

**EXHIBIT R**

**Form of Certificate of Completion**

This document is exempt from payment of a recording fee pursuant to California Government Code Section 27383

**RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:**

**San Francisco Redevelopment Agency  
One South Van Ness Avenue, 5th Floor  
San Francisco, California 94103  
Attention: Development Services**

Recorder's Stamp

**CERTIFICATION OF COMPLETION**

WHEREAS, pursuant to that certain Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) (as amended and including all Exhibits thereto, the “**DDA**”) by and between CP Development Co., LP, a Delaware limited partnership (“**Developer**”), and the Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic, of the State of California (the “**Agency**”), dated for reference purposes as of June 3, 2010 and recorded in the Official Records of the City and County of San Francisco (the “**Official Records**”) on \_\_\_\_\_, 20\_\_ as Document No. \_\_\_\_\_ at Reel \_\_\_\_, Image \_\_\_\_ [and that certain Assignment and Assumption Agreement dated as of \_\_\_\_\_, 20\_\_ and recorded in the Official Records on \_\_\_\_\_, 20\_\_ as Document No. \_\_\_\_\_ at Reel \_\_\_\_, Image \_\_\_\_ by and between Developer and [and \_\_\_\_\_, a \_\_\_\_\_ (“**Vertical Developer**”) (the “**Assignment and Assumption Agreement**”)], [Developer] [Vertical Developer] did undertake certain obligations to construct certain Improvements on certain real property situated in the City and County of San Francisco, State of California, which Improvements are particularly described in Exhibit R-A hereto (the “**Completed Improvements**”) and which property is more particularly described in Exhibit R-B hereto (the “**Property**”);

WHEREAS, capitalized terms used but not otherwise defined herein have the meanings set forth in the DDA; and

WHEREAS, the Agency has conclusively determined that the construction obligations of [Developer] [Vertical Developer] as specified in the DDA [and] [the Assignment and Assumption Agreement] with respect to the Completed Improvements have been fully performed in accordance with the Construction Documents therefor [with the exception of the following: \_\_\_\_\_]; and

WHEREAS, the Agency's determination regarding the above construction obligations is not directed to, and the Agency assumes no responsibility for, engineering or structural matters,

latent defects, or compliance with building codes and regulations or applicable law regarding construction standards; and

[WHEREAS, together with all previously issued Certificates of Completion with respect to the Property, the Agency has conclusively determined that all of the construction obligations of [Developer] [Vertical Developer] under the DDA [and] [the Assignment and Assumption Agreement] with respect to the Property have been fully performed;]

NOW, THEREFORE, as provided in the DDA [and] [the Assignment and Assumption Agreement], with respect to the Completed Improvements and the Property, and subject to the foregoing provisions of this certificate, the Agency does hereby certify that the Completed Improvements have been fully performed and completed as set forth above [except for the following\_\_\_\_\_].

Nothing contained in this instrument shall modify in any other way any other provisions of the DDA [or] [the Assignment and Assumption Agreement] or any other provision of any documents incorporated in the DDA [or the Assignment and Assumption Agreement], including the survival provisions contained therein.

Upon recordation of this Certificate of Completion, the provisions of the DDA [and the Assignment and Assumption Agreement] requiring construction and completion of the Completed Improvements shall be deemed satisfied as set forth above [except to the extent that this Certificate describes portions of the Completed Improvements that have not been completed].

**[ REMAINDER OF PAGE INTENTIONALLY LEFT BLANK ]**

IN WITNESS WHEREOF, the Agency has executed this Certificate of Completion as of \_\_\_\_\_, 20\_\_.

**AGENCY:**

Authorized by Agency Resolution  
No. \_\_\_\_\_ adopted \_\_\_\_\_, 20\_\_.

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

Approved as to Form:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Agency General Counsel

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy Executive Director  
Finance and Administration

**APPROVED:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Development Services Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Commission Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Technical Services Manager

**EXHIBIT R-A**

**Completed Improvements**

**EXHIBIT R-B**

**Property**