

Development Plan – Description of Changes

The Development Plan for the Non-Stadium Alternative in Exhibit A-B-B generally illustrates the location and types of land uses contemplated for the Project. The Developer is proposing changes primarily to the land use program on Candlestick Point as well as the Phasing Plan and Schedule of Performance for Candlestick Point.

Non-Residential Development. The Development Plan shows that Candlestick Center is planned as an Innovation District, which contemplates commercial and residential uses as allowed under the BVHP and HPS Redevelopment Plans. As part of the BVHP and HPS Redevelopment Plan amendments, the Developer is seeking the transfer of up to 2,050,000 square feet of research and development and office space from the Shipyard Site to Candlestick Point, which will advance the development of Candlestick Point as an Innovation District.

This change does not result in any net increase or decrease to the Project's non-residential square footage. The change reallocates already approved square footage on the Shipyard Site to Candlestick Point to advance development of Candlestick Point. The transfer of up to 2,050,000 square feet of research and development and office space from the Shipyard Site to Candlestick Point results in an approximately even distribution of non-residential square footage between each site. The BVHP and HPS Redevelopment Plan amendments also allow for hotel use as a Principal Use and certain entertainment and performance uses as a Secondary Use within the Candlestick Mixed Use Residential District. This change provides additional flexibility for where such land uses may be located.

Residential Development. There are no changes proposed to the distribution of residential units between Candlestick Point and the Shipyard Site.

Parks and Open Space. There are no changes proposed to the parks and open space acreage contemplated on Candlestick Point.