning Commission, including Res. No. 14699, finding the Mission Bay North and Mission Bay South Redevelopment Plans in conformity with the General Plan. The proposed Project is required in order to implement the Mission Bay South Redevelopment Project, including construction of public infrastructure that will support development of a significant number of new housing units, including market rate and low-cost dwelling units.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

Comment: The proposed Project includes acceptance of park landscaping and other improvements associated with Park P10, and other landscape features associated with Mission Bay Drive Extension and the Mission Bay Circle Project. These improvements would provide amenities that would benefit residents of the Mission Bay South neighborhood, as well as other City residents.

POLICY 2.6

Make open spaces accessible to people with special needs.

Comment: The proposed open space and other amenities provided as part of this Project would be compliant with ADA accessibility standards.

POLICY 3.1

Assure that new development adjacent to the shoreline capitalizes on its unique waterfront location, considers shoreline land use provisions, improves visual and physical access to the water, and conforms with urban design policies.

Comment: The new parks affiliated with Mission Bay South this Project is part of the east/west linear park extending to Third Street, located close to the Bay.

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 4.6

Assure the provision of adequate public open space to serve new residential development.

POLICY 4.7

Provide open space to serve neighborhood commercial districts.

Comment: Mission Bay will create substantial new residential and commercial development. The park and roadway median landscape improvements dedicated as part of this Project, along with others proposed as part of the Mission Bay Redevelopment Project will provide open space improvements serving the new development.

TRANSPORTATION ELEMENT

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

Comment: The project includes acceptance of real property to accommodate placement of public streets and related infrastructure improvements, as well as acceptance of dedication of public infrastructure improvements associated with the public rights-of-way and landscape improvements. The street, sidewalk and landscape improvements would be located within the Mission Bay South Redevelopment Project Area.

They include acceptance of the following properties to be improved with public streets and associated infrastructure: Lot 5 in Assessor's Block 8710 to provide land for a portion of Channel Street between the future Mission Bay Circle and future El Dorado Street; and Lot 8 in Assessor's Block 8700 to provide land for a portion of Long Bridge Street between Mission Bay Boulevard North and future China Basin Street for street and roadway purposes.

The project also includes Acceptance and dedication of Public Infrastructure and improvements including streets, with travel, parking and bicycle lanes, curbs, sidewalks, lighting. The improvements will also include water supply, sanitary sewer, stormwater sewer, gas and electric lines, and landscaping, among other improvements.

- *Channel Street between Fourth Street and the future El Dorado South;*
- *Long Bridge Street between China Basin Street and Fourth Street;*
- *Fourth Street between Mission Rock Street and Channel;*
- *Fourth Street between Mission Rock Street and Mission Bay Boulevard North;*
- *Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South;*
- *Fourth Street between Mission Bay Boulevard South and UCSF Lane;*
- *Mission Rock west of Third Street; China Basin Street west of Third Street;*
- *Mission Bay Boulevard South between Third Street and Merrimac Street;*
- *Mission Bay Boulevard North between Third Street and Fifth Street;*
- *Merrimac Street;*
- *El Dorado Street.*
- *Mission Bay landscape and related improvements to Mission Bay Drive sidewalks being provided as part of this project meet, and often exceed, standards for sidewalk width.*

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 24.3

Install pedestrian-serving street furniture where appropriate.

Comment: Sidewalks adequate to accommodate expected levels of pedestrians have been incorporated as part of the design of all public rights-of-way. The improvements incorporate sidewalks, landscaping, street lighting, and crosswalks, as well as signage and street furniture, where desirable and appropriate.

OBJECTIVE 27

ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

POLICY 27.1

Expand and improve access for bicycles on city streets and develop a well-marked, comprehensive system of bike routes in San Francisco.

POLICY 27.6

Accommodate bicycles on local and regional transit facilities and important regional transportation links wherever and wherever feasible.

Comment: Bicycle Lanes have been constructed on some of the public rights-of-way proposed to be accepted and dedicated for public use, including on Fourth Street between Mission Rock Street and Channel (southbound lane with bike lane), and on Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South (bike lane on both sides of the street)

URBAN DESIGN ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.3

Provide adequate lighting in public areas.

POLICY 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

POLICY 4.8

Provide convenient access to a variety of recreation opportunities.

POLICY 4.10

Encourage or require the provision of recreation space in private development.

POLICY 4.12

Install, promote and maintain landscaping in public and private areas.

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

Comment: The project sponsor has constructed streets and infrastructure and amenities necessary as part of redevelopment of the Mission Bay South Redevelopment Project. The improvements include establishing new public roadways and associated sidewalks, lighting and other improvements, consistent with the level of amenities provided on other City streets. The improvements have been designed to accommodate neighborhood residents and other users. The project includes landscaping that would be installed along the streets to be accepted by the City and County, and landscaping improvements as part of Park P10.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan

Attachments:

Att. 1 Project Description, listing all project elements, including acceptance of land and acceptance and dedication of Public Infrastructure. Attachment 1 provides a list of the Exhibits contained in Planning Department Case 2011.1139R docket, available for review at the Planning Department offices.

PLANNING CODE SECTION 101.1(B) PROVISIONS- EIGHT PRIORITY POLICIES

Planning Code Section 101.1(b) establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1(b) in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The project would not affect neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
The Project would not affect the City's housing stock or neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The Project in itself (accepting real property and infrastructure improvements) would have no effect on the City's supply of affordable housing. Implementation of the Mission Bay North and South Redevelopment Plans, as adopted and approval of the Project actions would ultimately result in increasing the City's supply of affordable housing through adherence to the Community Redevelopment Law that requires at least 15% of all new and substantially rehabilitated dwelling units developed within the Project Area be affordable and occupied by, persons and families of low- or moderate income as defined by the California Health and Safety Code.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The Project would not adversely impede MUNI transit service or overburden city streets and neighborhood parking. The land proposed to be accepted by the City and infrastructure improvements proposed to be accepted and dedicated for public use have been designed and constructed consistent with approved plans for the Mission Bay Redevelopment Project Area. The public rights-of-way and related infrastructure proposed to be accepted for public dedication have been designed to accommodate all users and would enhance a mix of transportation modes.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
The Project would not affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors. The property was once the site of rail yards and related development; however, it has subsequently been vacant
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The Project, limited to acquisition of real property and acceptance of public infrastructure improvements (once constructed consistent with approved plans) would not adversely affect City preparedness against injury or loss of

life in an earthquake. All development would be constructed consistent with current Building and Seismic Codes and regulations.

The Project would not negatively affect preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project would not affect any landmark or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project includes acceptance and dedication of real property and infrastructure improvements including streets and related infrastructure and landscape improvements. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

DESCRIPTION OF PROJECT ELEMENTS INCLUDED IN CASE 2011.1139R

ATTACHMENT 1

Note: Referenced Exhibits available for review in Docket 2011.1139R)

1. Blocks 2-7 & 13 Phase 1 Improvements

a. Acceptance of Land

FOCIL-MB, LLC is granting Assessor's Block 8711 Lots 14-16, 18, 19, 22, 27 and 30 being portions of Long Bridge Street, China Basin Street, Merrimac Street, Fourth Street, Channel Street and Mission Rock Street to the City and County of San Francisco for street and roadway purposes as shown on the Blocks 2-7 & 13 Phase 1 Final Map (Exhibit C-1) and Offers of Dedication (Exhibits B-1 and B-2). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land as shown on the Exhibits.

b. Acceptance of Dedication of Public Infrastructure

The Infrastructure will have been constructed per the Improvement Plans, together with curb, gutter, sidewalks, street lighting, traffic controls, low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant and landscaping. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the infrastructure facilities to the City. The dedication will be for improvements located on portions of Channel Street, Long Bridge Street, Merrimac Street, Mission Bay Boulevard North, Mission Bay Boulevard South, Fourth Street, China Basin Street and Mission Rock Street as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The description of the detail of the infrastructure is as shown below.

c. Excerpts of the Blocks 2-7 & 13 Phase 1 Improvement Plans (excluding Parks)-Exhibit D

- a. Channel between Fourth Street and future El Dorado South: approximately 950 feet in length, two northbound lanes, two southbound lanes, sidewalk on the south side of street with parking on the north side of street. (Sheets C3.01, C3.01A and C3.02)
- b. Long Bridge Street between China Basin Street and Fourth Street: approximately 900 feet in length, one northbound lane, one southbound lane, with sidewalk and parking on both sides of street. (Sheets C3.07, C3.09 and C3.10)
- c. Fourth Street between Mission Rock Street and Channel: approximately 500 feet in length, one northbound lane, one southbound lane with bike lane, sidewalk and parking on both sides of street. (Sheet C3.07)
- d. Fourth Street between Mission Rock Street and Mission Bay Boulevard North: approximately 650 feet in length, two northbound lanes, one southbound lane, bike lane and sidewalk on both sides and parking on the west side of street. (Sheet C3.05 and C3.06)
- e. Fourth Street between Mission Bay Boulevard North and Mission Bay Boulevard South: approximately 150 feet in length, one northbound lane with a left turn lane approaching Mission Bay Boulevard North, one southbound lane with a left turn lane approaching Mission Bay Boulevard South, bike lane and sidewalk on both sides of street (no parking). (Sheet C3.05)
- f. Fourth Street between Mission Bay Boulevard South and UCSF Lane: approximately 300 feet in length, one northbound, one northbound lane, one southbound lane with sidewalk on both sides of street (no parking). (Sheet C3.36)
- g. Mission Rock west of Third Street: approximately 350 feet in length, one eastbound lane, one westbound lane with sidewalk and parking on both sides of street. (Sheet C3.06 and 3.11)

- h. China Basin Street west of Third Street; approximately 650 feet in length, one eastbound lane, one westbound lane with sidewalk and parking on both sides of street. *(Sheets C3.12 and C3.13)*
- i. Mission Bay Boulevard South between Third Street and Merimac Street; approximately 600 feet in length, one eastbound lane with sidewalk and parking on the south side of street. *(Sheets C3.16 and C3.17)*
- j. Mission Bay Boulevard North between Third Street and Fifth Street; approximately 600 feet in length, one westbound lane with sidewalk and parking on the north side of street. *(Sheets C3.14 and C3.15)*
- k. Merimac Street; approximately 300 feet in length, one northbound lane, one southbound lane with sidewalk and parking on both sides of street. *(Sheet C3.08)*
- l. El Dorado Street; approximately 250 feet in length, two northbound lanes, two southbound lanes, sidewalk adjacent to Block 13W and sidewalk adjacent to Block 12E (no parking). *(Sheet C3.18)*

2. Blocks 2-7 & 11-13 Phase 2 Improvements

a. Acceptance of Land

FOCIL-MB, LLC is granting Assessor's Block 8710 Lot 5 being a portion of Channel Street between future Mission Bay Circle and future El Dorado Street and Assessor's Block 8710 Lot 8 being a portion of Long Bridge Street between Mission Bay Boulevard North and future China Basin Street to the City and County of San Francisco for street and roadway purposes as shown on the Blocks 11 & 12 Phase 1 Final Map (Exhibit C-2) and Offer of Dedication (Exhibit B-3). The Board of Supervisors will act to approve the Grant Deeds for the land and authorize the Director of Property to accept the land as shown on the Exhibits.

b. Acceptance of Dedication of Public Infrastructure

The Infrastructure will have been constructed per the Improvement Plans, together with curb, gutter, sidewalks, street lighting, low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant and landscaping. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for improvements located on portions of Channel Street, Long Bridge Street, Mission Bay Boulevard North, Mission Bay Boulevard South as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The description of the detail of the infrastructure is as follows:

c. Excerpts of the Blocks 2-7 & 11-13 Phase 2 Improvement Plans-Exhibit E

- a. Channel Street between Mission Bay Circle and El Dorado Street: approximately 750 feet in length, two northbound lanes, two southbound lanes with sidewalks on both sides of street (no parking). *(Sheets C3.1 and Sheets C3.2)*
- b. Long Bridge Street between Mission Bay Boulevard North and China Basin Street: approximately 400 feet in length, one eastbound lane, one westbound lane with sidewalks on both sides of street (no parking). *(Sheet C3.3)*
- c. Mission Bay Boulevard North between Merimac Street and Mission Bay Circle: approximately 700 feet in length, one westbound lane with sidewalk on the north side of street (no parking). *(Sheet C3.4 and C3.5)*
- d. Mission Bay Boulevard South between Fifth Street and Mission Bay Circle: approximately 700 feet in length, one eastbound lane with sidewalk on the south side of street (no parking). *(Sheet C3.6 and C3.7)*

3. Mission Bay Drive Extension and Mission Bay Drive Circle Improvements

The Mission Bay Drive Extension and Mission Bay Drive Circle improvements are located on City property and

The Infrastructure will have been constructed per the Improvement Plans. The Department of Public Works (DPW) will have determined that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use. Accordingly the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for the Signalization of the 4th and 16th Street Intersection improvements as shown on Exhibit A. The Board of Supervisors must act to accept the dedication of the Public Facilities. The improvements include but are not limited to, traffic signal poles, traffic-signal controller, masts, and heads in each corner of the intersection as shown on excerpts of the "4th Street and 16th Street Intersection Improvements Plan" attached as Exhibit G.

Note: The following Exhibits, referenced herein, are contained in Planning Dept. Docket No. 2011.1139R and are available for review at the Planning Department offices.

1. Exhibit A – Location Map
2. Exhibit B-1 – Offer of Dedication (per Blocks 2-7 and 11-13 Final Map)
3. Exhibit B-2 – Offer of Dedication (portion of Channel Street and Fourth Street)
4. Exhibit B-3 – Offer of Dedication (portions of Channel Street and Long Bridge Street)
5. Exhibit C-1 – Mission Bay Blocks 2-7 & 13 Phase 1 Final Map
6. Exhibit C-2 – Mission Bay Blocks 11 & 12 Final Map
7. Exhibit D – Excerpts of the Blocks 2-13 Phase 1 Improvement Plans
8. Exhibit E – Excerpts of the Blocks 2-13 Phase 2 Improvement Plans
9. Exhibit F – Excerpts of the Mission Bay Drive Extension Improvement Plans
10. Exhibit G – Excerpts of the 4th Street & 16th Street Intersection Improvement Plans
11. Exhibit H – Excerpts of the Park P10 and Mission Bay Drive Median Improvement Plans
12. Exhibit I – Excerpts of the Sanitary Sewer Pump Station Improvement Plans
13. Exhibit J – FSEIR Addendum #6
14. Exhibit K – DCP General Plan Consistency for Land Transfers
15. Exhibit L – Owner Participation Agreement, Attachment D, Text descriptions and Cross Sections of Improvements (excerpts from South Infrastructure Plan)
16. Exhibit M – DCP General Plan Consistency for Blocks 2-7 & 11-13 Tentative Map
17. Exhibit N – SFRA approval of Blocks 2-7 & 11-13 Tentative Map

I:\Citywide\General Plan\General Plan Referrals\2011\2011.1139R Mission Bay South Acceptance of Land and Infrastructure final 12_15_11.doc

[Not for Recording]
City and County of San Francisco
Director of Property
25 Van Ness Avenue
Suite 400
San Francisco, CA 94102

OFFER OF IMPROVEMENTS

(Mission Bay Block 13 Phase 1 and Phase 2 Infrastructure Improvements)

FOCIL-MB, LLC, a Delaware limited liability company ("FOCIL") does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation ("City"), and its successors and assigns, all of the right-of-way improvements and underground public utility facilities constructed or installed by or on behalf of FOCIL pursuant to Street Improvement Permit #06IE-0684 (Mission Bay), dated December 6, 2006 issued thereunder, for Mission Bay Block 13 Phase 1 and Phase 2 Infrastructure Improvements, and the improvement plans and specifications described therein, but excepting therefrom those portions of the facilities which are identified on the "as-built" drawings delivered to and on file with the City as PG&E service conduits and vaults, and Comcast service conduits, and AT&T service conduits.

The property where the improvements are located is shown on Exhibit A hereto, constituting City property located in the City.

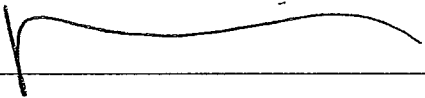
It is understood and agreed that: (i) upon acceptance of this offer of public improvements the City shall own and be responsible for maintenance of the offered public facilities and improvements, and (ii) the City and its successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of the Board of Supervisors.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25 day of April, 2016.

FOCIL-MB, LLC,
a Delaware limited liability company

By: Farallon Capital Management, L.L.C.,
a Delaware limited liability company,
Its Manager

By:  _____

Name: Richard B. Fried
Managing Member

Title: _____

EXHIBIT A
[Plat Map]

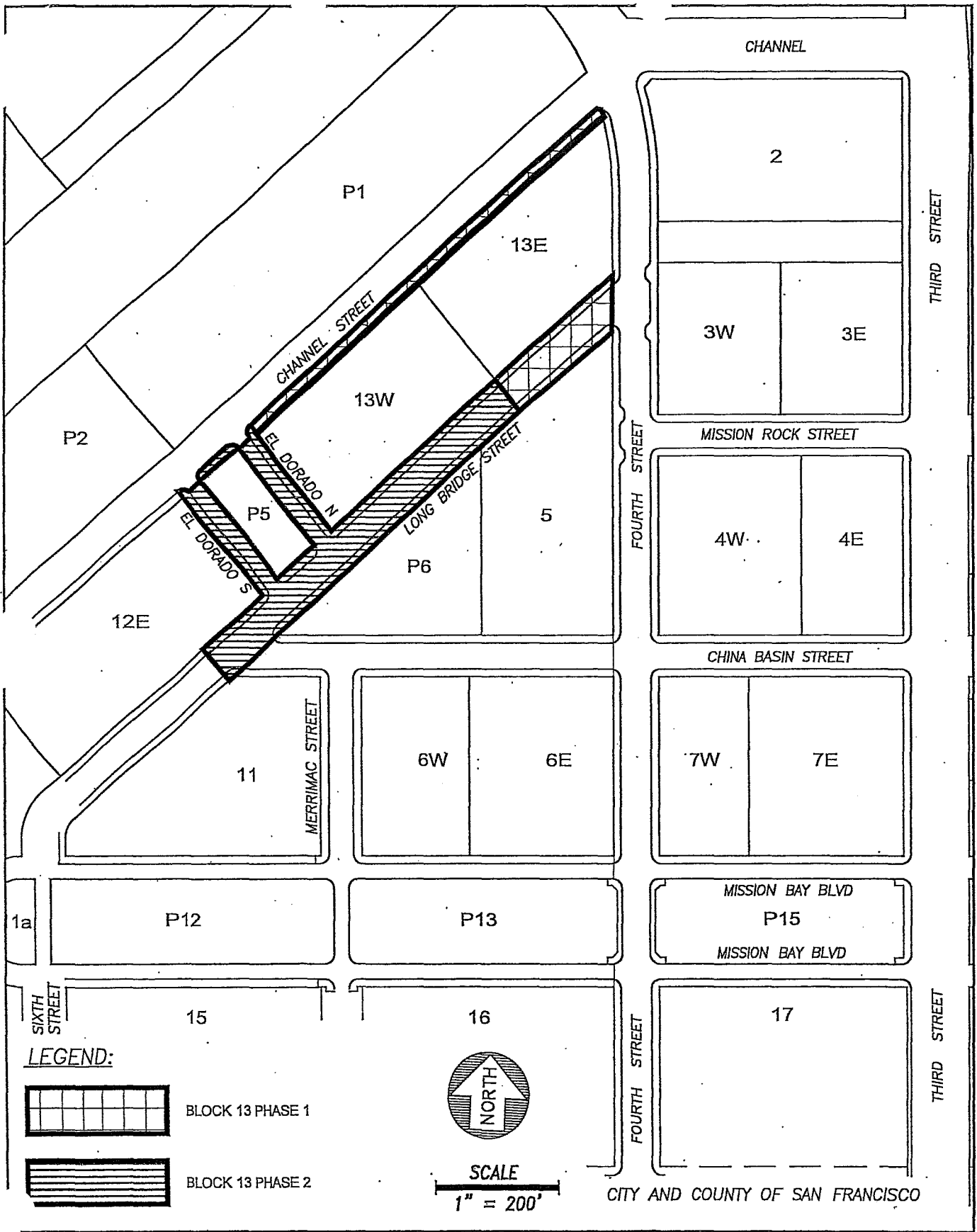


EXHIBIT A

529 OFFER OF IMPROVEMENTS

4/1/2016

CONDITIONAL ASSIGNMENT OF WARRANTIES AND GUARANTIES

FOR VALUE RECEIVED, FOCIL-MB, LLC, a Delaware limited liability company ("FOCIL"), does hereby conditionally assign to the City and County of San Francisco (acting by and through the San Francisco Department of Public Works) ("CCSF"), to the extent permissible, all of its right, title and interest in and to any and all warranties and guaranties (individually a "Warranty", and collectively, "Warranties") applicable to the Acquisition Facilities set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Acquisition Facilities").

This Conditional Assignment of Warranties and Guaranties (this "Assignment") is being made in connection with Section 4.3(c) of that certain Acquisition Agreement dated as of June 1, 2001, by and between Catellus Development Corporation and the Redevelopment Agency of the City and County of San Francisco, as supplemented by that certain Supplement No. 1 to Acquisition Agreement dated as of October 1, 2002, as assigned to FOCIL pursuant to that certain Assignment, Assumption and Release Agreement (Mission Bay South) dated November 22, 2004, applicable to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements) (as may be further supplemented or amended from time to time, the "Acquisition Agreement").

The parties hereto agree that if the CCSF or any of its successors and/or assigns exercise any right of repair, warranty, guaranty, or other right against FOCIL, if any, with respect to an Acquisition Facility which is also the subject of a Warranty, FOCIL, at its option, without any requirement that it do so, may enforce the Warranty. If FOCIL elects to enforce the Warranty, FOCIL shall provide notice to the CCSF within ten (10) business days of receipt of notice that the CCSF or any of its successors and/or assigns are exercising a right of repair, warranty, guaranty, and/or similar right with respect to the Acquisition Facility. If FOCIL fails to provide such notice to the CCSF within ten (10) business days, or otherwise fails to diligently pursue the Warranty thereafter, the CCSF shall have the sole right and privilege to enforce the Warranty.

This Assignment shall be binding upon and inure to the benefit of the successors and assigns of FOCIL and the CCSF.

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

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

Director of Public Works
City & County of San Francisco
c/o Barbara Moy, Manager
Mission Bay Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102
Telephone No: (415) 581-2568

City Attorney's Office
City & County of San Francisco
1 Dr. Carlton B. Goodlett Jr. Place, Room 234
San Francisco, CA 94102-4682
Attention: John D. Malamut, Esq.
Telephone No: (415) 554-4622

in the case of a notice or communication to FOCIL,

FOCIL-MB, LLC
c/o Farallon Capital Management
One Maritime Plaza, Suite 2100
San Francisco, CA 94111
Attn: Richard B. Fried and Joshua Dapice
Facsimile No.: (415) 956-8852

with a copy to:

Mission Bay Development Group, LLC
410 China Basin Street
San Francisco, CA 94158
Attn: Legal Department
Email: legal@mbaydevelopment.com
Telephone No.: (415) 355-6600

Any mailing address or telefacsimile number may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Assignment shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. For the convenience of the parties, copies of notices may also be given by telefacsimile. The effective time of a notice shall not be affected by the receipt, prior to receipt of the original, of a telefacsimile copy of the notice.

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

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

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

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

Nothing in this Assignment shall be construed in any way to alter, amend or otherwise relieve FOCIL of its warranty or guaranty responsibilities, with respect to any improvements, under the Mission Bay Plan and Plan Documents or subsequent Permits.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of JUNE 10, 2016.

FOCIL:

FOCIL-MB, LLC,
a Delaware limited liability company

By: Farallon Capital Management, L.L.C.,
a Delaware limited liability company

Its: Manager

By: 

Name: Richard B. Fried
Managing Member

Its: _____

CCSF:

THE CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: 

Mohammed Nuru
Director of Public Works

Exhibit A

List of Acquisition Facilities

The facilities include the Mission Bay Block 13 Phase 1 and Phase 2 Improvements and ancillary facilities constructed or installed by or on behalf of FOCIL pursuant to Street Improvement Permit #06IE-0684, dated December 6, 2006 for said improvements, and the improvement plans and specifications described therein (the "Improvements"), but excepting therefrom those portions of the Improvements which are identified on the as-built drawings as PG&E service conduits and vaults, AT&T service conduits and Comcast service conduits, which are facilities to be transferred to "private" joint trench participants. The list of facilities delivered to and on file with the City is as follows:

BLOCK 13 PHASE 1

Long Bridge St

- 4301 Land acquisition including pre-construction demolition and utility relocations and other costs.
- 4302 Street furnishings including trash receptacles and bike racks.
- 4303 Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs.
- 4304 Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, vents, cleanouts, and service stubs.
- 4306 Low Pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.
- 4309 Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various underground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.
- 4310 Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions.
- 4311 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.
- 4313 Sidewalks including final grading, soil offhaul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite).
- 4314 Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants.
- 4315 Street Lighting installation of owner-furnished custom light poles, including foundations, soil spoil off-haul and disposal; and Traffic signals, including installation of owner-furnished poles, foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of furnished anchor bolts, bases, poles, arms and luminaires.

4317 Owner-supplied materials including but not limited to Mission Bay custom light poles, AWSS materials, and street furnishings.

4318 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

EI Dorado North & South

4341 Land acquisition including pre-construction demolition and utility relocations and other costs.

4343 Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs.

4346 Low Pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.

4351 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.

4358 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

Channel St Frontage B13, P6

4401 Land acquisition including pre-construction demolition and utility relocations and other costs.

4402 Street furnishings including trash receptacles and bike racks.

4403 Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs.

4404 Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, vents, cleanouts, and service stubs.

4406 Low Pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.

4407 Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.

4409 Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various underground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.

4410 Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions.

4411 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.

4413 Sidewalks including final grading, soil offhaul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite).

- 4414 Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants.
- 4415 Street Lighting installation of owner-furnished custom light poles, including foundations, soil spoil off-haul and disposal; and Traffic signals, including installation of owner-furnished poles, foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of furnished anchor bolts, bases, poles, arms and luminaires.
- 4417 Owner-supplied materials including but not limited to Mission Bay custom light poles, AWSS materials, and street furnishings.
- 4418 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

BLOCK 13 PHASE 2

Long Bridge St

- 8301 Land acquisition including pre-construction demolition and utility relocations and other costs.
- 8302 Street furnishings including trash receptacles and bike racks.
- 8309 Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various underground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.
- 8310 Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions.
- 8311 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.
- 8313 Sidewalks including final grading, soil offhaul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite).
- 8314 Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants.
- 8315 Street Lighting installation of owner-furnished custom light poles, including foundations, soil spoil off-haul and disposal; and Traffic signals, including installation of owner-furnished poles, foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of furnished anchor bolts, bases, poles, arms and luminaires.
- 8317 Owner-supplied materials including but not limited to Mission Bay custom light poles, AWSS materials, and street furnishings.
- 8318 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

El Dorado North & South

- 8341 Land acquisition including pre-construction demolition and utility relocations and other costs.
- 8342 Street furnishings including trash receptacles and bike racks.
- 8347 Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.
- 8349 Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various underground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.
- 8350 Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions.
- 8351 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.
- 8353 Sidewalks including final grading, soil offhaul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite).
- 8354 Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants.
- 8355 Street Lighting installation of owner-furnished custom light poles, including foundations, soil spoil off-haul and disposal; and Traffic signals, including installation of owner-furnished poles, foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of furnished anchor bolts, bases, poles, arms and luminaires.
- 8357 Owner-supplied materials including but not limited to Mission Bay custom light poles, AWSS materials, and street furnishings.
- 8358 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

Channel St Frontage B13, P6

- 8401 Land acquisition including pre-construction demolition and utility relocations and other costs.
- 8402 Street furnishings including trash receptacles and bike racks.
- 8403 Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs.
- 8406 Low Pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.
- 8407 Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants.

- 8409 Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various underground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.
- 8410 Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions.
- 8411 Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts.
- 8412 Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers.
- 8413 Sidewalks including final grading, soil offhaul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite).
- 8414 Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants.
- 8415 Street Lighting installation of owner-furnished custom light poles, including foundations, soil spoil off-haul and disposal; and Traffic signals, including installation of owner-furnished poles, foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of furnished anchor bolts, bases, poles, arms and luminaires.
- 8417 Owner-supplied materials including but not limited to Mission Bay custom light poles, AWSS materials, and street furnishings.
- 8418 City/Agency Performed Work including but not limited to PGE contract fees and PUC hot tap fees.

ACQUISITION AGREEMENT

dated as of June 1, 2001

by and between the

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

and

CATELLUS DEVELOPMENT CORPORATION

**applicable to:
Redevelopment Agency of the City and County of San Francisco
Community Facilities District No. 6
(Mission Bay South Public Improvements)**

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LIST OF EXHIBITS:

EXHIBIT A	FORM OF PAYMENT REQUEST
EXHIBIT B	DESCRIPTION OF ACQUISITION FACILITIES AND APPLICABLE BUDGETED COSTS
EXHIBIT B-1	COMPONENTS OF ACQUISITION FACILITIES
EXHIBIT C	SCHEDULE OF REIMBURSEMENTS
EXHIBIT D	FORM OF NOTICE OF FAILURE TO NOTIFY

THIS ACQUISITION AGREEMENT, dated as of June 1, 2001 is by and between the Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic of the State of California (the "Agency"), and Catellus Development Corporation, a Delaware corporation (the "Developer"). Capitalized terms used in the following recitals have the meanings given such terms in Section 1.1 hereof.

RECITALS;

A. Financing Plan. The Agency and the Developer have agreed to the Financing Plan for the financing of, among other things, the acquisition, construction and installation of Infrastructure, as more particularly described in the Infrastructure Plan.

B. Development. The Developer, together with others, is developing land within the South Plan Area, which is expected to be included in the boundaries of one or more CFDs.

C. Infrastructure. The Infrastructure is to be constructed with respect to the South Plan Area, and the Agency and the Developer will benefit from a coordinated plan of design, engineering and construction of the Infrastructure and the development of the land in the South Plan Area.

D. Financings. The Developer and the Agency wish to finance the acquisition of the Infrastructure as set forth in the Financing Plan, and to provide for the payment therefor by entering into this Acquisition Agreement for the acquisition of the Infrastructure and payment for Components thereof as set forth herein with Acquisition Funds.

E. Bonds. Pursuant to the Financing Plan, the Agency has formed the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements) under the Act and is proceeding with the issuance of one or more Public Financings, the proceeds of which shall be used, in part, to finance the acquisition of all or a portion of the Infrastructure. Except as provided in this Acquisition Agreement or the Financing Plan, the execution by the Agency of this Acquisition Agreement in no way obligates the Agency to issue any Public Financing, or to acquire any Infrastructure with proceeds of any Public Financing or other Acquisition Funds.

AGREEMENTS

In consideration of the mutual promises and covenants set forth herein, and for other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Agency and the Developer agree that the foregoing recitals, as applicable to each, are true and correct and further make the agreements set forth below:

1. DEFINITIONS

1.1 Definitions. The following terms shall have the meanings ascribed to them in this Section 1.1 for purposes of this Acquisition Agreement. Unless otherwise indicated, any other capitalized terms when used herein shall have the meanings ascribed to them in the South OPA (including the Financing Plan), the Redevelopment Plan or the Interagency Cooperation Agreement, as applicable.

"Acceptable Title" means title to real property or interest therein free and clear of all liens, taxes, assessments, leases, easements and encumbrances, whether or not recorded, except for any permitted exceptions as described in any of the Land Transfer Agreements and in the Housing Program.

the construction and/or acquisition of an Acquisition Facility or Component, such as costs of security, safety signage, payment, performance and/or maintenance bonds, and insurance costs (including costs of any title insurance required under the South OPA or the Land Transfer Agreements), (vii) costs of land or right-of-way acquisitions from unrelated third parties and condemnation of the Required Infrastructure Lands pursuant to the South OPA or Interagency Cooperation Agreement, and (viii) Financing Costs. Actual Costs shall include the Infrastructure costs, pursuant to the preceding sentence, which includes improvements constructed upon privately owned land, but which are constructed within recorded permanent easements in form and substance reasonably acceptable to the Director, for the benefit of the City or the Agency and (x) pedestrians as to surface improvements, or (y) utilities as to sub-surface improvements. Actual Costs shall not include (a) the costs of any Interim Facilities, (b) the portion of the costs of any Acquisition Facility or Component that is eligible for reimbursement by Muni, or (c) costs prohibited pursuant to Section 4.6A.(v).

"Affiliate" means a Person in which the Developer directly or indirectly owns and controls (i) twenty-five percent (25%) or more (or if such Person is not publicly traded fifty percent (50%) or more) of each class of equity interests (including rights to acquire such interests), or (ii) twenty-five percent (25%) or more (or if such Person is not publicly traded fifty percent (50%) or more) of each class of interests that have a right to nominate, vote for or otherwise select the members of the board or other governing body that directs or causes the direction of substantially all of the management and policies of that Person.

"Agency Account" means the Project Supervision Account within the Improvement Fund that may be used by the Agency to pay or reimburse Agency Costs, particularly those of a character described in the second sentence of the definition of Agency Costs in Section 1.1. hereof.

"Agency Costs" means the reasonable costs and expenses actually incurred and paid by the Agency not inconsistent with the purposes of this Acquisition Agreement and the South OPA, including reasonable costs and fees of third-party professionals necessary for the Agency to perform its duties hereunder and under the South OPA, costs incurred and paid by the Agency to City Agencies (excluding costs included in any City permit application or processing fees paid directly by the Developer to the City) excluding therefrom (i) general and administrative costs of overhead of the Agency except for costs directly attributable to staff time allocable to implementation of the development contemplated under the South OPA, (ii) any costs incurred prior to the effective date of the South OPA, (iii) fees or costs incurred in connection with an amendment of the Redevelopment Plan or Plan Documents not consented to by the Developer in accordance with the South OPA, and (iv) litigation costs otherwise potentially recoverable pursuant to Section 19.6 of the South OPA. It is expressly acknowledged that "Agency Costs" include reasonable costs and expenses related to the activities of the City (including, without limitation, its Department of Public Works and the Director and the City Attorney's Office) and the Agency described in this Acquisition Agreement, including the reasonable fees and expenses of any consultants or other parties engaged by any of them in connection with their activities hereunder.

"Budgeted Cost" means the estimated cost of an Acquisition Facility or Component as shown on Exhibit B hereto, as amended from time to time pursuant to Section 4.6A.

"City" means the City and County of San Francisco.

"City Agency/Agencies" includes all City departments, agencies, boards, commission and bureaus with subdivision or other permit, entitlement, or approval authority or jurisdiction over development within the South Plan Area, or any portion thereof, including, without limitation, the Port Commission, the City Administrator, the Public Works Department, the

"Acceptance Date" means the date the City (or such other public entity which is to own an Acquisition Facility) takes final action to accept dedication of or transfer of title to an Acquisition Facility and such Acquisition Facility has been so accepted.

"Acquisition Agreement" means this Acquisition Agreement, together with any Supplement hereto.

"Acquisition Facilities" means the Infrastructure shown in Exhibit B hereto, as such Exhibit is amended or supplemented from time to time in accordance with the provisions of this Acquisition Agreement.

"Acquisition Funds" means: (i) proceeds of Public Financings available for the purchase of Infrastructure, (ii) proceeds of Special Taxes collected by the Agency for a CFD levied to pay the costs of Infrastructure and not otherwise needed to pay debt service on a Public Financing or CFD administrative expenses, (iii) Net Available Increment to be used under the provision of the Financing Plan to pay the Acquisition Price of Infrastructure and not otherwise needed to pay debt service on any Public Financing, (iv) amounts received by the Agency for the construction of Infrastructure from any other owner of property within the South Plan Area, (v) interest earnings on all of the foregoing available for purposes of this Agreement and (vi) amounts received by the Agency for the construction of Infrastructure from The Regents of the University of California, if any, but only if the Agency and The Regents enter into a mutually acceptable agreement consistent with that certain Agreement for Contribution of Real Property, dated as of September 27, 1997, between Catellus Development Corporation and The Regents, as the same may be amended.

"Acquisition Price" means the amount paid by the Agency for an Acquisition Facility and/or any Components thereof determined in accordance with Article 4 hereof, being an amount equal to the Actual Cost of such Acquisition Facility or Component, but subject to the limitations and reductions provided for in Article 4.

"Act" means the Mello-Roos Community Facilities Act of 1982, Sections 53311 et seq. of the California Government Code, as amended.

"Actual Cost" means the substantiated, reasonable cost of an Acquisition Facility or a Component, which costs shall consist of the following, without duplication: (i) the "hard" costs incurred by the Developer for the construction of such Acquisition Facility or Component and associated demolition, environmental investigation, remediation and response activities pursuant to the South OPA, including the South Environmental Investigation and Response Program attached as Attachment K thereto, (ii) out-of-pocket costs (including for professional costs) incurred by the Developer prior to the commencement of construction of such Acquisition Facility or Component in preparing the Plans for such Acquisition Facility or Component and the related costs of environmental evaluations of the Acquisition Facility or Component, and design, engineering, architectural, legal, accounting, consulting and similar professional services, (iii) fees paid to governmental agencies for obtaining permits, licenses or other governmental approvals for such Acquisition Facility or Component, including inspection fees payable pursuant to Section 4.1 of this Acquisition Agreement, (iv) a construction and project management fee to be retained by the Developer or by or paid to any Affiliate of not to exceed four percent (4%) of the costs described in clause (i) above incurred for the construction of such Acquisition Facility or Component, (v) professional costs incurred by the Developer, the City or the Agency associated with the construction of such Acquisition Facility or Component, such as design, engineering, architectural, legal, accounting, inspection, construction staking, materials testing, consulting and similar professional services excluding cost of any such services provided directly by the Developer or any Affiliate; (vi) out-of-pocket costs directly related to

Public Utilities Commission, the Planning Commission, the Public Transportation Commission, the Parking and Traffic Commission, the Building Inspection Commission, the Public Health Commission, the Fire Commission, the Police Commission, together with any successor City Agency, department or officer designated by or pursuant to law.

"City Regulations" means (i) those City land use codes, including those of its Port Commission (including, without limitation, the Planning and Subdivision Codes, the City General Plan and Waterfront Land Use Plan), (ii) those ordinances, rules, regulations and official policies adopted thereunder (including the Mission Bay Subdivision Ordinance and Regulations), and (iii) all those ordinances, rules, regulations, official policies and plans governing zoning, subdivisions and subdivision design, land use, rate of development, density, building size, public improvements and dedications, construction standards, new construction and use, design standards, permit restrictions, development fees or exactions, terms and conditions of occupancy, or environmental guidelines or review, including those relating to hazardous substances, pertaining to the South Plan Area, as adopted and amended by the City from time to time.

"Component" means a component of an Acquisition Facility that the Director of Public Works has agreed can be separately identified, inspected and completed, and be the subject of a Payment Request hereunder. The Components of the Acquisition Facilities are shown on Exhibit B-1 hereto. Upon written request of the Developer delivered to the Agency to the effect that other Infrastructure should be included in Exhibit B for funding hereunder, the Components of such other Infrastructure to be financed following the financing of the Acquisition Facilities shall be determined by the Director of Public Works following consultation with the Developer, and shall be identified in a Supplement executed by the parties hereto, as further provided in Section 2.1(c) hereof.

"Construction Documents" means the Final Construction Documents and the applicable Design Documents.

"Design Documents" means Concept Plans, Basic Concept Design Documents, Schematic Design Documents, and Design Development Documents, all of which have the meanings set forth in the Design Review and Document Approval Procedure, and specifically excludes any contracts between the Developer and any contractor, subcontractor, architect, engineer, consultant or Mortgagee.

"Design Review and Document Approval Procedure" means the Design Review and Document Approval Procedure attached as Attachment G to the South OPA.

"Developer" has the meaning given in the first paragraph of this Acquisition Agreement.

"Developer's Cost of Funds" shall mean the cost of funds of Catellus Development Corporation as posted to the Developer's website at <http://www.catellus.com>. Notwithstanding the foregoing, (i) upon written request, the Developer agrees to provide to the Agency the written methodology used to determine any such cost of funds, (ii) the Developer shall update such cost of funds at least quarterly, and (iii) if the Developer ceases to post such cost of funds, and revisions thereto, on said website for any quarter, it shall provide to the Agency in writing, its then cost of funds, including the methodology to determine the same.

"Director of Public Works" or "Director" means the Director of Public Works of the City, or his or her written designee (or any successor official designated by applicable law) acting as such under this Acquisition Agreement or with respect to any specific action of the Director under this Agreement.

"District" means the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements).

"Final Construction Documents" has the meaning set forth in the Design Review and Document Approval Procedure.

"Financing Costs" means, subject to the limitations described below:

(i) interest expense and lender fees with respect to any construction loan obtained by the Developer from an unrelated third party with respect to the Infrastructure, not including any penalty or default charges or interest due by reason of the occurrence of a default with respect to any such loan; and

(ii) imputed interest expense with respect to any Infrastructure not financed from a loan of the character described in the preceding clause (i), with interest calculated at a rate equal to the Developer's Cost of Funds, with said imputed interest to be deemed to commence accruing as to (A) Actual Costs of the character described in clauses (i), (iii), (v), (vi) and (vii) of the definition of Actual Cost in Section 1.1 related to any Acquisition Facility or Component, as of the later of July 30, 2001 or the thirtieth (30th) day of the month following the month in which construction of the Acquisition Facility or Component commence, provided that the Developer is out-of-pocket for such Actual Cost by such interest accrual commencement date, and (B) Actual Cost of the character described in clause (ii) of the definition of Actual Cost in Section 1.1 related to any Acquisition Facility or Component, as of the later of July 30, 2001 or the thirtieth (30th) day of the month following the month in which physical construction of the Acquisition Facility or Component that is the subject of the Plans, environmental evaluations or professional costs commences.

Notwithstanding the foregoing, any such financing costs shall not be included within the definition of Actual Cost (a) to the extent such financing costs relate to the period prior to the thirtieth (30th) day of the month following the month in which physical construction of the Acquisition Facility or Component that is the subject of the Actual Cost request commences (provided that this clause shall not apply to lender fees and costs described in the preceding clause (i) that are paid by the Developer to an unrelated third party, which fees and costs shall be Actual Costs), (b) to the extent that such financing costs are in excess of commercially prevailing rates, (c) to the extent they relate to Actual Costs of the character described in clause (iv) of the definition of Actual Costs in Section 1.1, (d) to the extent such financing costs accrue during any period that the Developer or any Affiliate is in Material Breach under the North OPA or any other Plan Document or is in default in the payment of Special Taxes, (e) to the extent such financing costs apply to any period that is more than ninety (90) days following completion of the related item of Infrastructure as approved pursuant to the inspection described in Section 4.1 of this Agreement, or (f) to the extent they pertain to "Global Costs" identified as such in Exhibit C hereto.

"Financing Plan" means the Financing Plan attached as Attachment E to the South OPA.

"Fiscal Agent" means the entity acting as fiscal agent under the Fiscal Agent Agreement, or any successor thereto acting as fiscal agent under a Fiscal Agent Agreement, as used in Section 2.3 of this Agreement.

"Fiscal Agent Agreement" means an agreement by that name between the Agency and the Fiscal Agent, providing for, among other matters, the issuance of a Public Financing payable

from Special Taxes, and the establishment of an Improvement Fund, as it may be amended from time to time.

"Goals for CFDs" means the Agency's Local Goals and Policies for Community Facilities Districts, in the form provided to the Owner on the date of the South OPA (and to be adopted in substantially such form by the Commission), and as thereafter amended but, with respect to the CFD(s) formed under the Financing Plan, solely to the extent required under the Act or other controlling federal or state law or as otherwise agreed to by the Owner, in its discretion.

"Housing Program" means the Housing Program attached as Attachment C to the South OPA.

"Improvement Fund" means an Improvement Fund established by a Fiscal Agent Agreement, or other document providing for the issuance of a Public Financing, each of which is expected to include an acquisition account and an Agency Account.

"Infrastructure" means those items identified in the Infrastructure Plan, including (1) the open space (including, among other items, park improvements and restrooms), streets, rails and rail line bridges, sewer and storm drainage systems, water systems, street improvements (including freeway ramps or other demolition), traffic signal systems, acquisition of Required Infrastructure Lands, dry utilities, and other improvements any of which are to be constructed in or for the benefit of the South Plan Area or any other matters described in the Infrastructure Plan.

"Infrastructure Plan" means the Infrastructure Plan attached as Attachment D to the South OPA, as it may be amended from time to time.

"Interagency Cooperation Agreement" means the Mission Bay South Interagency Cooperation Agreement, dated as of November 16, 1998, between the City and the Agency.

"Interim Facilities" means improvements installed in connection with the construction of Acquisition Facilities or Components, which improvements (i) are not intended to be permanent, and (ii) are not part of the Infrastructure included in the Infrastructure Plan; however, temporary improvements installed which are necessary in the normal due course of construction of permanent improvements (i.e. "means and methods") are not to be considered "Interim Facilities."

"Land Transfer Agreements" mean those certain agreements between Catellus Development Corporation, the City, the City acting by and through its Port Commission and the State Lands Commission, as applicable, generally referred to as the Amended and Restated City Land Transfer Agreement, Amended and Restated Port Land Transfer Agreement and Amended and Restated Agreement Concerning the Public Trust.

"Material Breach" means a default or breach by the Developer or any Affiliate that materially affects the ability of the Agency or any other party to a Plan Document (other than the Developer or any Affiliate) to timely proceed without substantially increased costs.

"Mission Bay Subdivision Ordinance" means the Subdivision Code of the City and County of San Francisco for the Mission Bay Project Area, also referred to as the Mission Bay Subdivision Code in the Design Review and Document Approval Procedure.

"Mission Bay Subdivision Ordinance and Regulations" means the Mission Bay Subdivision Ordinance, together with the Mission Bay Subdivision Regulations adopted by order of the City Department of Public Works.

"Muni" means the San Francisco Municipal Railway of the City and County of San Francisco.

"Net Available Increment" means the tax increment revenues arising under the Redevelopment Plan and received by the Agency, exclusive of: (i) Housing Increment (calculated solely at 20% of the total tax revenues received by the Agency pursuant to the Redevelopment Plan), (ii) tax increment revenues required by Redevelopment Law to be paid to other taxing agencies (initially, 20% of the total tax increment revenues received by the Agency, and otherwise pursuant to the Redevelopment Law and the Redevelopment Plan), and (iii) tax increment revenues needed to pay Agency Costs (as defined in the Financing Plan) not otherwise paid from other sources.

"Owner" means Catellus Development Corporation, a Delaware corporation, and its Transferees as permitted under the South OPA, except as otherwise provided in Section 3.9, Section 5.3, Article 6, Article 10 and Section 12.2 of the South OPA and the Program in Diversity/Economic Development Program.

"Payment Request" means a document, substantially in the form of Exhibit A hereto, to be used by the Developer in requesting payment of an Acquisition Price.

"Permit to Enter" means the Permit to Enter attached as Attachment F to the South OPA.

"Person" means any natural person, corporation, firm, partnership, association, joint venture, governmental or political subdivision or agency or any similar entity.

"Plan Documents" means the Redevelopment Plan and its implementing documents including, without limitation, any owner participation agreements, the Mission Bay South Design for Development and the Mission Bay Subdivision Ordinance and regulations adopted thereunder.

"Plans" means the Construction Documents, specifications, schedules and related construction contracts for the Acquisition Facilities or any Components thereof approved pursuant to the Design Review and Document Approval Procedure, applicable City Regulations (consistent with the Redevelopment Plan and Interagency Cooperation Agreement), or any other applicable standards of the entity (if other than the City or the Agency) that will own, operate or maintain the Acquisition Facilities when completed and acquired.

"Required Infrastructure Lands" has the meaning set forth in Section 5.4 of the South OPA.

"Program in Diversity/Economic Development Program" means the Mission Bay South Program in Diversity/Economic Development Program attached as Attachment H to the South OPA.

"Public Financing" means a debt obligation of the Agency the net proceeds of which are used to finance or refinance Infrastructure.

"Redevelopment Plan" means the Mission Bay South Redevelopment Plan for the Mission Bay South Redevelopment Project, approved pursuant to Ordinance No. 335-98, adopted by the Board of Supervisors of the City on November 2, 1998.

"South OPA" means the Mission Bay South Owner Participation Agreement, entered into as of November 16, 1998, between the Agency and Catellus Development Corporation.

"South Plan Area" means the land described in Attachment A to the South OPA.

"Special Taxes" means special taxes authorized to be levied in the District under the Act and the proceedings to establish the District.

"State" means the State of California.

"Supplement" means a written document amending, supplementing or otherwise modifying this Acquisition Agreement and any exhibit hereto, including (i) any amendments to the list of Components in Exhibit B-1 and the list of reimbursements in Exhibit C, and/or (ii) the addition to Exhibit B of additional Acquisition Facilities (and Components) to be acquired hereunder.

"Transfer" means to sell, assign, convey, lease, sublease, mortgage, hypothecate or otherwise alienate, excluding therefrom any grant of occupancy rights for permanent improvements such as space leases or granted in connection with existing improvements within the South Plan Area.

"Transfer Entity" means any Person to whom a Transfer of all or substantially all of the undeveloped property in the South Plan Area has been effected by a Transfer permitted under the South OPA.

"Unavoidable Delay" means a delay in the performance of any term or condition of this Agreement that is caused by strikes or other labor disputes, acts of God, shortage of or inability to obtain labor or materials; damage to works in progress by any casualty, except to the extent caused by the negligence of the Person claiming the benefit of the Unavoidable Delay, lawsuits brought by plaintiffs unaffiliated with the Person claiming the benefit of Unavoidable Delay, restrictions imposed or mandated by governmental or quasi-governmental entities (other than the party claiming the unavoidable delay or delays by City Agencies) in issuing requisite approvals or consents, enemy action, civil commotion, fire, flood, earthquake or any other unforeseeable event beyond the reasonable control of a Person.

2. FUNDING

2.1 Agency Proceedings: Acquisition Facilities: Supplements to Exhibit B and B-1.

(a) The Agency shall conduct all necessary proceedings under the Act for the issuance, sale and delivery of Public Financings; provided, however, that nothing herein shall be construed as requiring the Agency to issue a Public Financing except to the extent provided for in the Financing Plan.

(b) The Agency shall be obligated to purchase from the Developer under this Acquisition Agreement only the Acquisition Facilities listed in Exhibit B hereto, as such Exhibit may be amended and/or supplemented by any Supplement in accordance with Section 2.1(c) below.

(c) Upon the written request of the Developer, accompanied by a list of Acquisition Facilities and proposed Components thereof to be acquired hereunder, together with the proposed Budgeted Costs thereof, the Director of Public Works shall meet with representatives of the Developer to establish mutually acceptable supplements to Exhibit B and Exhibit B-1 to this Acquisition Agreement consistent with the Financing Plan and Interagency Cooperation Agreement. The Director of Public Works shall be deemed to have accepted any proposed supplement of the Developer unless, within sixty (60) days of the submittal thereof, the Director of Public Works shall send the Developer a written objection to all or any portion thereof. Such objection must be based upon the following grounds (the determination of which shall be made in good faith): (i) the unacceptability of any Component because it is not a complete, functional portion of an Acquisition Facility or a proposed Acquisition Facility is not included in the Infrastructure, (ii) the Budgeted Cost of an Acquisition Facility or Component appears to be unreasonable in the circumstances or otherwise in excess of the reasonably expected Actual Cost thereof or (iii) it is not permissible under the Act or the South OPA (including the Financing Plan). The Developer may resubmit any proposed supplement to Exhibit B [or B-1] (or portion thereof) to which a written objection is made by the Director of Public Works, and the Director of Public Works shall have thirty (30) days to review any such resubmittal. The Developer shall provide any supporting materials reasonably requested by the Director of Public Works in writing relative to an analysis of the proposed supplement, and the applicable time periods mentioned in the preceding sentences shall be tolled until such materials have been provided to the Director. Any proposed supplement to Exhibit B and B-1 (or any resubmittal thereof) not subject to a written objection by the Director of Public Works within the applicable period shall be deemed to be a part of Exhibit B and B-1, as applicable, hereof for all purposes of this Acquisition Agreement.

2.2 Source of Funds for Acquisition Prices.

(a) The Agency shall not be obligated to pay the Acquisition Price of any Acquisition Facility or any Components thereof under this Agreement except from Acquisition Funds. The Agency shall establish one or more accounts into which it shall deposit, upon receipt, Acquisition Funds pending their use for purposes of this Acquisition Agreement or as otherwise provided in the Financing Plan.

(b) The Developer acknowledges that a portion of the proceeds of some Public Financings may be deposited in an escrow fund established as necessary to comply with the Act, the Goals for CFDs or for credit concerns, and would become Acquisition Funds only upon satisfaction of the requirements and otherwise in the amounts specified in the applicable document authorizing the issuance of the Public Financing. The Agency agrees that, upon written request of the Developer, it will take all reasonable actions necessary to make the determinations and present the documents necessary under any such authorizing document to cause the release of funds from an escrow fund.

(c) While the Agency now expects to issue Public Financings, the Agency shall be under no obligation to issue any Public Financing except to the extent provided in the Financing Plan and makes no warranty, express or implied, that the proceeds thereof, together with other Acquisition Funds, will be sufficient to pay for all of the Infrastructure, including the Acquisition Facilities.

(d) It is acknowledged that the Fiscal Agent Agreement provides for the establishment of a Bond Proceeds Account and a Tax Increment Account from which Acquisition Funds are to be disbursed to pay the Acquisition Prices of Acquisition Facilities and Components, and that the Fiscal Agent Agreement provides for the use of amounts in the Bond Proceeds Account for such purpose prior to the use of amounts in the Tax Increment Account unless the Agency otherwise directs the Fiscal Agent. Upon the written request of the Developer, the Agency

agrees to direct the Fiscal Agent to apply amounts designated in such request on deposit in the Tax Increment Account prior to the use of amounts in the Bond Proceeds Account so long as such action will not adversely affect the exclusion from gross income of the interest on the bonds issued pursuant to the Fiscal Agent Agreement and is not otherwise inconsistent with the provisions of the Financing Plan.

(e) It is further acknowledged that the Fiscal Agent Agreement allows for a mandatory redemption of the bonds issued thereunder, in part, from amounts in the Bond Proceeds Account established thereunder, if the Finance Director (as defined in the Fiscal Agent Agreement) makes a determination or receives a certificate to the effect that the Project (as defined in the Fiscal Agent Agreement) has been abandoned. The Agency agrees to provide written notice to the Developer if at any time the Agency believes that work on the Project has ceased for a continuous period of nine (9) months and the Agency anticipates that it may, in the future, take actions under the Fiscal Agent Agreement to cause a redemption of the bonds as described in the prior sentence. The Agency acknowledges that Unavoidable Delays may occur which result in a cessation of work on the Project (as defined in the Fiscal Agent Agreement) for periods in excess of twelve (12) consecutive months, and that such circumstances may not constitute abandonment of the Project giving rise to grounds for a mandatory redemption of bonds issued under the Fiscal Agent Agreement.

(f) The Agency will use its best efforts to provide the Developer with the accounting records provided by the Fiscal Agent under Section 7.03 of the Fiscal Agent Agreement.

2.3 Public Financing Proceeds.

(a) The proceeds of any Public Financing shall be deposited, held, invested, reinvested and disbursed as provided in the instrument providing for the issuance thereof, all in a manner not inconsistent with the Financing Plan and this Agreement. A portion of the proceeds of each Public Financing may be used to fund reserves for debt service, to pay interest on a Public Financing (commonly referred to as "capitalized interest"), and to pay costs of issuance and therefore would not constitute Acquisition Funds.

(b) The Developer agrees that the Agency alone shall direct the investment of the funds on deposit in the funds and accounts established by or pursuant to any Public Financing authorizing document, and that the Developer has no right whatsoever to direct any such investment. The Agency shall invest such funds in a manner consistent with the Agency's investment policies for similar financings and otherwise in accordance with all applicable laws and the Fiscal Agent Agreement. The Agency shall have no responsibility whatsoever to the Developer with respect to any investment of Acquisition Funds prior to their use for purposes of this Acquisition Agreement, including any loss of all or a portion of the principal invested or any penalty for liquidation of an investment. Any such loss may diminish the amounts available as Acquisition Funds.

(c) The Developer acknowledges that its obligation as an owner of real property in a CFD to pay Special Taxes levied in the CFD is not in any way dependent on: (i) the availability of Acquisition Funds to pay for all or any portion of the Acquisition Facilities or Components thereof hereunder, or (ii) the alleged or actual misconduct of the Agency in the performance of its obligations under this Acquisition Agreement, any Fiscal Agent Agreement, the South OPA, or any agreement to which the Developer or the Agency is a signatory.

(d) The Developer and the Agency hereby acknowledge that any lack of availability of Acquisition Funds to pay the Acquisition Price of Infrastructure or any Components thereof, in and of itself, shall in no way modify any rights or obligations of the Developer under the South OPA.

(e) The Agency may establish a separate Agency Account and deposit a portion of the proceeds of any Public Financing therein, to the extent it reasonably identifies Agency Costs incurred or to be incurred by the Agency or the City in discharging their obligations hereunder. The Agency may draw on such funds as necessary to pay such Agency Costs.

2.4 Reimbursements.

(a) The Agency acknowledges that, in addition to its acquisition of Facilities and payment for Components thereof hereunder, it will use a portion of the proceeds of the Public Financings to reimburse the Developer, to the extent permitted under the Act, for certain costs for which the Developer has advanced its own funds, including (i) CFD formation costs eligible to be financed by a CFD, (ii) certain freeway demolition costs, (iii) contributions by the Developer for Infrastructure constructed by others, such as contributions referred to in Section 2.B.v. of the Financing Plan related to sewer odor conditions and contributions for railway improvements, and (iv) other costs incurred by the Developer in anticipation of reimbursement from the proceeds of a Public Financing, such as advances pursuant to Section 2.E.i. of the Financing Plan in respect of consultant costs. The Agency shall use a portion of the proceeds of Public Financings issued by the Agency to reimburse the Developer for such advances pursuant to the Financing Plan, as described in Exhibit C.

Notwithstanding the foregoing, the Agency agrees that the Developer may include in any Payment Request submitted under the terms of this Acquisition Agreement a line item for reimbursement of amounts theretofore paid by or on behalf of the Developer to the Peninsula Corridor Joint Powers Board (the "JPB") under and pursuant to the Railroad Construction and Maintenance Agreement for Common Street Grade Crossing Project, between the JPB and the Developer, and to the extent that the Developer provides with any such Payment Request evidence satisfactory to the Director of Public Works that the amount requested to be reimbursed was paid to the JPB in respect of the cost of Infrastructure (such as copies of invoices from the JPB and copies of corresponding checks in payment thereof or other evidence of payment by or on behalf of the Developer), the Agency will promptly reimburse the amounts so expended from Acquisition Funds, subject to the priority for the use of funds under Section 2.5 hereof.

(b) The Agency and the Developer agree to amend Exhibit C hereto from time to time to add additional items, to be reimbursed from the proceeds of future Public Financings, that are eligible for such reimbursement as described in Section 2.4(a) but were not included on Exhibit C at the time of execution of this Agreement.

2.5 Priority for Police/Fire Facility Funding. The Developer and the Agency acknowledge and agree that under the provisions of Section 4.4(b) of the South OPA, upon satisfaction of the conditions set forth in clauses (i) and (ii) of the first sentence of said Section 4.4(b) (the "Conditions"), the City may obtain CFD funds in the amounts specified in said sentence. In order to implement the provisions of Section 4.4 of the South OPA, the Developer and the Agency hereby agree that, notwithstanding any other provision of this Agreement, upon satisfaction of the Conditions, the Agency shall have the right to use all available CFD Funds permitted under the applicable bond documents to make payments directly to the City required under Section 4.4(b) of the South OPA, and following the date on which the Conditions have been satisfied and until the obligation to the City under said Section 4.4(b) has been fully satisfied and provided that the Agency shall have expeditiously proceeded to obtain such funds, no Acquisition Funds will be used to pay Acquisition Prices of Acquisition Facilities or Components not theretofore paid under this Acquisition Agreement.

2.6. Costs of the Director.

(a) It is acknowledged that the Fiscal Agent Agreement provides for the Agency Account, that it is expected that the proceeds of Public Financings may be deposited to such Agency Account, and that it is intended that costs and expenses of the Director, and any consultants engaged by the Director or the City, related to the activities of the Director under this Acquisition Agreement will be charged against amounts in the Agency Account.

(b) In the event that amounts in the Agency Account are insufficient to fully pay the costs and expenses described in the preceding clause (a), and there is not sufficient Net Available Increment (excluding for purposes of this clause (b) amounts described in clause (iii) of the definition of Net Available Increment in Section 1.1 hereof) the Developer agrees to promptly pay, following submission of an invoice therefor, any of such costs and expenses.

(c) The Agency agrees that, upon the written request of the Developer, it will consider billing the Developer directly for costs and expenses described in the preceding clause (a), as opposed to funding amounts in the Agency Account or using Net Available Increment (excluding for purposes of this clause (c) amounts describe in clause (iii) of the definition of Net Available Increment in Section 1.1 hereof) for such purpose. The Agency will accommodate any such request, until it is rescinded in writing by the Developer, if the Developer has theretofore timely made any payment required under the preceding clause (b), and the Agency has no other material reason not to proceed in the manner requested by the Developer.

3. CONSTRUCTION OF INFRASTRUCTURE

3.1 Plans. To the extent that it has not already done so, the Developer shall prepare and obtain applicable governmental approval of all Plans for the Acquisition Facilities in accordance with the South OPA and the City Regulations or, as applicable, regulations of any other public entity that will own and operate the Acquisition Facilities. Copies of all Plans shall be provided by the Developer to the Director of Public Works upon request therefor, and, in any event, as built drawings and a written assignment (provided that the same can be reasonably obtained) of the Plans for any Acquisition Facility shall be provided to the City prior to its acceptance of a related Facility.

3.2 Duty of Developer to Construct.

(a) All Acquisition Facilities shall be constructed by or at the direction of the Developer in accordance with the South OPA and the applicable Construction Documents. The Developer shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of Infrastructure in a good, workpersonlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their good faith efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of the Acquisition Facilities.

(b) To the extent required under the South OPA, the Developer shall be obligated (i) to construct and convey to the City (or other applicable governmental agency) all Acquisition Facilities and Components thereof, and (ii) to use its own funds to pay all costs thereof in excess of the Acquisition Prices thereof to be paid therefor hereunder, subject in all events to the terms of the Financing Plan.

(c) Except as otherwise provided in the South OPA, the Developer shall not be relieved of its obligation to construct each Acquisition Facility and Component thereof and convey each such Acquisition Facility in accordance with the terms hereof, even if, (i) because of the limitations imposed by Section 4.6 hereof, the Acquisition Price for such Component or Acquisition Facility is less than the Actual Cost, or cost to the Developer, of such Component or Acquisition Facility, or (ii) there are insufficient Acquisition Funds then available to pay the Acquisition Prices thereof at the time the Developer submits a Payment Request therefor.

3.3 Relationship to Public Works Contracting Requirements.

(a) This Acquisition Agreement is for the acquisition by the City of the Acquisition Facilities and payment for Components thereof from time to time, from Acquisition Funds and is not intended to be a public works contract. The Agency and the Developer acknowledge and agree that the Infrastructure is of local, and not state-wide concern, and that the provisions of the California Public Contract Code shall not apply to the construction of the Infrastructure. The Agency and the Developer further acknowledge and agree that City public works contracting requirements are not applicable to the construction and acquisition of Infrastructure. The Agency and the Developer agree that the Developer shall award all contracts for the construction of the Acquisition Facilities and the Components thereof, and that this Acquisition Agreement is necessary to assure the timely and satisfactory completion of the Acquisition Facilities and that compliance with the Public Contract Code and such City requirements with respect to the Acquisition Facilities would work an incongruity and would not produce an advantage to the Agency or any CFD.

(b) Notwithstanding the foregoing, the Developer shall award all contracts for construction of the Acquisition Facilities, and materials related thereto by means of a bid process consistent with this Section 3.3(b) or otherwise acceptable to the Director of Public Works, in each case consistent with the requirements of the South OPA and applicable City Regulations (including but not limited to the Program in Diversity/Economic Development Program, and prevailing wage requirements contained therein). The Developer shall establish a list of written criteria acceptable to the Director of Public Works (including experience, ability to perform on schedule and financial ability) to determine qualified general contractors for any contract. Such general contractors shall comply with any applicable provisions of the South OPA (including but not limited to the Program in Diversity/Economic Development Program and prevailing wage requirements, provided that nothing in this Agreement shall modify the remedy provisions of the Program in Diversity/ Economic Development Program). Formal bids shall be requested from those entities on the list of qualified contractors.

The Developer shall prepare bid packages, including engineering reports and estimates, for each of the Acquisition Facilities, and shall submit such packages to the Director of Public Works, reasonably in advance of the anticipated bid, for review. Upon agreement by the Director of Public Works and the Developer on the content of such bid packages and a schedule of bid prices, plus an acceptable margin of variance, the Developer may proceed to take bids on the applicable Acquisition Facilities. The Agency shall meet with the qualified general contractors to discuss the applicable requirements of the Program in Diversity/ Economic Development Program. At the reasonable request of the Developer, the Director of Public Works shall also meet with the qualified general contractors to discuss the requirements of the particular contract to be bid.

Bids for each Component shall be submitted to the Developer prior to the time and date prescribed for bid opening. If a bid is within the constraints of the approved bid package, the Developer shall award the applicable contract to the lowest responsible bidder. If all bids are in excess of the bid parameters, the Developer shall obtain the consent of the Director of Public Works prior to awarding the contract. Upon written request of the Director, the Developer

shall provide an analysis of bids for construction and materials for the Acquisition Facilities, constructed or to be constructed by or under the supervision of the Developer indicating how the winning bid was determined and how it was consistent with the applicable bid package.

(c) The Developer shall develop or cause to be developed and shall maintain or cause to be maintained a cost-loaded project schedule, using the critical path method, providing for all major project elements included in the construction of the Acquisition Facilities to be acquired hereunder, so that the whole project is scheduled in an efficient manner. The Developer shall provide the Director of Public Works with complete copies of the schedule and each update to the schedule for the Director's review.

(d) From time to time at the request of the Director, representatives of the Developer shall meet and confer with the Director of Public Works and Agency staff, consultants and contractors regarding matters arising hereunder with respect to the Acquisition Facilities, Components and the progress in constructing and acquiring the same, and as to any other matter related to the Acquisition Facilities or this Acquisition Agreement. The Developer shall advise the Director of Public Works in advance of any coordination and scheduling meetings to be held with contractors relating to the Acquisition Facilities, in the ordinary course of performance of an individual contract. The Director of Public Works shall have the right to be present at such meetings, and to meet and confer with individual contractors if deemed advisable by the Director of Public Works to resolve disputes and/or ensure the proper completion of the Acquisition Facilities, and, at the request of the Developer, shall attend such meetings.

3.4 Independent Contractor.

(a) In performing this Acquisition Agreement, the Developer is an independent contractor and not the agent or employee of the Agency, the City or any CFD. Except as otherwise provided in this Acquisition Agreement, none of the Agency, the City or any CFD shall be responsible for making any payments to any contractor, subcontractor, agent, consultant, employee or supplier of the Developer.

(b) The Agency has determined that it would obtain no advantage by undertaking the construction by the Agency directly of the Infrastructure, and that the provisions of this Acquisition Agreement require that the Acquisition Facilities be constructed by the Developer as if they had been constructed under the direction and supervision of the Agency.

3.5 Performance and Payment Bonds. Subject to the provisions of the South OPA and the Interagency Cooperation Agreement, the Developer agrees, in accordance with applicable City Regulations, to post performance and payment bonds with respect to the construction of Acquisition Facilities to the extent that the projected Acquisition Funds are reasonably determined by the Agency to be insufficient (in time or amount) to pay the expected Acquisition Prices of the Acquisition Facilities; provided that to the extent not otherwise required by the applicable City Regulations, the Developer shall require all contractors and/or subcontractors it employs in connection with the construction of Acquisition Facilities to provide labor and materials and performance bonds (the premiums for which shall constitute Actual Costs of the related Acquisition Facilities) which name the Agency and the City as additional insureds.

3.6 Contracts and Change Orders. The Developer shall be responsible for entering into all contracts and any supplemental agreements (commonly referred to as "change orders") required for the construction of the Acquisition Facilities, and all such contracts and supplemental agreements shall be submitted to the Director. Prior approval of supplemental agreements by the Director of Public Works shall only be required for such change orders which

in any way materially alter the quality or character or expected future maintenance costs of the subject Acquisition Facilities, or which involve an amount equal to the lesser of five percent (5%) of the amount of the bid for the Acquisition Facility involved or \$50,000. The Director of Public Works shall approve or deny all such contracts or supplements submitted to it (any such denial to be in writing, stating the reasons for denial and the actions, if any, that can be taken to obtain later approval) within ten (10) business days of receipt by the Director of Public Works thereof. Any such contract or supplemental agreement properly submitted to the Director of Public Works and not denied in writing by the Director of Public Works within such 10 day period shall be deemed to be approved in the form submitted for all purposes of this Acquisition Agreement.

3.7 Time for Completion. The Developer acknowledges and agrees that the reasonably anticipated time for the completion of the Acquisition Facilities or Components thereof must satisfy the requirements of applicable federal tax laws and regulations with respect to the use of bond proceeds to finance such Acquisition Facilities or Components, and the Developer shall provide the Agency with such reasonably requested certificates or other assurances as may be required in connection therewith.

3.8 School Facilities and Rail Facilities. Pursuant to Sections 4.5 and 5.3 of the South OPA, Infrastructure, for purposes of this Acquisition Agreement, may include certain costs related to school facilities and rail facilities. It is hereby acknowledged that any such facilities will be eligible for funding with CFD Public Financing or Special Tax proceeds only to the extent permitted under Sections 53313.9 and 53316.2, as applicable, of the Act or as otherwise permitted under applicable law.

4. ACQUISITION AND PAYMENT

4.1 Inspection. No payment hereunder shall be made by the Agency to the Developer for an Acquisition Facility or Component thereof until the Acquisition Facility or Component thereof has been inspected and found by the Director of Public Works to be completed substantially in accordance with the approved Plans and otherwise consistent with the South OPA, the Interagency Cooperation Agreement and any applicable City Regulations. The Agency shall cooperate with the Developer in obtaining applicable approvals consistent with the terms of the South OPA. Except as otherwise provided in the South OPA, the Developer agrees to pay all inspection, permit and other similar fees of the Agency or the City applicable to construction of the Acquisition Facilities, not otherwise paid from an Agency Account, subject to reimbursement as a component of the Acquisition Price of the related Acquisition Facilities.

4.2 Agreement to Sell and Purchase Facilities. The Developer hereby agrees to sell the Acquisition Facilities listed in Exhibit B hereto, as amended from time to time, to the Agency (or other applicable public agency that will own an Acquisition Facility), and the Agency hereby agrees to use Acquisition Funds when available to pay the Acquisition Prices thereof to the Developer, subject to the terms and conditions hereof and of the Financing Plan. The Agency shall not be obligated to purchase any Acquisition Facility until the Acquisition Facility is completed and the Acceptance Date for such Acquisition Facility has occurred; provided that the Agency has agreed hereunder to make payments to the Developer for certain Components of Acquisition Facilities expressly shown in Exhibit B-1 hereto, as it may be supplemented by any Supplement prior to completion of the Acquisition Facility or the transfer of title to the property underlying it to the applicable governmental agency or utility. The Developer acknowledges that the Components have been identified for payment purposes only, and that the City (or other applicable public agency that will own an Acquisition Facility) shall not be obligated to accept an Acquisition Facility of which a Component is a part until the entire Acquisition Facility has been completed. The Agency acknowledges that the Components do not have to be

accepted by the City (or other applicable public agency that will own an Acquisition Facility) as a condition precedent to the payment of the Acquisition Price therefor, but any such payment shall not be made until the Component has been completed in accordance with the Plans therefor and any City Regulations applicable thereto, as determined in accordance with the Interagency Cooperation Agreement. After the Developer has met the inspection requirements set forth in Section 4.1, the Agency shall use good faith efforts to cause the City to make the Acceptance Date for a final Component to occur by causing the City to accept dedication of any Infrastructure or Open Space Parcels required to be dedicated to the City, in accordance with the Interagency Cooperation Agreement.

4.3 Payment Requests. In order to receive the Acquisition Price for a completed Acquisition Facility or Component thereof, inspection thereof under Section 4.1 shall have been made and the Developer shall deliver to the Director of Public Works: (i) a Payment Request in the form of Exhibit A hereto for such Acquisition Facility or Component, together with all attachments and exhibits required by Exhibit A and this Section 4.3 to be included therewith, in an organized manner, and (ii) if payment is requested for a completed Acquisition Facility, (a) if the property on which the Acquisition Facility is located is not owned by the Agency (or other applicable public agency that will own the Acquisition Facility) at the time of the request, a copy of the recorded documents conveying to the Agency (or other applicable public agency that will own the Acquisition Facility) Acceptable Title to the real property on, in or over which such Acquisition Facility is located, as described in Section 5.1 hereof, (b) a copy of the recorded notice of completion of such Acquisition Facility (if applicable), (c) an assignment of any warranties and guaranties for such Acquisition Facility, in a form acceptable to the Agency, (d) a computation showing any reimbursements from Muni that may be payable with respect to the Acquisition Facilities, which amounts shall be deducted from the determination of Actual Cost for the related Acquisition Facility or Component, and (e) an assignment to the Agency, to the extent permissible, of any reimbursements from third parties (other than Muni) that may be payable with respect to the Acquisition Facilities, such as utility or other reimbursements, to be used by the Agency to repay Public Financings or to be added to the Acquisition Funds.

4.4 Processing Payment Requests. Upon receipt of a Payment Request (and all accompanying documentation), the Director of Public Works shall conduct a review in order to confirm that such request is complete, that such Component or Acquisition Facility identified therein was constructed substantially in accordance with the requirements of Section 4.1 of this Agreement, and to verify and approve the Actual Cost of such Component or Acquisition Facility specified in such Payment Request. The Developer agrees to cooperate with the Director of Public Works in conducting each such review and to provide the Director of Public Works with such additional information and documentation as is reasonably necessary for the Director of Public Works to conclude each such review. For any Acquisition Facilities to be acquired by a public entity or utility other than the City or the Agency, the Developer shall provide evidence acceptable to the Director of Public Works that such Acquisition Facilities are acceptable to such entity or utility. Within ten (10) business days of receipt of any Payment Request, the Director of Public Works shall diligently attempt to complete his or her review of the request for completeness and notify the Developer whether such Payment Request is complete, and, if not, what additional documentation must be provided. The Director of Public Works shall provide a written approval or denial (specifying the reason for any denial) of each completed Payment Request within 30 days of its submittal, or, if additional documentation has been requested from the Developer with respect to a Payment Request within the period required by the next sentence, within 30 days of the submission by the Developer of the additional documentation. Failure of the Director of Public Works to notify the Developer that a Payment Request is incomplete on or before ten (10) days after the Developer first notifies the Director that the Developer has not received notification within the 10-business day period therefor as provided above (by delivery by the Developer of a written notice in the form of Exhibit D hereto), shall be deemed to mean that the Payment Request is complete. All requests

for payment for the costs of any Component or Acquisition Facility contained in a Payment Request that are not specifically denied by the Director of Public Works within thirty (30) days after the Developer first notifies the Director of failure to respond within the applicable 30-day period for review specified above, shall be deemed to be approved in the form submitted for all purposes of this Agreement.

4.5 Payment.

(a) Upon approval or deemed approval of the Payment Request by the Director as provided in Section 4.4 above, the Director of Public Works shall sign the Payment Request and forward the same to the Fiscal Agent, with a copy to the Deputy Executive Director, Finance Administration of the Agency. In the event of the deemed approval of a Payment Request, the Developer shall have the right to forward to the Payment Request directly to the Fiscal Agent, with copies thereof to the Deputy Executive Director, Finance Administration of the Agency and the Director of Public Works. A Payment Request (or a Payment Request that is deemed approved pursuant to Section 4.4 above), shall be paid by the Fiscal Agent in accordance with the provisions of the Fiscal Agent Agreement or, if there are insufficient funds available in the bond proceeds account or the tax increment proceeds account of the Improvement Fund, the Deputy Executive Director, Finance Administration of the Agency shall, within the then current Agency financial accounting payment cycle but in any event within fifteen (15) business days of receipt of such Payment Request, cause the same to be paid by the Agency from available Acquisition Funds. The source of Acquisition Funds on which to draw to meet any Payment Request shall be determined in accordance with the procedures set forth in the Financing Plan. Any such Payment Request not paid in full due to an insufficiency of Acquisition Funds, shall be paid promptly following the availability of additional Acquisition Funds. The Agency agrees to take all actions reasonably required to cause the Fiscal Agent to satisfy Payment Requests submitted to the Fiscal Agent in accordance with this Acquisition Agreement, subject to the availability of Acquisition Funds in the bond proceeds account or the tax increment proceeds account of the Improvement Fund.

(b) Once paid in full, the Acquisition Price paid for any Acquisition Facility or Component shall constitute payment in full for such Acquisition Facility or Component, as applicable, including, without limitation, payment for all labor, materials, equipment, tools and services used or incorporated in the work, supervision, administration, overhead, expenses and any and all other things required, furnished or incurred for completion of such Acquisition Facility or Component, as specified in the Plans.

4.6 Restrictions on Payments. Notwithstanding any other provisions of this Acquisition Agreement, the following restrictions shall apply to any payments made to the Developer under Sections 4.2 and 4.5(a) hereof:

A. Amounts of Payments.

(i) Subject to the following paragraphs of this Section 4.6, payments for each Component or Acquisition Facility will be made only in the amount of the Acquisition Price for the respective Component or Acquisition Facility, not to exceed the Budgeted Cost thereof, except as provided in the remainder of this Section 4.6A(i). The Budgeted Cost for each Component or Acquisition Facility shall be the budgeted cost for such item set forth on Exhibit B as increased by (i) the increase, if any, between the amount of any contract awarded pursuant to Section 3.3(b) and the Budgeted Cost for such Acquisition Facility and (ii) (a) the cost of any change orders approved by the Director of Public Works or (b) any amount otherwise permitted pursuant to Section 3.6. To the extent the Actual Cost of a Component or Acquisition Facility exceeds the Budgeted Cost therefore, the Acquisition Price shall equal the Actual Cost to the extent that: (i) the Director of Public Works reasonably concludes that the increase was due to

changes that were necessary and appropriate, and (ii) the Agency reasonably expects there will be sufficient Acquisition Funds during the life of the Redevelopment Plan to pay for the reasonably expected costs of all remaining Infrastructure.

(ii) Nothing herein shall require the Agency in any event to pay more than the Actual Cost of an Acquisition Facility or Component. The parties hereto acknowledge and agree that all payments to the Developer for the Acquisition Prices of Acquisition Facilities or Components are intended to be reimbursements to the Developer for monies already expended or for immediate payment by the Developer (or directly by the Agency) to third parties in respect of such Acquisition Facilities and/or Components. The Developer shall provide evidence reasonably satisfactory to the Director that payments have been received by the applicable contractor or other third party with respect to any amounts to be reimbursed to the Developer. Such evidence may consist of canceled checks, bank statements, lien releases not conditioned on payment or other similar evidence that such payments have been received.

(iii) Notwithstanding any other provision of this Acquisition Agreement, payments in respect of Actual Costs described in clause (ii) of the definition of Actual Costs in Section 1.1 (the "Clause ii Amounts") shall be made as follows: (a) at the time the Developer submits a Payment Request for the first Component of an Acquisition Facility, the Developer shall provide a reasonable estimate, based on documented costs per clause (ii) above, of the total expected Actual Costs of the Acquisition Facility of which the Component is a part, (b) payment for the Clause ii Amounts shall be paid with other Actual Costs of the related Acquisition Facility pro rata, based upon the estimate of such other Actual Costs described in the preceding clause (a) and the total amount of such Clause ii Amounts, (c) in connection with the Payment Request for the final Component of any Acquisition Facility, the portion of the Clause ii Amounts to be paid pursuant to such Payment Request shall be adjusted to be the then remaining Clause ii Amount related to the applicable Acquisition Facility not theretofore paid to the Developer.

(iv) The Developer shall make reasonable allocations of the costs of any joint trenches to the Infrastructure and non-Infrastructure to be installed in any such trench, such that Actual Costs related to such trench shall only include the portion of the costs thereof reasonably allocable to the Infrastructure.

(v) The Developer shall exclude from any Payment Request the portion of any costs related to Infrastructure that are eligible for reimbursement from Muni. The Agency shall be entitled to delay payments in respect of costs for which any such reimbursements may apply until the amount eligible for reimbursement can reasonably be determined.

B. Joint or Third Party Payments. The Agency may make any payment jointly to the Developer and any mortgagee or trust deed beneficiary, contractor or supplier of materials, as their interests may appear, or solely to any such third party, if the Developer so requests the same in writing or (unless the Developer provides sureties, undertakings, securities and/or lien bonds of the Developer or appropriate contractors or subcontractors that are deemed satisfactory by the Director to assure payment of such claims) as the Agency otherwise determines such joint or third party payment is necessary to obtain lien releases.

C. Withholding Payments.

(i) The Agency shall be entitled, but shall not be required, to withhold any payment hereunder for a Component or an Acquisition Facility if the Developer or any Affiliate is delinquent in the payment of ad valorem real property taxes, special assessments or taxes, possessory interest taxes, or Special Taxes levied in the CFD. In the event of any such delinquency, the Agency shall only make payments hereunder directly to contractors or other

third parties employed in connection with the construction of the Acquisition Facilities or a Transfer Entity, until such time as the Developer provides the Director of Public Works with evidence that all such delinquent taxes and assessments have been paid.

(ii) The Agency shall withhold final payment for any Acquisition Facility (but not for any Component thereof) constructed on land, until Acceptable Title to such land has been conveyed to the public entity that will own the respective Facility (if such property is not already owned by the City or any other such public entity), as described in Article V hereof. Notwithstanding the foregoing, it is acknowledged that the Actual Cost of any land on which an Acquisition Facility or Component is to be constructed may be paid to the Developer or its designee, following conveyance of Acceptable Title thereto to the City (or other applicable governmental agency) and submission by the Developer of a Payment Request therefor.

(iii) The Agency shall be entitled to withhold any payment hereunder for a Component that is the subject of a Payment Request until it is satisfied that any and all claims for labor and materials have been paid by the Developer for the Component that is the subject of a Payment Request, or conditional lien releases have been provided by the Developer for such Component. The Agency shall waive this limitation upon the provision by the Developer of sureties, undertakings, and/or lien bonds of the Developer or appropriate contractors or subcontractors and deemed satisfactory by the Director of Public Works to assure payment of such claims.

(iv) The Agency shall be entitled to withhold payment for the final Component of any Acquisition Facility until: (a) the Director of Public Works determines that the Acquisition Facility is ready for its intended use and has been constructed substantially in accordance with all applicable City Regulations, (b) the Acceptance Date for the Acquisition Facility has occurred and the requirements of Section 5.1, if applicable to such Acquisition Facility, have been satisfied, and (c) general lien releases (conditioned solely upon payment from Acquisition Funds to be used to acquire such Acquisition Facility or final Component) have been submitted to the Director of Public Works for the Acquisition Facility. The Agency hereby agrees that the Developer shall have the right to post or cause the appropriate contractor or subcontractor to post a bond with the Agency to indemnify the Agency and the City for any losses sustained by the Agency or the City because of any liens that may exist at the time of acceptance of such an Acquisition Facility, so long as such bond is drawn on an obligor and is otherwise in a form acceptable to the Director, but that payment for the final Component of any Acquisition Facility may be withheld until all disputes with the applicable contractor or subcontractor have been resolved to the satisfaction of the Director. The Agency shall be entitled to withhold payment for the final Component of any Acquisition Facility to be owned by governmental entities other than the City, until the Developer provides the Director of Public Works with evidence that the governmental entity has accepted dedication of and/or title to the Acquisition Facility. The Director of Public Works shall promptly determine whether an Acquisition Facility is ready for intended use and is in compliance with applicable City Regulations under (a) above and shall so notify the Developer as soon as reasonably practicable in writing of his or her determination. If such determination is that an Acquisition Facility does not meet such requirements, the Director shall, in such notice, identify with particularity the reason(s) therefor.

(v) Nothing in this Acquisition Agreement shall be deemed to prohibit the Developer from contesting in good faith the validity or amount of any mechanics or material man's lien nor limit the remedies available to the Developer with respect thereto so long as such delay in performance shall not subject the Acquisition Facilities or any Component thereof to foreclosure, forfeiture or sale. In the event that any such lien is contested, the Developer shall only be required to post or cause the delivery of a bond in an amount equal to the amount in dispute with respect to any such contested lien, so long as such bond is drawn on an obligor and is otherwise in a form acceptable to the Director.

D. Retention. The Agency shall be entitled to withhold from the amounts payable pursuant to any Payment Request such amounts as are authorized by applicable City Regulations. The Agency shall be obligated to release any such retention for each Component in accordance with applicable City Regulations.

E. Frequency. Unless otherwise agreed to by the Director, no more than one Payment Request shall be submitted by the Developer in any calendar month.

F. Restrictions on Escrowed Funds. The Developer acknowledges that the provisions of a Public Financing authorizing document may require that Public Financing proceeds deposited to an escrow fund be used to redeem a portion of the Public Financing, and in such event will not be available as Acquisition Funds. The Developer agrees to assist the Agency in releasing funds from any such escrow fund as requested by the Agency.

4.7 Defective or Nonconforming Work. If any of the work done or materials furnished for a Facility or Component are found by the Director of Public Works to be defective or not in accordance with the applicable Plans and City Regulations: (i) and such finding is made prior to payment for the Acquisition Price of such Facility or Component hereunder, the Agency may withhold payment therefor until such defect or nonconformance is corrected to the satisfaction of the Director, or (ii) and such finding is made after payment of the Acquisition Price of such Facility or Component, the Agency and the Developer shall act in accordance with applicable City Regulations, and the Interagency Cooperation Agreement and the Infrastructure Plan.

4.8 City Cooperation. The Agency shall use all reasonable efforts to obtain the compliance by the City with the provisions of the Interagency Cooperation Agreement, as they affect the acceptance by the City of Acquisition Facilities.

4.9 Street Sweeper. Notwithstanding the foregoing or any other provision of this Acquisition Agreement, (i) a street sweeper shall be considered an Acquisition Facility for purposes of this Agreement, and (ii) payment may be made for the Actual Costs related to the street sweeper promptly following its conveyance to, and the acceptance thereof, by the City and the submission by the Developer of a Payment Request therefor.

5. OWNERSHIP AND TRANSFER OF FACILITIES

5.1 Conveyance of Land Title. The transfer of, maintenance of and right of entry with respect to all land on, in or over which any Infrastructure will be located shall be governed by the South OPA, the Interagency Cooperation Agreement and the City Regulations.

6. INSURANCE

6.1 Insurance Requirements. The Developer shall, at all times prior to the final Acceptance Date of any Acquisition Facilities comply with the insurance requirements set forth in any Permit to Enter issued by the Agency in accordance with the South OPA or by the City in accordance with the Interagency Cooperation Agreement, or otherwise in accordance with any other applicable City Regulations.

6.2 Evidence of Insurance. The Developer shall furnish to the Agency and the City, from time to time upon request of the Agency or the City's Risk Manager, a certificate of insurance (and/or, upon request by the Agency or the City's Risk Manager, a complete copy of any policy) regarding each insurance policy required to be maintained by the Developer under any Permit to Enter issued by the Agency in accordance with the South OPA or by the City in

accordance with the Interagency Cooperation Agreement, or otherwise in accordance with any other applicable City Regulations.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS

7.1 Representations, Covenants and Warranties of the Developer. The Developer represents and warrants for the benefit of the Agency as follows:

A. **Organization.** The Developer is a corporation duly organized and validly existing under the laws of the State of Delaware, is in compliance with the laws of such State, and has the power and authority to own its properties and assets and to carry on its business as now being conducted and as now contemplated.

B. **Authority.** The Developer has the power and authority to enter into this Acquisition Agreement, and has taken all action necessary to cause this Acquisition Agreement to be executed and delivered, and this Acquisition Agreement has been duly and validly executed and delivered by the Developer.

C. **Financial Records.** Until the final Acceptance Date for each Acquisition Facility, the Developer covenants to maintain proper books of record and account for the construction of such Acquisition Facility and all costs related thereto. Such accounting books shall be maintained in accordance with generally accepted accounting principles.

D. **Land Sales.** The Developer agrees that in the event that it sells any land owned by it within the boundaries of a CFD, the Developer will (i) notify the purchaser in writing prior to the closing of any such sale of the existence of this Acquisition Agreement, and (ii) notify the purchaser in writing of the existence of the CFD and the special tax lien in connection therewith, and otherwise comply with any applicable provision of Section 53341.5 of the Act.

E. **Additional Information.** The Developer agrees to cooperate with all reasonable written requests for nonproprietary information by the original purchasers of any Public Financing or the Agency related to the status of construction of improvements within the CFD, the anticipated completion dates for future improvements, and any other matter material to the investment quality of the respective Public Financing.

F. **No Misrepresentation.** The Developer shall not make any material misrepresentation or omission in any written materials furnished to the Agency for use in connection with any preliminary official statement, official statement, bond purchase contract or continuing disclosure certificate or agreement used in connection with the sale of any Public Financing.

G. **Continuing Disclosure.** The Developer agrees to comply with all of its obligations under any continuing disclosure agreement executed by it in connection with the offering and sale of any Public Financing. The Developer acknowledges that a condition to the issuance of any Public Financing will be the then compliance by the Developer with its obligations under such agreement.

H. **Allocation of Sales Taxes.** The Developer shall cooperate reasonably with the Agency and the City in investigating the feasibility of a program to maximize the capture of sales taxes for the City with respect to any construction contracts and subcontracts for Acquisition Facilities or Components and other Improvements, provided that the Developer shall not be unreasonable in declining to implement such a program if it would incur other than immaterial costs in such implementation and such costs would not be reimbursed. Such a program could include, by way of example only, use of a purchasing agent. Before commencing construction of Acquisition Facilities under this Agreement, the Developer, the Agency and the

City shall meet and confer in good faith to evaluate the feasibility of implementing any such program and the relative financial benefits and burdens to the City and the Developer.

I. Utility and Other Reimbursements. The Developer agrees to use commercially reasonable efforts to enter into contractual arrangements with utility companies (such as Pacific Bell, Pacific Gas and Electric, TCI and RCN) to obtain reimbursements related to the installation of Infrastructure, under circumstances and in form similar to those obtained by the Developer in connection with the installation of infrastructure improvements being constructed by the Developer in other similar developments. The Developer agrees to submit any such agreements to the Director for reasonable review and comment at least twenty (20) days prior to the execution thereof, and to use diligent efforts to assist the Agency in collecting amounts due under any such agreements.

7.2 Indemnification and Hold Harmless. The Developer acknowledges and agrees that the indemnities of the Owner contained in the South OPA and in the consent to the Interagency Cooperation Agreement include, without limitation, any and all Losses (as defined therein) arising out of the breach of this Agreement by the Developer, the Developer's or any of its contractor's, agents, consultants' or representatives' negligent or defective construction of the Acquisition Facilities or any Components acquired from the Developer under this Agreement, the Developer's non-payment under contracts between the Developer and its consultants, engineers, advisors, contractors, subcontractors or suppliers in the provision of such Acquisition Facilities or Components or any claims of persons employed by the Developer or its contractors, agents, consultants or representatives to construct such Acquisition Facilities or Components, all subject to the terms, conditions, exceptions (including, without limitation, the exception for negligence or willful acts or omissions of the indemnified party) and limitations contained in the South OPA and the Interagency Cooperation Agreement, as applicable and further provided that any demand for indemnification hereunder with respect to negligent or defective construction must be brought, if at all, within two (2) years after the related Acquisition Facilities or Components are determined to be complete in accordance with the inspection described in Section 4.1 hereof.

8. TERMINATION

8.1 Mutual Consent. This Acquisition Agreement may be terminated by the mutual, written consent of the Agency and the Developer, in which event the Agency may let contracts for any remaining work related to the Acquisition Facilities not previously acquired from the Developer hereunder, and use all or any portion of the Acquisition Funds to pay for same, and in such event the Developer shall have no claim or right to any further payments for the Acquisition Price of Acquisition Facilities or Components hereunder, except for Acquisition Facilities or Components which have been completed but not yet paid for from Acquisition Funds or as otherwise may be provided in such written consent.

8.2 Agency Election for Cause.

(a) The following events shall constitute grounds for the Agency, at its option, to terminate this Acquisition Agreement, without the consent of the Developer:

(i) The Developer shall voluntarily file for reorganization or other relief under any Federal or State bankruptcy or insolvency law.

(ii) The Developer shall have any involuntary bankruptcy or insolvency action filed against it, or shall suffer a trustee in bankruptcy or insolvency or receiver to take possession of the assets of Developer, or shall suffer an attachment or levy of execution to be made against the property it owns within the CFD unless, in any of such cases,

such circumstance shall have been terminated or released within ninety (90) days thereafter.

(iii) The Developer or any of its Affiliates shall at any time challenge the validity of a CFD established in accordance with, or any Public Financing issued in accordance with the Financing Plan, or the levy of Special Taxes within such a CFD, other than on the grounds that such levy was not made in accordance with the terms of the Rate and Method of Apportionment of the Special Taxes for such CFD.

(b) If any such event described in Section 8.2(a) occurs, the Agency shall give written notice of its knowledge thereof to the Developer, and the Developer shall agree to meet and confer with the Director of Public Works and other appropriate Agency staff and consultants as to options available to assure timely completion of the Acquisition Facilities and Infrastructure not yet constructed. Such options may include, but not be limited to the termination of this Acquisition Agreement by the Agency. If the Agency elects to terminate this Acquisition Agreement, the Agency shall first notify the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the Agency to receive such notice) of the grounds for such termination and allow the Developer a minimum of thirty (30) days to eliminate or mitigate to the satisfaction of the Director of Public Works the grounds for such termination. Such period may be extended, at the sole discretion of the Agency, if the Developer, to the satisfaction of the Agency, is proceeding with diligence to eliminate or mitigate such grounds for termination. If at the end of such period (and any extension thereof), as determined solely by the Agency, the Developer has not eliminated or completely mitigated such grounds, to the satisfaction of the Agency, the Agency may then terminate this Acquisition Agreement.

(c) Notwithstanding the foregoing, so long as any event listed in Section 8.2(a) has occurred, notice of which has been given by the Agency to the Developer, and such event has not been cured or otherwise eliminated by the Developer, the Agency may in its discretion cease making payments for the Acquisition Price of Acquisition Facilities or Components under Article 4 hereof to the Developer; provided that the Developer shall receive payment of the Acquisition Price of any Component or Acquisition Facility that was completed at the time of the occurrence of an event listed in Section 8.2(a) above upon submission of the documents and compliance with the other applicable requirements of this Acquisition Agreement.

8.3 Force Majeure. A party who is subject to Unavoidable Delay in the performance of an obligation hereunder, or in the satisfaction of a condition to the other party's performance hereunder, shall be entitled to a postponement of the time for performance of such obligation or satisfaction of such condition during the period of enforced delay attributable to an event of Unavoidable Delay, subject to the provisions of this Section 8.3.

The Unavoidable Delay provisions of this Section shall not apply unless (i) the party seeking to rely upon such provisions shall have given notice to the other party, within thirty (30) days after obtaining knowledge of the beginning of an enforced delay, of such delay and the cause or causes thereof, to the extent known, and (ii) a party claiming the Unavoidable Delay must at all times be acting diligently and in good faith to avoid foreseeable delays in performance, and to remove the cause of the delay or to develop a reasonable alternative means of performance.

9. MISCELLANEOUS

9.1 Limited Liability of Agency and City. Except as otherwise provided in the South OPA, the Developer agrees that any and all obligations of the Agency and/or the City arising out of or related to this Acquisition Agreement are special and limited obligations of the Agency

and the City, as applicable, and the Agency and City's obligations to make any payments hereunder are restricted entirely to available Acquisition Funds and from no other source. No member of the Board of Supervisors, the Commission, or Agency staff member, employee or agent shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of their actions hereunder or execution hereof. It is understood and agreed that no commissioners, members, officers, agents, or employees of the Agency or the City (or of either of its successors or assigns) shall be personally liable to the Developer nor shall any officers, directors, shareholders, agents or employees of the Developer (or of its successors or assigns) be personally liable to the Agency or the City in the event of any default or breach of this Agreement by the Agency or the Owner or for any amount which may become due to the Owner or the Agency or the City, as the case may be, hereunder or for any obligations of the parties under this Agreement.

9.2 Audit. The Director of Public Works and the Deputy Executive Director of Public Works-Finance Administration of the Agency, or their respective representatives, shall have the right, during normal business hours and upon the giving of reasonable prior written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer related to any of the Components and Acquisition Facilities, and any bids taken or received for the construction thereof or materials therefor.

9.3 Attorney's Fees. Should either party hereto institute any action or proceeding in court or other dispute resolution mechanism (DRM) to enforce any provision hereof or for damages by reason of an alleged breach of any provision of this Agreement, the prevailing party shall be entitled to receive from the losing party court or DRM costs or expenses incurred by the prevailing party including, without limitation, expert witness fees, document copying expenses, exhibit preparation costs, carrier expenses and postage and communication expenses, and such amount as the court or DRM may adjudge to be reasonable attorneys' fees for the services rendered the prevailing party in such action or proceeding. Attorneys' fees under this Section 9.3 include attorneys' fees on any appeal, and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action.

For purposes of this Agreement, reasonable fees of attorneys and any in-house counsel for the Agency or the Developer shall be based on the fees regularly charged by private attorneys with an equivalent number of years of professional experience in the subject matter area of the law for which the Agency's or the Developer's in-house counsel's services were rendered who practice in the City in law firms with approximately the same number of attorneys as employed by the City, or, in the case of the Developer's in-house counsel, as employed by the outside counsel for the Developer.

9.4 Notices.

(a) A notice or communication under this Acquisition Agreement by either party to the other (or by or to the Director of Public Works) shall be sufficiently given or delivered if dispatched by hand or by registered or certified mail, postage prepaid, addressed as follows:

- (i) In the case of a notice or communication to the Agency:

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: Executive Director
Reference: Mission Bay South
Telefacsimile: (415) 749-2565

With copies to:

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: Mission Bay Project Manager
Reference: Mission Bay South
Telefacsimile: (415) 749-2585

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: General Counsel
Reference: Mission Bay South
Telefacsimile: (415) 749-2575

(ii) In the case of notice or communication to the Director of Public Works:

Department of Public Works
City and County of San Francisco
1680 Mission Street
San Francisco, CA 94103
Attn: Deputy Bureau Chief Bureau of Construction Management
Telefacsimile: (415) 554-8218

With copies to:

Mayor's Office of Economic Development
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Suite 436
San Francisco, CA 94102
Attn: Mission Bay Project Manager
Reference: Mission Bay South
Telefacsimile: (415) 554-6018

Office of the City Attorney
1390 Market Street, 6th Floor
San Francisco, CA 94102
Attn: Jesse C. Smith
Reference: Mission Bay South
Telefacsimile: (415) 554-3808

(iii) And in the case of a notice or communication to the Developer at:

Catellus Development Corporation
201 Mission Street, Second Floor
San Francisco, California 94105
Attn: Mission Bay Development Office
Telefacsimile: (415) 974-3724

With a copies to:

Catellus Development Corporation
201 Mission Street, Second Floor
San Francisco, California 94105
Attn: General Counsel
Telefacsimile: (415) 974-4613

And to:

O'Melveny & Myers
400 South Hope Street
Los Angeles, CA 90071
Attn: Kathryn Sanders
Telefacsimile: (213) 430-6407

Coblentz, Patch, Duffy & Bass, LLP
222 Kearny Street, 7th Floor
San Francisco, California 94108
Attn: Pamela S. Duffy
Telefacsimile: (415) 989-1663

For the convenience of the parties, copies of notice may also be given by telefacsimile.

Every notice given to a party hereto, pursuant to the terms of this Acquisition Agreement, must state (or must be accompanied by a cover letter that states) substantially the following:

- (i) the Section of this Acquisition Agreement pursuant to which the notice is given and the action or response required, if any;
- (ii) if applicable, the period of time within which the recipient of the notice must respond thereto;
- (iii) if approval is being requested, shall be clearly marked "Request for Approval under the Mission Bay South Acquisition Agreement"; and
- (iv) if a notice of a disapproval or an objection which requires reasonableness, shall specify with particularity the reasons therefor.

(b) Any mailing address or telefacsimile number may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Acquisition Agreement shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. A party may not give official or binding notice by telefacsimile.

(c) Any notice or request for review, consent or other determination or action by the Agency or the Director of Public Works that could be subject to deemed approval under any provision of this Agreement shall display prominently on the envelope enclosing such request (if any) and the first page of such request, substantially the following words: "MISSION BAY INFRASTRUCTURE: IMMEDIATE ATTENTION REQUIRED; FAILURE TO RESPOND COULD RESULT IN DEEMED APPROVAL."

9.5 Successors and Assigns. This Acquisition Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. This Acquisition Agreement shall not be assigned by the Developer, except to a Transferee in connection with a Transfer permitted under the South OPA and upon such Transfer, the Developer shall be released from its obligations hereunder to the extent provided in the South OPA. In any event, any such assignment shall be in writing and shall clearly identify the scope of the rights and/or obligations assigned.

9.6 Other Agreements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the South Plan Area. Nothing herein shall be construed as affecting the Agency's or the Developer's rights, or duties to perform their respective obligations, under the South OPA, the Interagency Cooperation Agreement and other Plan Documents and any applicable City Regulations. This Acquisition Agreement shall not confer any additional rights, or waive any rights given, by either party hereto under any development or other agreement to which they are both a party.

9.7 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Acquisition Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist upon and demand strict compliance by the other party with the terms of this Acquisition Agreement thereafter.

9.8 Parties in Interest. Nothing in this Acquisition Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the Agency, the City and the Developer any rights, remedies or claims under or by reason of this Acquisition Agreement or any covenants, conditions or stipulations hereof; and all covenants, conditions, promises, and agreements in this Acquisition Agreement contained by or on behalf of the Agency or the Developer shall be for the sole and exclusive benefit of the Agency, the City and the Developer. The City is an intended third party beneficiary of this Acquisition Agreement.

9.9 Amendment. This Acquisition Agreement may be amended, from time to time, by written Supplement hereto and executed by both the Agency and the Developer. Such amendment may provide for additional Acquisition Facilities (including Components thereof) to be added to Exhibit B hereto and, if applicable, Exhibit B-1 hereto pursuant to Section 2.1(c), and/or the additional reimbursements to be added to Exhibit C hereto pursuant to Section 2.4.

9.10 Counterparts. This Acquisition Agreement may be executed in counterparts, each of which shall be deemed an original.


9.11 Interpretation of Agreement. Unless otherwise provided in this Agreement, whenever approval, consent or satisfaction is required of the Developer or the Agency pursuant to this Agreement, it shall not be unreasonably withheld or delayed. Captions used in this Agreement are for convenience of reference only and shall not affect the interpretation or meaning of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Acquisition Agreement as of the day and year first-above written.

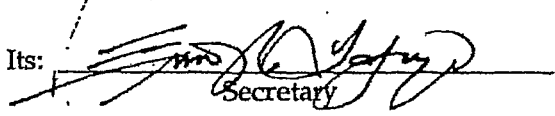
Authorized by Agency Resolution No.193-98, adopted September 17, 1998.

REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN
FRANCISCO, a public body, corporate and
politic

By: _____

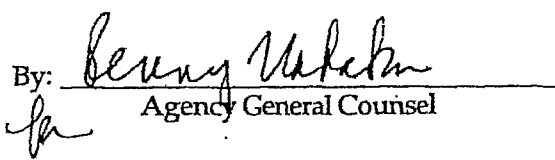

Executive Director

Its: _____


Secretary

Approved as to form:

By: _____


Agency General Counsel

CATELLUS DEVELOPMENT
CORPORATION, a Delaware corporation

By: _____

Title: _____

By: _____

Title: _____

19026 01-14048

IN WITNESS WHEREOF, the parties have executed this Acquisition Agreement as of the day and year first-above written.

Authorized by Agency Resolution No.193-98, adopted September 17, 1998.

REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN
FRANCISCO, a public body, corporate and
politic

By: _____
Executive Director

Its: _____
Secretary

Approved as to form:

By: _____
Agency General Counsel

CATELLUS DEVELOPMENT
CORPORATION, a Delaware corporation

By: _____
Title: Vice President

By: _____

Title: _____

19026.01:j4048

ACQUISITION AGREEMENT

EXHIBIT A

FORM OF PAYMENT REQUEST

PAYMENT REQUEST NO. _____

The undersigned (the "Developer"), hereby requests payment in the total amount of \$_____ for the Acquisition Facilities (as defined in the Acquisition Agreement for Mission Bay South (the "Agreement") between the Redevelopment Agency of the City and County of San Francisco (the "Agency") and the Developer), or Components thereof (as described in Exhibit B-1 to that Agreement), all as more fully described in Attachment 1 hereto. In connection with this Payment Request, the undersigned hereby represents and warrants to the Agency as follows:

1. He (she) is a duly authorized officer of the Developer, qualified to execute this Payment Request for payment on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. To the extent that this payment request is with respect to a completed Acquisition Facility, the Developer has submitted or submits herewith to the City as-built drawings or similar plans and specifications for the items to be paid for as listed in Attachment 1 hereto with respect to any such completed Acquisition Facility, and such drawings or plans and specifications, as applicable, are true, correct and complete. To the extent that this payment request is for a Component, the Developer has in his construction office a marked set of drawings or similar plans and specifications for the Components to be acquired as listed in Attachment 1 hereto, which drawings or plans and specifications, as applicable, are current and show all changes or modifications which have been made to date.

3. All costs of the Acquisition Facilities or Components thereof for which payment is requested hereby are Actual Costs (as defined in the Agreement) and have not been inflated in any respect. The items for which payment is requested have not been the subject of any prior payment request submitted to the Agency.

4. Supporting documentation (such as canceled checks or unconditional lien releases with respect to amounts to be reimbursed to the Developer, or such as third party invoices along with conditional lien releases in the case of direct payments to be made to third parties) is attached with respect to the costs for which payment is requested.

5. There has been compliance with applicable provisions of the South OPA (as defined in the Agreement) relating to prevailing wages or otherwise for the work to construct the Acquisition Facilities or Components thereof for which payment is requested.

6. The Acquisition Facilities or Components thereof for which payment is requested were constructed in accordance with all applicable City Regulations (as defined in the Agreement), and in accordance with the as-built drawings or plans and specifications, as applicable, referenced in paragraph 2 above.

7. The Developer is in compliance with the terms and provisions of the Agreement and no portion of the amount being requested to be paid was previously paid.

8. The Acquisition Price for each Acquisition Facility or Component (a detailed calculation of which is shown in an Attachment 2 hereto for each such Acquisition Facility or Component), has been calculated in conformance with the terms of Section 4.6 of the Acquisition Agreement.

9. Neither the Developer nor any Affiliate (as defined in the Agreement) is in default in the payment of ad valorem real property taxes, possessory interest taxes or special taxes or special assessments levied in the South Plan Area (as defined in the Agreement), except as follows: _____.

I hereby declare under penalty of perjury that the above representations and warranties are true and correct.

DEVELOPER:

CATELLUS DEVELOPMENT
CORPORATION

By: _____
Authorized Representative
of the Developer

Date: _____

Payment Request Approved for
Submission to Fiscal Agent

By: _____
Director of Public Works of
of the City, or designee

Date: _____

ATTACHMENT 1
TO EXHIBIT A

[list here all Acquisition Facilities or Components thereof for which payment is requested, and attach support documentation].

[To be completed prior to submission of related Payment Request]

ATTACHMENT 2
TO EXHIBIT A

CALCULATION OF ACQUISITION PRICE

[Use a separate sheet for each Acquisition Facility or Component
for which payment is being requested]

1. Description (by reference to Exhibit B or B-1 to the Acquisition Agreement) of the Acquisition Facility or Component _____
2. Actual Cost (list here total of supporting invoices and/or other documentation supporting determination of Actual Cost): \$ _____
3. Budgeted Cost: \$ _____
4. Permitted Additions to Budgeted Cost (to the extent, and only to the extent, that Actual Cost exceeds Budgeted Cost):
 - A. Increase, if any, between amount of contract awarded pursuant to Section 3.3(b) of the Acquisition Agreement and the Budgeted Cost \$ _____
 - B. Costs of change orders approved by the Director of Public Works pursuant to Section 3.6 of the Acquisition Agreement \$ _____
 - C. Costs of change orders permitted under Section 3.6 of the Acquisition Agreement for which prior approval of the Director of Public Works was not required \$ _____
 - D. Proposed additions, not otherwise included in A., B. or C. above, that were necessary or appropriate (subject to review by Director of Public Works as to necessity and appropriateness, and Agency as to expectation of sufficient Acquisition Funds for remaining Infrastructure costs, pursuant to last sentence of Section 4.6 A.(i) of the Acquisition Agreement) \$ _____
5. Subtractions from Purchase Price:
 - A. Holdback for lien releases (see Section 4.6 C.(iii) of the Acquisition Agreement) \$ _____
 - B. Retention (see Section 4.6 D. of the Acquisition Agreement) \$ _____
6. Total disbursement requested (Amount listed in 3, plus amounts, if any, listed in 4 (total of amounts in 3 and 4 not to exceed amount listed in 2), less amounts, if any, listed in 5) \$ _____

ACQUISITION AGREEMENT

EXHIBIT B

DESCRIPTION OF ACQUISITION FACILITIES AND APPLICABLE BUDGETED COSTS Planned Projects Initiated Calendar Year 2001

Among other reimbursements, the Communities Facilities District (CFD) will acquire and reimburse Catellus for the Actual Costs associated with the design, approval, construction, development and acquisition of subsurface utilities components, surface improvements components and open space improvements associated with the development of the Mission Bay South Plan Area.

At the present time, Catellus' calendar year 2001 acquisition facilities to be under construction consists of the following projects, denoted by the Mission Bay Master Plan Block Number, when associated with a final map, or improvement plan title when not associated with a final map:

Mission Bay Plan Block 26-28 Phase 1 **Budgeted Cost: \$9,893,316**

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the City and County of San Francisco Director of Public Works, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Realign Terry Francois Boulevard with subsurface utilities components and surface improvements components.
- Construct South Commons Street with subsurface utilities components and surface improvements components.
- Construct South Street with subsurface utilities components and surface improvements components.

**Mission Bay Plan Block 41-43 Phase 1, 16th and Owens
(UCSF Blocks 18, 21 and 24 Infrastructure)** **Budgeted Cost: \$13,851,105**

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the City and County of San Francisco Director of Public Works, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Realign and/or reconstruct portions of Sixteenth Street and construct subsurface utilities components and surface improvements components.
- Realign and reconstruct portions of Owens Street with subsurface utilities components and surface improvements components.
- Construct entry to Fourth Street with subsurface utilities components and surface improvements components.

Owens St at Park P1 **Budgeted Cost: \$3,764,075**

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the City and County of San Francisco Director of Public Works, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Construct subsurface utilities components and surface improvements components on Owens Street.
- Construct subsurface utilities components and surface improvements components on Fourth Street.

Park P1

Budgeted Cost: \$4,758,278

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the San Francisco Redevelopment Agency, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Active and passive recreation areas consisting of subsurface utilities components and surface improvements components.
- Park pavilion building.

Pump Station 1

Budgeted Cost: \$3,712,500

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the City and County of San Francisco Director of Public Works, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Construct storm water pump station including subsurface structure, piping, mechanical equipment, electrical components and controls.
- Construction surface improvements including control housing and outfall structures.

Third Street Corridor – Mission Creek to South Common

Budgeted Cost: \$15,517,382

Subsurface utilities components and surface improvements components shall be developed in accordance with Improvement Plans as approved by and amended from time to time by the City and County of San Francisco Director of Public Works, and as accepted, in whole or in part, from time to time, by the City and County of San Francisco Board of Supervisors.

- Construct subsurface utilities components and surface improvements components on Fourth Street from Mission Creek to Owens Street.
- Construct subsurface utilities components and surface improvements components on Owens Street.
- Construct subsurface utilities components and surface improvements components on Third Street from Owens Street to South Commons.

All Acquisition Facilities identified are or will be included in a set of Bonded Improvement Plans approved by the relevant San Francisco City Departments and the San Francisco Board of Supervisors. Schedules and standards for the Facilities are governed by the Improvement Plans and associated Improvement Agreements.

ACQUISITION AGREEMENT

EXHIBIT B-1

DISCRETE COMPONENTS OF ACQUISITION FACILITIES

Community Facilities District No. 6 (South of Channel)

Block 26-28 Phase 1 Acquisition Facility				Hard Costs	Soft Costs	
CFD component by block, street or parcel as appropriate	QTY	Units	Total (Hard Costs)	Total (Soft Costs)	Total Amount (hard cost + soft cost)	
201	Land acquisition including pre-construction demolition and utility relocations and other costs					
SUBTOTAL ITEM 201			62,387	31,198	93,585	
210	Street furnishings including trash receptacles and bike racks					
SUBTOTAL ITEM 210			35,457	17,728	53,185	
211	Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, inlets, cleanouts, and service stubs					
SUBTOTAL ITEM 211			1,189,041	594,521	1,783,562	
212	Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, vents, cleanouts, and service stubs					
SUBTOTAL ITEM 212			502,195	251,098	753,293	
213	Low pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants					
SUBTOTAL ITEM 213			958,789	494,395	1,453,184	
214	Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrants					
SUBTOTAL ITEM 214			348,108	173,054	519,162	
215	Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various under ground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.					
SUBTOTAL ITEM 215			1,210,165	595,063	1,805,228	
216	Curbs and gutters including soil spoil off-haul and disposal, vertical curbs, construction curbs, granite curbs, curb ramps and driveway depressions					
SUBTOTAL ITEM 216			132,148	66,073	198,221	
217	Street sections including grading, soil spoil off-haul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent, primary and final lifts					
SUBTOTAL ITEM 217			752,635	378,318	1,128,953	
218	Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers					
SUBTOTAL ITEM 218			154,632	77,316	231,948	
219	Sidewalks including final grading, soil spoil off-haul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite) (exclusive of Blocks 28a and 28)					
SUBTOTAL ITEM 219			25,925	12,962	38,887	
220	Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants (exclusive of Blocks 28a and 28)					
SUBTOTAL ITEM 220			28,536	13,268	41,804	
221	Street lighting, including foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors (exclusive of Blocks 28a and 28)					
SUBTOTAL ITEM 221			174,344	87,172	261,515	
Block 28a Frontage Surface Improvements						

Community Facilities District No. 6 (South of Channel)

222	Sidewalks including final grading, soil spoil off-haul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite) along parcel's street frontage					
SUBTOTAL ITEM 222				116,661	58,330	174,991
223	Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants					
SUBTOTAL ITEM 223				119,412	59,706	179,118
224	Street lighting, including foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors					
SUBTOTAL ITEM 224				281,515	130,758	382,273
Block 26 Frontage Surface Improvements						
225	Sidewalks including final grading, soil spoil off-haul and disposal, curb ramps, driveways, concrete, temporary asphalt sidewalk, and specialty treatments (pavers, granite) along parcel's street frontage					
SUBTOTAL ITEM 225				116,661	58,330	174,991
226	Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants					
SUBTOTAL ITEM 226				119,412	59,706	179,118
227	Street lighting, including foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors					
SUBTOTAL ITEM 227				281,515	130,758	382,273
Totals				6,595,544	3,297,772	9,893,316

BLOCK 41-43 Phase 1 and 16th and Owens (UCSF Blocks 18, 21 and 24) ACQUISITION FACILITY					Total (Hard Costs)	Total (Soft Costs)	Total Amount (hard cost + soft cost)
CFD component by block, street or parcel as appropriate							
Bid Item	Component	Description	QTY.	Units			
Improvements defined on plans titled Block 41, 42 & 43 Public Improvements							
301		Land acquisition including pre-construction demolition and utility relocations and other costs					
SUBTOTAL ITEM 301							
310		Street furnishings including trash receptacles and bike racks					
SUBTOTAL ITEM 310					7,400	3,700	11,100
311		Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs - including Storm Drain Pump Station, Phase I overland flow channel and storm drain detention basin					
SUBTOTAL ITEM 311					1,589,100	799,550	2,388,650
312		Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, vents, cleanouts, and service stubs - including Pump Station					
SUBTOTAL ITEM 312					524,050	262,025	786,075
313		Auxiliary water supply system (AWSS) high pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrant installation					
SUBTOTAL ITEM 313					179,000	89,500	268,500
314		Low pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrant installation					
SUBTOTAL ITEM 314					458,500	229,250	687,750
315		Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, and service stubs					
SUBTOTAL ITEM 315					254,000	127,000	381,000
316		Natural gas line, including mainline extension, trenching, soil spoil offhaul and disposal, laterals and service stubs, backfill, compaction, and other associated work					
SUBTOTAL ITEM 316					20,000	10,000	30,000
317		Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various under ground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants					
SUBTOTAL ITEM 317					2,580,000	1,290,000	3,870,000
318		Curbs and gutters including soil offhaul and disposal, ac curbs, curb ramps, and driveway depressions					
SUBTOTAL ITEM 318					81,500	40,750	122,250
319		Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts					
SUBTOTAL ITEM 319					257,300	128,650	385,950
320		Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers					
SUBTOTAL ITEM 320					18,000	9,000	27,000
321		Sidewalks including final grading, soil offhaul and disposal, curb ramps, concrete sidewalk, and specialty treatments					
SUBTOTAL ITEM 321					130,000	65,000	195,000
322		Landscaping including structural backfill (tree vault), soil offhaul and disposal, associated irrigation, trees, shrubs and plants					

Community Facilities District No. 6 (South of Channel)

SUBTOTAL ITEM 322		160,000	80,000	240,000
323	Street lighting, including foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors			
SUBTOTAL ITEM 323		340,000	170,000	510,000
324	Traffic signals, including poles, foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs			
SUBTOTAL ITEM 324		250,000	125,000	375,000
Improvements defined on plans titled Owens St. and 16th St. Improvements				
325	Street furnishings including trash receptacles and bike racks			
SUBTOTAL ITEM 325		10,000	5,000	15,000
326	Storm drain including trenching, pipe, backfill, soil offhaul and disposal, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs			
SUBTOTAL ITEM 326		373,720	186,860	560,580
327	Auxiliary water supply system (AWSS) high pressure water including trenching, soil offhaul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrant installation			
SUBTOTAL ITEM 327		92,000	46,000	138,000
328	Reclaimed water including trenching, soil offhaul and disposal, pipe, backfill, compaction, valves, corrosion protection, and service stubs			
SUBTOTAL ITEM 328		80,000	40,000	120,000
329	Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various under ground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.			
SUBTOTAL ITEM 329		1,000,000	500,000	1,500,000
330	Curbs and gutters including soil offhaul and disposal, ac curbs, curb ramps, and driveway depressions			
SUBTOTAL ITEM 330		22,000	11,000	33,000
331	Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts			
SUBTOTAL ITEM 331		200,500	100,250	300,750
332	Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers			
SUBTOTAL ITEM 332		7,000	3,500	10,500
333	Sidewalks including final grading, soil offhaul and disposal, curb ramps, concrete sidewalk, and specialty treatments			
SUBTOTAL ITEM 333		145,000	72,500	217,500
334	Landscaping including structural backfill (tree vault), soil offhaul and disposal, associated irrigation, trees, shrubs and plants			
SUBTOTAL ITEM 334		110,000	55,000	165,000
335	Street lighting, including foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors			
SUBTOTAL ITEM 335		125,000	62,500	187,500
336	Traffic signals, including poles and foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs			
SUBTOTAL ITEM 336		210,000	105,000	315,000
Totals		9,234,070	4,617,035	13,851,105

Community Facilities District No. 6 (South of Channel)

PARK P1 ACQUISITION FACILITY		Total (Hard Costs)	Total (Soft Costs)	Total Amount (hard cost + soft cost)
CFD component by block, street or parcel as appropriate				
General Components				
810	Land acquisition including pre-construction demolition and utility relocations and other costs			
DIVISION SUBTOTAL		193,882	96,941	290,823
811	Furnishings including play structures, recreation equipment, benches, fountains, trash receptacles, bike racks, signage and other miscellaneous equipment			
DIVISION SUBTOTAL		144,193	72,097	216,290
812	Underground wet and dry utilities, including sewer, storm drain, low pressure water, reclaimed water, high pressure water (AWSS), natural gas, electrical and telecommunications services, trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, service stubs, valves, corrosion protection, hydrants, vaults, conduits, equipment.			
DIVISION SUBTOTAL		6,185	3,083	9,268
813	Hardscape including pedestrian and recreational surfaces, such as sidewalks, plazas, playgrounds, bikeways, seating areas, curbs, gutters, retaining walls, foundations, piles, grading, soil spoil off-haul and disposal, base-rock, standard and upgraded concrete and asphalt pavement, decomposed granite and other surfaces.			
DIVISION SUBTOTAL		739,195	369,598	1,108,793
814	Lighting and other electrical, including foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors			
DIVISION SUBTOTAL		141,247	70,624	211,871
815	Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and ground covers, soil, soil amendments, rough and final grading, clearing, grubbing, wetland/channel bank restoration.			
DIVISION SUBTOTAL		1,067,540	533,770	1,601,310
816	Pavilions and other structures including piles, wood piers, including site preparation, soil spoil offhaul and disposal, foundations, structure, finishes, mechanical, electrical systems, specialty equipment			
DIVISION SUBTOTAL		879,963	439,982	1,319,945
Totals		3,172,185	1,586,093	4,758,278

		Hard Costs			
Pump Station #1 Acquisition Facility		(0)			Total Amount (hard cost + soft cost)
CFD component by block, street or parcel as appropriate		construction	Total (Hard Costs)	Total (Soft Costs)	
General Components					
1110	Land acquisition including pre-construction demolition and utility relocations and other costs	20,000	20,000	10,000	30,000
DIVISION SUBTOTAL					
1111	Pump station including, but not limited to: site preparation, excavation, soil spoil haul off and disposal, structural, architectural, mechanical and electrical systems, outfall and other related components.	2,455,000	2,455,000	1,227,500	3,682,500
Totals		2,475,000	2,475,000	1,237,500	3,712,500

Community Facilities District No. 6 (South of Channel)

OWENS ST. AT PARK P1 ACQUISITION FACILITY				
CFD component by block, street or parcel as appropriate		Total (Hard Costs)	Total (Soft Costs)	Total Amount (hard cost + soft cost)
General Components				
901	Land acquisition including pre-construction demolition and utility relocations and other costs			
	DIVISION SUBTOTAL	12,635	6,318	18,953
910	Street furnishings including trash receptacles and bike racks			
	DIVISION SUBTOTAL			
911	Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs			
	DIVISION SUBTOTAL	373,438	186,719	560,157
912	Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, vents, cleanouts, and service stubs			
	DIVISION SUBTOTAL	304,862	152,431	457,293
915	Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, and service stubs			
	DIVISION SUBTOTAL	200,678	100,338	301,014
918	Natural gas line, including mainline extensions, laterals and service stubs, backfill, trenching, soil spoil off-haul and disposal, compaction and other associated work			
	DIVISION SUBTOTAL	59,241	29,620	88,861
917	Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various under ground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants.			
	DIVISION SUBTOTAL	533,165	266,583	799,748
918	Curbs and gutters including soil spoil off-haul and disposal, granite curbs, curb ramps, and driveway depressions			
	DIVISION SUBTOTAL	9,485	4,743	14,228
919	Street sections including grading, soil spoil off-haul and disposal, base-rock, concrete base, conform-grinding, and asphalt pavement, primary and final lifts			
	DIVISION SUBTOTAL	287,304	143,652	430,956
920	Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers			
	DIVISION SUBTOTAL	68,754	34,377	103,131
921	Sidewalks including final grading, soil spoil off-haul and disposal, curb ramps, concrete sidewalk, and specialty treatments			
	DIVISION SUBTOTAL	91,598	45,799	137,397
922	Landscaping including structural backfill (tree vault), soil spoil off-haul and disposal, associated irrigation, trees, shrubs and plants			
	DIVISION SUBTOTAL			
923	Street lighting, including foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors; and installation of Owner furnished anchor bolts, bases, poles, arms, and luminaires			
	DIVISION SUBTOTAL	248,697	124,349	373,046
924	Traffic signals, including contractor furnished poles and foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs; and installation of Owner furnished anchor bolts, bases, poles, arms, and luminaires			
	DIVISION SUBTOTAL	150,000	75,000	225,000
	PENDING MUNI REIMBURSEMENT - INFRA. PLAN ITEM 924 ONLY	(75,000)	(13,500)	(88,500)
Totals		2,493,383	1,278,692	3,764,075

Community Facilities District No. 6 (South of Channel)

Third Street from Owens Street to South Common, Owens Street from Fourth to Third Streets					Total (Hard Costs)	Total (Soft Costs)	Total Amount (hard cost + soft cost)
CFD component by block, street or parcel as appropriate							
Bid Item	Component	Description	QTY.	Units			
1001		Land acquisition including pre-construction demolition and utility relocations and other costs					
SUBTOTAL ITEM 1001					188,164	84,582	253,746
1010		Street furnishings including trash receptacles and bike racks					
SUBTOTAL ITEM 1010					99,820	49,910	149,730
1011		Storm drain including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, inlets, cleanouts, and service stubs					
SUBTOTAL ITEM 1011					725,625	362,813	1,088,438
1012		Sanitary sewer including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, structures, manholes, joints, vents, cleanouts, and service stubs					
	0.01	12" SS		L.F.			
SUBTOTAL ITEM 1012					507,938	253,969	761,906
1013		Auxiliary water supply system (AWSS) high pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrant installation					
SUBTOTAL ITEM 1013					507,938	253,968	761,906
1014		Low pressure water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, service stubs and hydrant installation					
SUBTOTAL ITEM 1014					435,375	217,688	653,063
1015		Reclaimed water including trenching, soil spoil off-haul and disposal, pipe, backfill, compaction, valves, corrosion protection, and service stubs					
SUBTOTAL ITEM 1015					362,813	181,406	544,219
1016		Natural gas line, including mainline extension, trenching, soil spoil offhaul and disposal, laterals and service stubs, backfill, compaction, and other associated work					
SUBTOTAL ITEM 1016					217,888	108,844	326,531
1017		Joint Trench including trenching, soil spoil off-haul and disposal, backfill, compaction, conduits, vaults, equipment, cables, various under ground costs, and miscellaneous structures. Total amount listed is subject to partial reimbursement by occupants					
SUBTOTAL ITEM 1017					2,031,750	1,015,875	3,047,625
1018		Curbs and gutters including soil offhaul and disposal, curb ramps, and driveway depressions					
SUBTOTAL ITEM 1018					335,383	167,682	503,045
1019		Street sections including grading, soil offhaul and disposal, base-rock, concrete base, conform-grinding, concrete barrier, and asphalt pavement, permanent and primary and final lifts					
SUBTOTAL ITEM 1019					1,283,082	641,548	1,924,630
1020		Signage and striping including all posts, foundations, sign attachments, striping, pavement markings, markers, delineators, and barriers					
SUBTOTAL ITEM 1020					198,785	98,383	298,148
1021		Sidewalks including final grading, soil offhaul and disposal, curb ramps, concrete sidewalk, and specialty treatments					
SUBTOTAL ITEM 1021					684,930	342,465	1,027,395
1022		Landscaping including structural backfill (tree vault), soil offhaul and disposal, associated irrigation, trees, shrubs and plants					
SUBTOTAL ITEM 1022					1,679,902	839,951	2,519,853
1023		Street lighting, including foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors					
SUBTOTAL ITEM 1023					722,760	361,380	1,084,140
1024		Traffic signals, including poles, foundations, soil offhaul and disposal, conduit (exclusive of joint trench), conductors, signal heads and controllers, street name signs					
SUBTOTAL ITEM 1024					800,000	300,000	900,000
Pending Muni Reimbursement for Item 1024: 50% of 1/2 of the Traffic Signals.					(150,000)	(177,000)	(327,000)
					10,412,821	5,104,481	15,517,302

ACQUISITION AGREEMENT

EXHIBIT C

SCHEDULE OF REIMBURSEMENTS

Amounts shown to be drawn from available Public Financing proceeds are entirely dependent on the availability of the proceeds of a Public Financing for such purpose, if and when any such Public Financing is issued.

Source of Obligation	From First Public Financing	Purpose	From Later Public Financings	Purpose
Formation Costs	\$1,992,832(1)	District Formation		
"Global" Costs	\$1,140,617(2)	Early engineering studies benefiting large areas of project		
Sewer Plant Exaction	\$5,000,000	Two separate payments of \$2.5 million		
Infrastructure Lands	\$2,643,000	Reimbursement for land purchased for public Infra., dedicated to City		
JPB Costs	\$222,000	JPB Rail Reimbursement		
Cost of Issuance	\$20,000	Initial payment for SOC appraisal		
Cost of Issuance	\$35,000	Developer Counsel O'Melveny & Meyers		
Cost of Issuance	\$20,000	Special Tax Consultant		

- (1) Consisting of the following: Antonia Bava, Landscape Architect, \$56,462; Caldwell Flores Winters, Special Tax Consultant, \$9,548; Coblenz, Patch, Duffy & Bass LLP, legal expenses, \$22,620; Davis Langdon Adamson, Infra Cost Planning & Mgmt., \$37,480; David Taussig & Associates, Special Tax Consultant, \$45,255; JF Engineering & Co., infrastructure estimates, \$47,028; KCA Engineers, Infra Est/Phasing/Sewer, \$476,474; Lee & Ro, Inc., water quality consultant, \$73,923; Olin Partnership, Landscape Architect, \$134,540; O'Melveny & Myers, Developer's Bond Counsel, \$82,504; Peninsula Corridor, Rail Estimates, \$79,932; SF Redevelopment Agency, RDA Staff/City Attorney Fees, \$66,147; Santina & Thompson, Engineers/Rail Estimates, \$621,304; Treadwell Rolio, Environmental & Geotechnical, \$30,326; and Wilbur Smith Associates, Traffic Engineers, \$209,289.
- (2) Consists of Master Streetscape Plans, \$252,969; Master BCDC Permit, \$178,845; Hardy Cross Study, \$19,362; Rail Infrastructure Plan, \$8,965; JPB Passenger Rail, \$65,377; CPUC Rail Crossing, \$371,756; Grading Plan, \$79,953; and Storm/Sewer, \$163,388.

ACQUISITION AGREEMENT

EXHIBIT D

FORM OF NOTICE OF FAILURE TO NOTIFY

RESPONSE REQUIRED TO AVOID DEEMED COMPLETION

_____, ____ [insert date of Notice]

Department of Public Works
City and County of San Francisco
1680 Mission Street
San Francisco, California 94103
Attn: Deputy Bureau Chief of Construction Management

Re: Payment Request No. ____ - Mission Bay South Acquisition Agreement, dated as of June 1, 2001, by and between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation

Dear Director of Public Works:

This notice is being delivered pursuant to Section 4.4 of the above-referenced Agreement (the "Agreement"). On _____, ____ the undersigned (the "Developer") submitted to you Payment Request No. ____ (the "Payment Request"). The purpose of this notice is to inform you, in accordance with Section 4.4 of the Agreement, that the Developer has not received notice from you, within ten (10) business days after submittal of the Payment Request, that the Payment Request is complete or what, if any, additional documentation is needed to complete the Payment Request.

Section 4.4 of the Agreement provides that a failure by you to notify the Developer that the Payment Request is incomplete on or before ten (10) business days after your receipt of this notice shall be deemed to mean that the Payment Request is complete.

If you have any questions regarding this notice or the Payment Request, please contact

CATELLUS DEVELOPMENT
CORPORATION, a Delaware corporation

By: _____

Title: _____

By: _____

Title: _____

cc: Mayor's Office of Economic Development
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Suite 436
San Francisco, CA 94102
Attn: Mission Bay Project Manager
Reference: Mission Bay South

Office of the City Attorney
1390 Market Street, 6th Floor
San Francisco, CA 94102
Attn: Jesse C. Smith
Reference: Mission Bay South

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: Executive Director
Reference: Mission Bay South

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: Mission Bay Project Manager
Reference: Mission Bay South

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102-3102
Attn: General Counsel
Reference: Mission Bay South



City and County of San Francisco
 San Francisco Public Works - Bureau of Street Use and Mapping
 1155 Market Street, 3rd Floor - San Francisco, CA 94103
 sfpublicworks.org - tel 415-554-5810 - fax 415-554-6161



061E-0684

Street Improvement Permit

Address : Multiple Locations

Block: Lot: Zip:

Pursuant to article 2.4 of the Public Works Code in conjunction to DPW Order 178,940, permission, revocable at the will of the Director of Public Works, to construct improvements within the public right-of-way is granted to Permittee.

FOCIL-MB, LLC

Name: FOCIL-MB, LLC

NTR	0
Curb Cut Sq Footage	0
Remove, replace or reconstruct:	Construct infrastructure per "Mission Bay Residential Area, Blocks 2-7, 13, P5, P6, P13, and P15, Phase 1" by Freyer & Laureta dated 11/16/06. See Attachment A for additional requirements.
Inspection	This permit is invalid until the permittee contacts DPW at 554-7149 to activate the permit and schedule an inspection at least 72 hours prior to work. Failure to comply with the stated conditions will render this permit null and void.

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit.

Approved Date : 12/06/2006

Excavation and grading of subject area for street reconstruction shall be in accordance with approved plans and City specifications. Damaged areas adjacent to this construction shall be properly patched per City Inspector. Also, the permittee shall be responsible for any ponding due to the permitted work.

Applicant/Permittee _____
 Approved Director of Public Works By: _____

Date _____

Distribution:
 Outside BSM: BOE (Streets and Hyws) - P. Riviera
 Inside BSM: Street Improvement Inspection

Printed : 6/9/2016 11:18:30 AM Plan Checker

STREET EXCAVATION REQUIREMENTS

1. The permittee shall call Underground Service Alert (U.S.A.), telephone number 811, 48 hours prior to any excavation.
2. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed paving contractor and in accordance with the requirements of the Standard Specifications of the Bureau of Engineering, Department of Public Works, July 1986 Edition and Department of Public Works Order Nos. 176,707, copy attached.
3. Sidewalk and pavement restoration shall include the replacement of traffic lane and crosswalk striping, parking stall markings, and curb painting that might have been obliterated during street excavation. The permittee shall perform their work under on the following options:
 - a. Have the City forces do the striping and painting work at the permittees expense. The permittee shall make a deposit with the Department of Parking & Traffic for this purpose in an amount estimated by the Municipal Transportation Agency (MTA) 7th Floor 1 South Van Ness Ave telephone 701-4500, and notify the MTA at least 48 hours in advance of the time the work is to be done.
 - b. Perform the work themselves following instructions available at the Department of Parking & Traffic.
4. The permittee shall submit a non-refundable fee to Bureau of Street-Use and Mapping to pay for City Inspection of the backfill and pavement restoration. At least 48 hours in advance, the permittee shall make arrangements with the Street Improvement Section Inspectors, 554-7149, for an inspection schedule.
5. The permittee shall file and maintain an excavation bond in the sum of \$25,000.00 with the Department of Public Works, to guarantee the maintenance of the pavement in the excavation area for a period of 3 years following the completion of the backfill and pavement restoration pursuant to Article 2.4.40 of the Public Works Code.
6. The permittee shall conduct construction operations in accordance with the requirements of Article 900 Section 903(a) and (b) of the Traffic Code. The permittee shall contact the MTA 7th Floor 1 South Van Ness Ave telephone 701-4500, for specific restrictions before starting work.
7. The permittee shall obtain the required permits, if any, from regulating agencies of the State of California.
8. The permittee shall verify the locations of any City or public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City or public utility company facilities.
9. The permittee shall pay the required fee for sewer installation permit at the Plumbing Inspection Division, Department of Building Inspection, 1660 Mission Street and arrange for inspection of this work, telephone 558-6054.
10. Concrete form work, planting of trees and pouring of sidewalk and/or curb shall not be performed prior to obtaining a permit from Bureau of Urban Forestry (BUF), telephone: 554-6700.
11. Per DPW Order 178,806, the recycling of Cobble Stones and Granite Curb shall follow as:
 - a. Cobblestones shall be clean of dirt prior to transporting. Extreme care shall be taken during the transporting the cobblestones to minimize damage before delivery to City. The cobblestones shall be neatly and securely placed on pallets so they can be moved about safely after the delivery. The Minimum size of cobblestone shall be 4 inches square (16 square inches). The cobblestones shall be delivered, including off loading, to the lower lot at the Cesar Chavez Street Yard located at 2323 Cesar Chavez Street or at alternative location directed by the Department within the City of San Francisco. Contact the Department forty-eight hours (48 hours) prior to delivery. The Department can be reached at (415) 641-2627.
 - b. Granite Curb shall be neatly and securely placed on pallets so they can be moved about safely after delivery. The Contractor shall exercise care in transporting the granite curb to minimize damage. The length limit of recyclable granite curbs shall be no less than four feet. The granite curb shall be delivered, including off loading, to the back lot at the Griffith Pump Station located at 1105 Thomas Street or at an alternative location directed by the Department within the City of San Francisco. Contact Bureau of Street and Sewer Repair (BSSR) at least forty-eight hours (48 hours) prior to delivery. BSSR can be reached at (415) 695-2087.
12. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
13. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
14. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
15. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
16. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.
17. Separate permit is required for excavation of side sewers. Installation authorized only by Class "A" or "C-42" Licensed Contractor or "C-12" with "C-36" Licensed Contractor. Authorization requires the filing of a \$25,000 excavation bond to cover the cost of City inspection. Having obtained authorization to excavate in the roadway. The contractor shall obtain the proper permits and arrange for an inspection, for the section of pipe from the trap to the property, with the Plumbing Inspection Division at 1660 Mission Street, telephone 558-6054.

Permit Addresses

06IE-0684

*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring, BP= Reinforced Concrete Bus Pad, UB = Reinforced Concrete for Utility Pull Boxes and Curb Ramps

Number of blocks: 13 Total repair size:0 sqft Total Streetspace:0 Total Sidewalk: sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete	Street Space Feet	Sidewalk Feet
85787	03RD ST	CHANNEL	MISSION ROCK ST	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
85784		MISSION ROCK ST	CHINA BASIN ST	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
85788		CHINA BASIN ST	MISSION BAY BLVD	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
85790		MISSION BAY BLVD	MISSION BAY BLVD	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85792	04TH ST	CHANNEL ST	END	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85783	CHANNEL ST	03RD ST	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
85793		04TH ST	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	

ID	Street Name	From St	To St	Sides	*Other	Asph	Concrete	Street Space Feet	Sidewalk Feet
85794	CHANNEL ST	03RD ST	04TH ST	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
85795		04TH ST	END	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85786	CHINA BASIN ST	03RD ST	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85789	MISSION BAY BLVD NORTH	03RD ST \ MISSION BAY BLVD	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85791	MISSION BAY BLVD SOUTH	03RD ST \ MISSION BAY BLVD	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	
85785	MISSION ROCK ST	03RD ST	Intersection	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
Total						0	0	0	

No Coordination Needed

Exceptions

06IE-0684

Street Name	From St	To St	Message	Job	Contact	Dates
03RD ST						
	CHANNEL	MISSION ROCK ST - EAST	Conflict with existing Street Use Permit.	06B-0021		
	CHINA BASIN ST	MISSION BAY BLVD - EAST	Conflict with existing Street Use Permit.	06B-0021		
	MISSION BAY BLVD	MISSION BAY BLVD - EAST	Conflict with existing Street Use Permit.	06B-0021		
	MISSION ROCK ST	CHINA BASIN ST - EAST	Conflict with existing Street Use Permit.	06B-0021		
	MISSION ROCK ST	CHINA BASIN ST - EAST	Conflict with existing Street Use Permit.	06B-0025		
	CHANNEL ST	Intersection	Proposed Paving.	3rd St. Light Rail - B		
	MISSION ROCK ST	Intersection	Proposed Paving.	3rd St. Light Rail - B		
	CHANNEL ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	MISSION ROCK ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	MISSION ROCK ST	Intersection	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A	System -	Dec 4 2006-
04TH ST						
	CHANNEL ST	END -	Conflict with existing Street Use Permit.	06E-0111		
	CHANNEL ST	END -	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	CHANNEL ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	CHANNEL ST	END -	Mission Bay.	N/A		
	CHANNEL ST	END -	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A	System -	Dec 4 2006-

Street Name	From St	To St	Message	Job	Contact	Dates
	CHANNEL ST	Intersection	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A	System -	Dec 4 2006-
	CHANNEL ST	END -	Port Jurisdiction call (415) 274-0565.	N/A	System -	Dec 4 2006-
CHANNEL ST						
	03RD ST	Intersection	Proposed Paving.	3rd St. Light Rail - B		
	03RD ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	04TH ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	03RD ST	04TH ST -	Mission Bay.	N/A		
	04TH ST	END -	Mission Bay.	N/A		
	04TH ST	Intersection	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A	System -	Dec 4 2006-
	03RD ST	04TH ST -	Port Jurisdiction call (415) 274-0565.	N/A	System -	Dec 4 2006-
	04TH ST	END -	Port Jurisdiction call (415) 274-0565.	N/A	System -	Dec 4 2006-
MISSION ROCK ST						
	03RD ST	Intersection	Proposed Paving.	3rd St. Light Rail - B		
	03RD ST	Intersection	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		
	03RD ST	Intersection	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A	System -	Dec 4 2006-

No Diagram submitted

Mission Bay Task Force

June 14, 2016

Supervisor Jane kim
Board of Supervisors
1 Dr. Carlton B. Goodlet Place
San Francisco, Ca 94102-4689



dwin M. Lee
Mayor

Mohammed Nuru
Director

Ferry Sanguinetti
Manager

Street Use and Mapping
155 Market St., 3rd floor
San Francisco, CA 94103
Tel 415-554-5810

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Subject: Acceptance of Mission Bay South Block 13 Improvements

Supervisor Kim,:

Attached please find an original and two (2) copies of the proposed Mission Bay Ordinance for Board of Supervisors approval which will accept land and improvements on Channel, El Dorado Street North, El Dorado Street South and Long Bridge Street, dedicating such improvements for public use and designating such areas and improvements for public street and roadway purposes.

The following is a list of accompanying documents (two sets):

1. Ordinance (submitted by City Attorney's Office)
2. Legislative Digest (submitted by City Attorney's Office)
3. Department of Public Works Order No. 184980
4. Formal letter from the Office of Community Infrastructure and Investment consistency determination and recommendation for Board of Supervisors acceptance of facilities.
5. Formal letter from the Department of City Planning determining consistency with the General Plan and making environmental findings.
6. Irrevocable Offer of the Block 13 Public Infrastructure Improvements to the City and County of San Francisco.
7. Conditional Assignment of Warranties and Guaranties
8. Mission Bay South Acquisition Agreement
9. Block 13 Improvements A-17-178 Map
10. Block 13 Improvements Q-20-855
11. Block 13 Permit 06IE-0684

This constitutes the full package needed for submittal to the Clerk of the Board. Please let me know when the package is delivered to the Clerk of the Board. My staff will need to submit the documentation digitally via email to the Clerk's Office. I thank you in advance for your help with this matter.

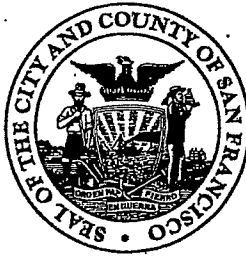
Please feel free to contact me for any assistance needed.

Sincerely,

A handwritten signature in cursive script that reads "Barbara L. Moy".

Barbara L. Moy
Task Force Manager
Department of Public Works
Phone: (415) 588-4050
Email: barbara.moy@sfdpw.org


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
Tiffany Bohee, Executive Director, Office of Community Investment and
Infrastructure
John Rahaim, Director, Planning Department

FROM:  Alisa Somera, Legislative Deputy Director
Board of Supervisors

DATE: June 22, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Kim on June 14, 2016:

File No. 160690

Ordinance accepting the irrevocable offer of public infrastructure acquisition facilities associated with Mission Bay South Redevelopment Plan Block 13 on Channel, El Dorado Street North, El Dorado Street South, and Long Bridge Street ("Block 13 Public Infrastructure"); accepting an irrevocable offer of dedication for real property underlying a portion of Long Bridge Street; declaring City property and additional property as shown on official Public Works maps as open public right-of-way; dedicating the Block 13 Public Infrastructure for public use and designating such streets and associated Public Infrastructure for public street and roadway purposes; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk width on the abovementioned streets; accepting the Block 13 Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and the Mission Bay South Redevelopment Plan; accepting a Public Works Order; and authorizing official acts in connection with this Ordinance.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

- c: Frank Lee, Public Works
- Claudia Guerra, Office of Community Investment and Infrastructure
- Scott Sanchez, Planning Department
- Sarah Jones, Planning Department
- AnMarie Rodgers, Planning Department
- Aaron Starr, Planning Department
- Joy Navarrete, Planning Department
- Jeanie Poling, Planning Department

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date _____

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Kim

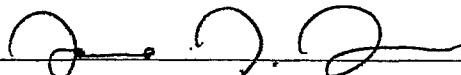
Subject:

Accepting Various Mission Bay Streets

The text is listed below or attached:

Please see attached.

Signature of Sponsoring Supervisor: _____



For Clerk's Use Only: