

December 5, 2017

10 SVN, LLC  
c/o Crescent Heights  
530 Bush Street, Suite 800  
San Francisco, CA 94108

Mr. John S. Rahaim, Planning Director  
San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

Re: 10 South Van Ness Mixed-Use Project -

Dear Mr. Rahaim:

10 SVN, LLC (the "Project Sponsor") is the sponsor of the proposed project at 10 South Van Ness Avenue (the "Project"), which is currently being reviewed by the Planning Department pursuant to the California Environmental Quality Act ("CEQA") (Case File 2015-004568ENV). The Project site is located at the intersection of Market Street and South Van Ness Avenue, San Francisco, California.

The Project Sponsor has applied to the Governor of California to request certification of Project as a "Leadership Project" pursuant to the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (the "Act") (California Public Resources Code Section 21178 et seq., as amended by SB 763 and AB 734). If certified as a Leadership Project, the Project would receive streamlined review by the judiciary if a lawsuit is filed challenging the adequacy of the Project's Environmental Impact Report. The Warriors Stadium project was certified as a Leadership Project, for example.

The Act requires that the Project Sponsor submit this letter to the Planning Department, to acknowledge and agree to its obligations under the Act, as set forth in Public Resources Code Sections 21183(d), (e), and (f). The Act requires that the Planning Department acknowledge receipt of this letter and confirm that the Project Sponsor has made the following commitments:

- As required by Public Resources Code Section 21183(d), Applicant hereby agrees that all mitigation measures required pursuant to CEQA to certify the Project under the Act shall be conditions of approval, and those conditions will be fully enforceable by the City of San Francisco (the "City") or another agency designated by the City. Applicant hereby agrees that all environmental mitigation measures required to certify the Project under the Act will be monitored and enforced by the City for the life of the obligation.
- As required by Public Resources Code Section 21183(e), Applicant hereby agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act.
- As required by Public Resources Code Section 21183(f), Applicant hereby agrees to pay the costs of preparing the administrative record for the Project, in a form and manner specified by the City, concurrent with review and consideration of the Project pursuant to CEQA and the Act.

Please return a counter-signed letter to Applicant at the address above or electronically to [atartakovsky@crescentheights.com](mailto:atartakovsky@crescentheights.com).

Sincerely,

10 SVN, LLC  
a Delaware limited liability company

By: Adam Tartakovsky  
Name: Adam Tartakovsky  
Title: Vice President

Acknowledged and agreed

John S. Rahaim  
Name: John S. Rahaim  
Title: Planning Director