# 7. LAND TRANSFER AND IMPLEMENTATION

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7.1 EXISTING PROPERTY OWNERSHIP

The Treasure Island and Yerba Buena redevelopment project will occur on lands that comprise the Naval Station Treasure Island ("NSTI"), a former United States Navy base located in the City and County of San Francisco ("City"). NSTI consists of two islands connected by a causeway: (1) Treasure Island, comprised of approximately 409 acres of level filled land, and (2) an approximately 90 acre portion of Yerba Buena Island, a natural rock outcropping, steeply sloped and highly vegetated, with elevations rising to over 300 feet above the water. NSTI also includes approximately 316 acres of tidal and submerged lands lying adjacent to Treasure Island and approximately 234 acres of tidal and submerged lands lying adjacent to Yerba Buena Island.

The Navy has maintained ownership since the closure of NSTI in 1997, but has given control of portions of the islands to several public agencies. The United States Department of Labor occupies approximately 13 buildings on 40 acres on Treasure Island for their Jobs Corps campus, which is excluded from the redevelopment project. Also excluded from the project site is approximately 30 acres on the southern half of Yerba Buena Island, which is used by the United States Coast Guard for their San Francisco Bay operations, and a narrow strip of land located above the Interstate 80 tunnel right-of-way through Yerba Buena Island, which is controlled by the California Department of Transportation.

![EXISTING PROPERTY OWNERSHIP](image-url)

FIGURE 7.1 EXISTING PROPERTY OWNERSHIP

- **US Navy**
- **Caltrans**
- **Federal Government Department of Labor**
- **US Coast Guard**
7.2 LAND TRANSFER AND MAPPING PROCESSES

NAVY TRANSFER

Pursuant to a Conveyance Agreement between the U.S. Navy and TIDA, the Navy will convey all of its property on land and water to TIDA following completion of its remediation responsibilities. The first conveyance is expected to occur in early 2015 and will include all of YBI, most of the submerged lands, and much of the southern half of TI. The lands within Major Phase 1 lie within this first conveyance (with the exception of Building 3 and its vicinity which are expected to be conveyed in 2016.)

TRUST EXCHANGE

To enable economic redevelopment, the lands conveyed by the Navy to TIDA will undergo a trust exchange process whereby the public trust will be removed from certain portions on TI and added to certain portions of YBI. The California Legislature authorized this reconfiguration of the public trust through the Treasure Island Public Trust Exchange Act (the “Exchange Act”). TIDA and the California State Lands Commission (“SLC”) have entered into a trust exchange agreement (the “Trust Exchange Agreement”) to implement the Exchange Act.

Under the Trust Exchange Agreement, lands will be quitclaimed by TIDA to SLC and will then be immediately conveyed back to TIDA via patent. In areas to be impressed with the public trust (referred to as “Trust Lands”), the SLC-to-TIDA patents will convey land subject to the public trust. In areas to be cleansed of the public trust (referred to as “Trust Termination Lands”), the SLC-to-TIDA patents will convey land free of the public trust. The proposed final configuration of Trust Lands and Trust Termination Lands, including within Major Phase 1, is shown on Figure 2.2, Trust Lands.

SUBDIVISION MAPPING PROCESS

Following the completion of trust exchange on the appropriate lands, TICD will process Tentative Transfer Maps and Tentative Subdivision Maps in order to establish development parcels. Parcels established on Trust Termination Lands may be held in fee simple title and available for private residential, commercial and mixed-use development in accordance with the TI/YBI Design For Development. In collaboration with TIDA, parcels may also be established on certain Trust Lands to facilitate arrangements such as ground leases to facilitate economic development on such lands and structures (e.g., historic buildings) while maintaining the Trust restrictions.

Tentative Transfer Maps
TICD expects to file and process one Tentative Transfer Map application (“TTM”) for each Sub-Phase within Major Phase 1. The purpose of each TTM is to allow for the processing of multiple phased Final Transfer Maps that will establish transfer parcels within the development blocks of each Sub-Phase that will be transferred by TIDA to TICD upon Sub-Phase Approval. Consistent with the TI/YBI Subdivision Code, these transfer parcels may also be used for financing purposes, including as collateral to support construction lending.

Subdivision Maps
TICD expects to file and process at least one Tentative Subdivision Map application (“TSM”) for each Sub-Phase within Major Phase 1. The purpose of each TSM is to allow for the processing of multiple phased Final Subdivision Maps that will establish vertical development parcels within each Sub-Phase of the project. The TSM for each Sub-Phase will identify proposed lotting patterns within the development blocks of the Sub-Phase. For areas within a Sub-Phase where final lot configurations remain subject to refinement, the TSM may propose a range of illustrative lot layouts intended to represent examples of the types of lot layouts that are approved by the TSM provided they are consistent with the TI/YBI Design for Development. Each TSM is also expected to be followed by phased Final Subdivision Maps as well as Final Subdivision Maps that vertically subdivide airspace to accommodate separate financing or ownership of separate uses or portions thereof within the buildings. TICD will also enter into one or more Public Improvement Agreements for the public improvements associated with the area for which a phased Final Subdivision Map is proposed.
7.3 PUBLIC AND PRIVATE PROPERTY OWNERSHIP

The effect of the trust exchange and mapping processes is the establishment of lands on TI and YBI as public and private property.

**PUBLIC PROPERTY**

Public property on TI and YBI will consist of the following:
- Public parks and open space
- Public streets and right of ways
- Certain historic buildings that will remain
- Authority Housing Lots (development parcels retained by TIDA for development of affordable housing pursuant to the Disposition and Development Agreement)
- Development Parcels within Tidelands Trust

TIDA will act as trustee on lands subject to the public trust. TIDA may enter into ground lease with TICD for certain historic buildings such as Buildings 1, 2 and 3 on TI and for development parcels C2-H and 2Y, which are within the Tidelands Trust.

Figure 7.2 shows the location of Public Property within Major Phase 1.

**PRIVATE PROPERTY**

Private property in TI and YBI will consist of fee-simple development parcels established by the Subdivision Maps. TICD and other developers would develop residential buildings (for-sale and for-rent) and commercial and mixed-use buildings on these parcels.

Figure 7.2 shows the location of proposed private property parcels within Major Phase 1.