

EXHIBIT N

TRANSPORTATION PLAN OBLIGATIONS

The Authority has adopted a Transportation Plan that describes generally how the transportation program for the Islands will be implemented, including physical construction, transit service, and transportation demand management tools. The Transportation Plan will be implemented by the Treasure Island Mobility Management Agency (TIMMA), in consultation with the Authority, SFMTA, and other transit service providers. The following list comprises the Developer's obligations related to implementation of the Transportation Plan.

Infrastructure and Facilities

- Developer shall construct streets, sidewalks, and bicycle paths, as described and in accordance with the Infrastructure Plan attached to the DDA. The streets shall include bicycle racks, bus shelters, and other streetscape improvements to be proposed by Developer and Approved by the Authority as part of the Streetscape Master Plan required to be submitted prior to the first Major Phase Approval.
- Developer shall construct a ferry quay and terminal in two phases, as described and in accordance with the Infrastructure Plan attached to the DDA.
- Developer shall provide a subsidy of \$11,171,359.00 to the Authority for the reimbursement of design and construction costs associated with the ramps and viaduct projects. The terms of the subsidy are more specifically described in Section 13.3.6 of the DDA. As of the A&R Reference Date, Developer has fully satisfied this subsidy.

Transit Capital

- Developer shall provide a subsidy of \$1.8 million to Authority for use by SFMTA to purchase buses to serve the Project. The terms of the subsidy are more specifically described in Section 13.3.2(b) of the DDA.
- Developer shall provide a subsidy of \$13.9 million to the Authority for certain transportation capital needs. The terms of the subsidy are more specifically described in Section 13.3.2(c) of the DDA.

Transportation Demand Management Programs

- Developer shall purchase bicycles and equipment to establish the bicycle library, up to a maximum expenditure of \$110,000. The library itself will be located in or near the ferry terminal building, to be constructed by Developer as described and in accordance with the Infrastructure Plan attached to the DDA, or as otherwise mutually agreed by the Parties.
- Developer shall provide up to 500 SF of office space for the TIMMA's Administrative Offices, expected to be located in Building 1. The cost of office tenant improvements, office equipment and furniture, and utilities will be borne by the TIMMA through its annual

budgeting process, which will be supplemented by a Developer subsidy as described in Section 13.3.2 of the DDA.

- Authority and/or the TIMMA, in collaboration with the Developer and through a public process, shall update the Transportation Plan within one year of the time that building permits are issued for the 2,000th, 4,000th, 6,000th and 8,000th units based on documented travel behavior and the actual performance of the Project's transportation program, including Transportation Demand Management measure that have been implemented to that point, and make adjustments to the Transportation Plan as necessary to achieve the cumulative goals.

Operating Subsidy

- Developer shall provide an operating subsidy of \$30 million, to be drawn by the Authority as needed on an annual basis, as more specifically described in Section 13.3.2(a) of the DDA.

Additional Transportation Subsidy

- Developer shall pay the TIMMA an additional transportation subsidy in the total amount of \$5 million, in five (5) consecutive annual installments of \$1 million per year, payable in accordance with Section 13.3.2(d) of the DDA if the transit report required to be prepared within one year after the first certificate of occupancy is issued for the 4,000th dwelling unit on the Project Site, as more specifically described in Section 13.3.2(d) of the DDA, shows residential transit mode share is 50% or less.

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