

May 30, 2017

Rob Hutsel
President & CEO
San Diego River Park Foundation
4891 Pacific Highway, Suite 114
San Diego, CA 92110

Dear Mr. Hutsel,

This letter will serve to formalize the numerous constructive discussions we've had to understand the goals and objectives of the San Diego River Park Foundation and further refine our collective commitment to the legacy of the River Park. To that end, we are excited to present you with a commitment to provide 60 acres of public parks along the San Diego River and Murphy Canyon Creek as part of our plan to revitalize the current Qualcomm Stadium site, in addition to the other important items detailed below. We are particularly proud to provide this commitment without the need for taxpayer dollars to make it happen. To date, no other plan or money has been identified to provide this acreage, let alone improve the site to its natural state and for the enjoyment of the public. Our commitment involves designing these parks consistent with the current adopted goals and objectives of the San Diego River Park Foundation and using the input of members of the Mission Valley community, including the SDRPF.

Park Allocation

We will build the population based parks required by our development alongside the acreage we will construct as part of our gift to the citizens of San Diego to create a major park for the public to enjoy. The 60 acres of public parks will consist of the following components:

- **River Park:** 48 acres of active and passive park along the northern edge of the San Diego River
 - San Diego River Trail along the entire length of the property, providing a pathway for bikes and pedestrians to enjoy the River Park and a connection to trail segments to the east and west
 - 100 foot riparian buffer along the northern edge San Diego River, south of the trolley line. The buffer will provide habitat restoration, address flooding and ecosystem health, including BMP to address stormwater issues. We will restore upland habitat by removing asphalt and planting with native plants.
 - Four active use public play fields, totaling approximately 8 acres
- **Murphy Canyon Creek Park:** 8.5 acres of active and passive park along Murphy Canyon Creek and north of the stadium
 - 4 acres of active use fields north of the stadium
 - Public parking on the ground floor for the park acreage across the site
 - Pedestrian and bike pathway connecting to the San Diego River Trail
- **Camino Del Rio Park:** 3.5 acres of park south of the San Diego River
 - As part of the 12.5 acres south of the San Diego River, we will improve 3.5 acres to passive park until a pedestrian and bike bridge is constructed to connect it with the River Park, at which point the acreage will be integrated into the River Park

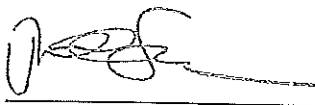
Park Construction

It is our goal to create parks early in the revitalization process for the Qualcomm site. We share in the SDRPF goals of healing the river and providing recreational opportunities for the community to enjoy. To accomplish these goals, our park construction commitments are:

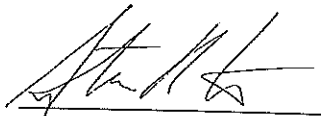
- In keeping with our mutual desire to provide a world-class community river park, we will agree to build the park in all circumstances and maintain it through the term of our lease.
- Our initial permitting process for the River Park will have no intrusions into the riparian buffer, will begin within 3 months of signing the lease, and will be diligently pursued at all times.
- If we reach agreement with SDSU on a deal to provide acreage for university expansion and that acreage requires park mitigation, SDSU will improve additional community park acreage to expand Camino Del Rio Park in the form of active use fields. This expansion will trigger construction of the pedestrian and bike bridge from the River Park to Camino Del Rio Park.
- We will fund up to \$12.5 million of construction costs for the bridge and work with the SDRPF as well as state and federal agencies to obtain the necessary permits for construction.
- We commit to spending at least \$20 million on construction of the River Park, and at least \$40 million if the initial permitting process, which does not include non-jurisdictional floodway or the bridge, is complete within 30 months of signing the lease.

The commitments above reflect our group's strong pledge to the community and a desire to help the San Diego River Park Foundation realize its vision. More importantly, we believe the resulting park space will be a permanent legacy of this effort, given the long wait the community and your organization has had to make it a reality. We look forward to delivering on these commitments and would be honored to join you as partners in the long-term stewardship of the San Diego River in Mission Valley. We look forward to revitalizing the Qualcomm site into a treasured civic asset and the home of a new river park.

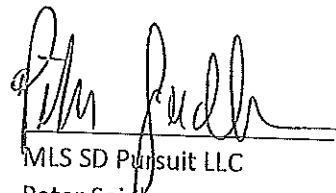
Sincerely,



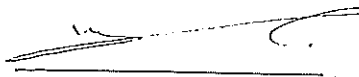
MLS SD Pursuit LLC
Mike Stone



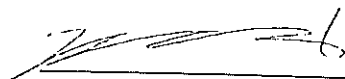
MLS SD Pursuit LLC
Steve Altman



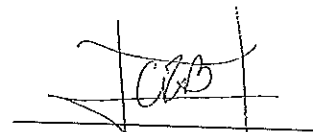
MLS SD Pursuit LLC
Peter Seidler



MLS SD Pursuit LLC
Masood Tayebi



MLS SD Pursuit LLC
Massih Tayebi




MLS SD Pursuit LLC
Juan Carlos Rodriguez



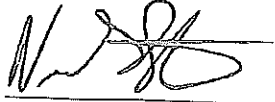
MLS SD Pursuit LLC
Landon Donovan



MLS SD Pursuit LLC
Shannon Mac Millan



MLS SD Pursuit LLC
Jon Dunbar



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Nick Stone