

## Exhibit F

### Developer Obligations from the Community Facilities Plan

The Community Facilities Plan and related Needs Assessment, prepared for the Treasure Island Development Authority (“TIDA”), outlined a community facility program for Treasure Island. The following sets forth Developer obligations with regard to the Community Facilities Program.

**Joint Use Police and Fire Station** – Developer will construct a facility for use as a joint police/fire station in accordance with the timing set forth in the Schedule of Performance. The facility has been estimated to be approximately 20,000 sq ft, but the final design and program of the facility will be developed in conjunction with the City’s Office of Emergency Services and Homeland Security, the San Francisco Fire Department, and the San Francisco Police Department, and will be sized to meet their needs.

The Treasure Island/Yerba Buena Island Design for Development allows this use to be developed within the areas designated as mixed-use and the land use plan identifies the island core as the preferred location.

**Community Center Space** – At TIDA’s election, Developer will create 13,500 sq. ft. of Community Center space or provide a payment to the Treasure Island Development Authority of \$9.5M (adjusted for inflation) or a combination thereof. If Developer provides physical space for the Community Center program, it may take the form of (i) a new free-standing building(s), (ii) space(s) within a new residential or commercial building(s) or public parking garages, and/or (iii) renovated space within an existing building(s) that are scheduled to remain as part of the final development program, such as Building One or Building Three. The timing of the provision of space or payment will be determined pursuant to the Community Facilities Subsidy provisions of the DDA.

**Gymnasium** – TIDA will retain the existing gymnasium for health and fitness activities in its current location and Developer will integrate the building into the surrounding park and open space program.

**TIHDI Support Space** – At the request of the Treasure Island Homeless Development Initiative (“TIHDI”) Developer will provide TIHDI approximately 2,500 sq. ft. of administrative space (expected to be located in Building 1). In addition, TIHDI will be provided up to 9,500 square feet of general social services space. To the extent the general social services space can be co-located within Community Center Space and TIHDI can regularly access this space, the general social services space square footage can be reduced to 5,500 square feet. The delivery of the general social service space must occur prior to the demolition of the Shipshape Building to allow for the continuous operation of the various TIHDI programs currently housed in that facility.

**School Improvement Payment** – As set forth in Section 13.3.5 of the DDA, Developer will provide a \$5.0M subsidy to be used for the refurbishment of school facilities on Treasure Island.

**Childcare Facility** – At TIDA’s election, Developer will create 15,000 sq. ft. (7,500 sq. ft. of indoor space and 7,500 sq. ft. of outdoor space) of Childcare space or provide a payment to the Treasure Island Development Authority of \$2.5M - adjusted for inflation. If Developer provides physical space for Childcare, it may take the form of (i) a new free-standing buildings, (ii) space(s) within a new building(s), or (iii) renovated space with an existing building(s) that are scheduled to remain as part of the final development program, such as Building One or Building Three. Developer is obligated to provide this space or provide the funding no later than the first approved Sub-Phase within Major Phase Three or 18 months before the existing facility is no longer operational due to development activity, whichever comes first, so that the facility can remain operational without interruption.

**Chapel** – TIDA will retain the Chapel in its current location and Developer will integrate the facility into the adjacent park and open space.

**Treasure Island Museum** - Developer and the Treasure Island Museum Association will work cooperatively to mutually agree on a space(s) and the timing for delivery of such space(s) that is suitable to meet the programmatic and visitor needs necessary to create a viable museum operation. This space is expected to be located in Building One but could be accommodated in other locations acceptable to both Developer and the Treasure Island Museum Association.

**Treasure Island Sailing Center** – Pursuant to the Schedule of Performance attached to the DDA, Developer will provide the Treasure Island Sailing Center a parcel of land, approximately 2 acres in size on the southeast portion of Treasure Island that is serviced by the infrastructure necessary to allow the Treasure Island Sailing Center to continue its operation at Treasure Island.

**Environmental Education Center** - Pursuant to the Schedule of Performance attached to the DDA, Developer will improve a site within the open space program to create an environmental learning center on the Island to help with interpretation and understanding of the ecological resources on Treasure Island and Yerba Buena Island. It is anticipated that the Environmental Education Center will start as interpretive signage in the early phases of the project and once the Open Space program has been substantially completed a site will be located on Treasure Island.

**Life Learning Academy** – TIDA will retain the Life Learning Academy in its existing location until an alternative, permanent site is identified by TIDA, available, and developed by Life Learning Academy. Developer will coordinate

with TIDA to integrate the permanent Life Learning Academy into the surrounding development.

**Urban Agricultural Park, Marina Plaza, Parks and Open Space –**  
Developer's obligations for the Urban Agricultural Park, the Marina Plaza and the various elements of the Parks and Open Space program are set forth in the Parks and Open Space Plan attached as an Exhibit to the DDA.

The location of all facilities not expressly agreed to in the DDA, whether in new buildings or provided within existing structures, are subject to TIDA's approval.

See Schedule of Performance for timing of space provision and payments, unless otherwise noted. All space shall be provided at no cost, unless otherwise indicated.

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