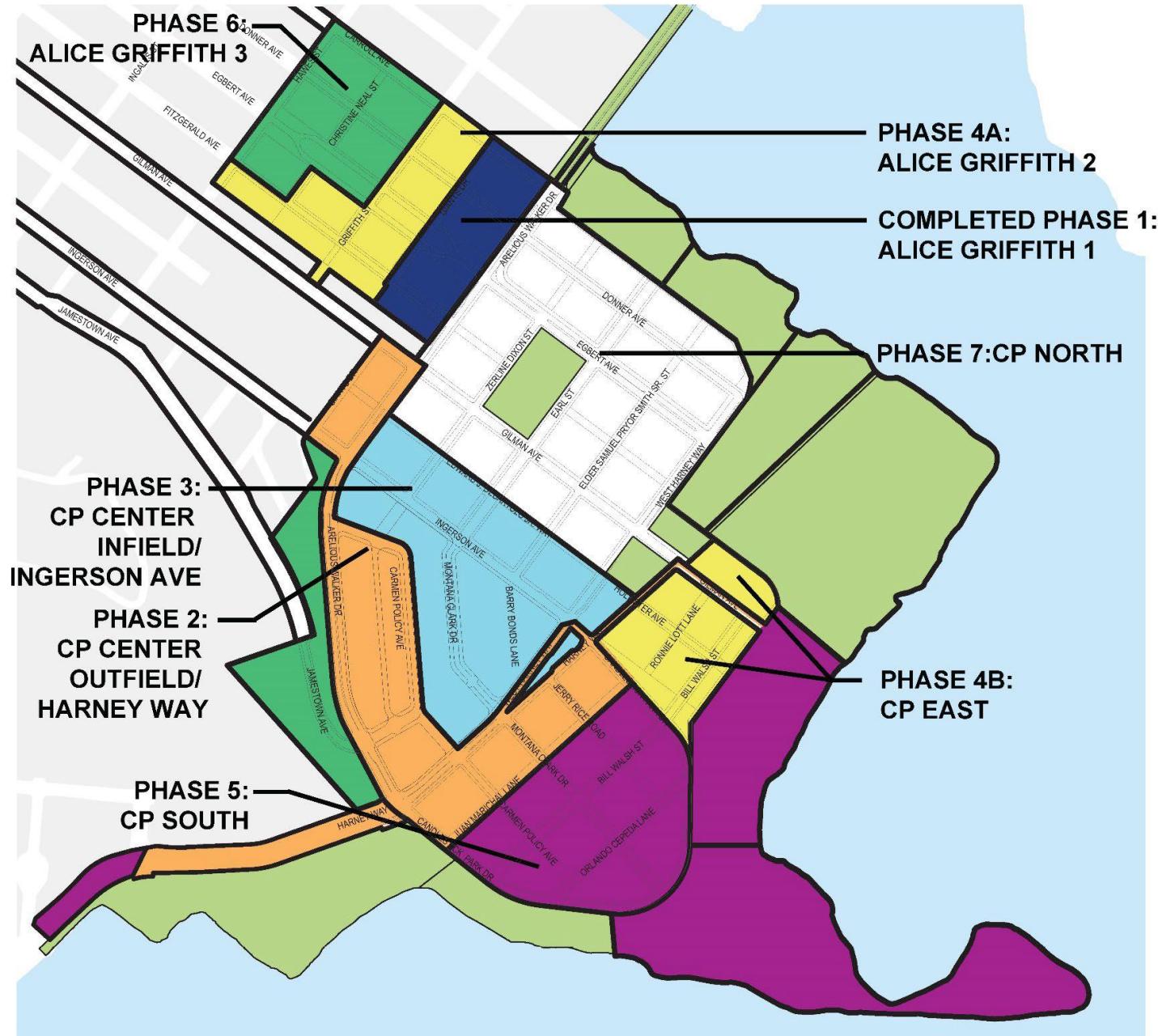


FIVEPOINT

HPS CAC
Candlestick
San Francisco, California

October 20, 2025



Candlestick's Transformation

The Role of the Developer

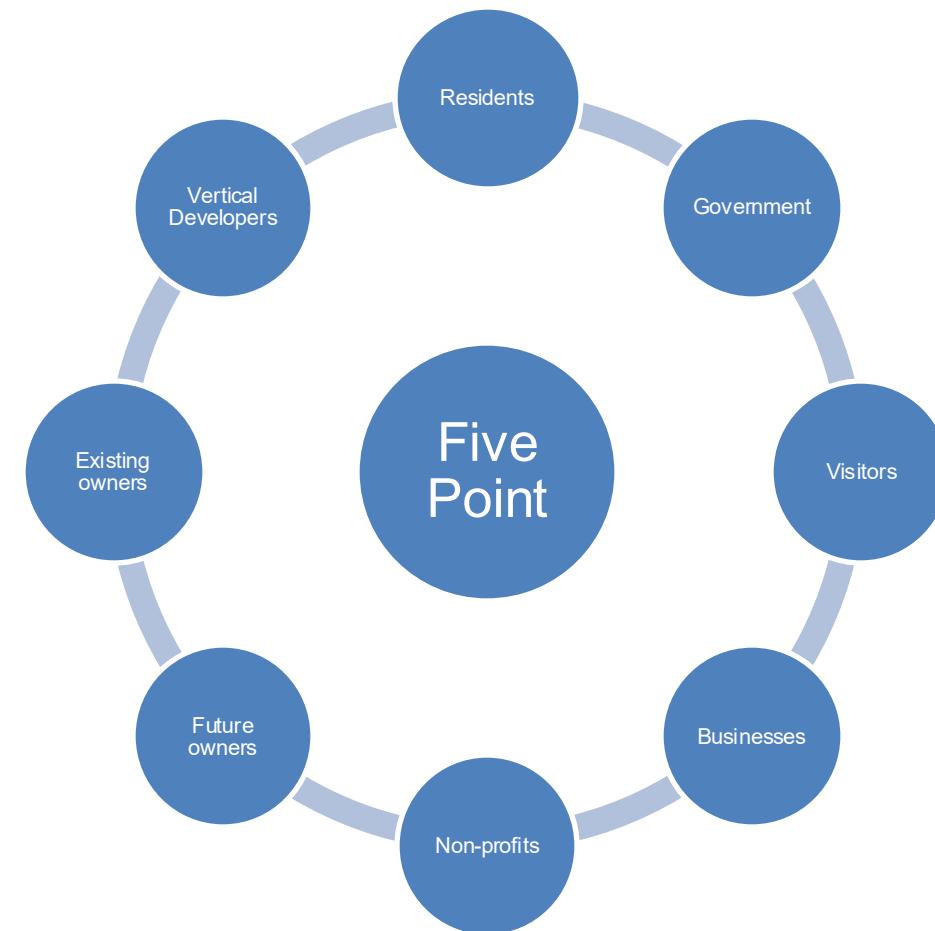
- Primary developer transforms land into sites that can support homes, parks, businesses, and neighborhood amenities
- Aspects of development life cycle – some occur concurrently for our large scale, multi-phase project:
 - Due Diligence & Feasibility
 - Public communications
 - Planning & Entitlements
 - Engineering & Permitting
 - Financing & Bonding

Geotechnical improvements & Infrastructure Construction

- Vertical Development
- Marketing & sales
- Operations & maintenance

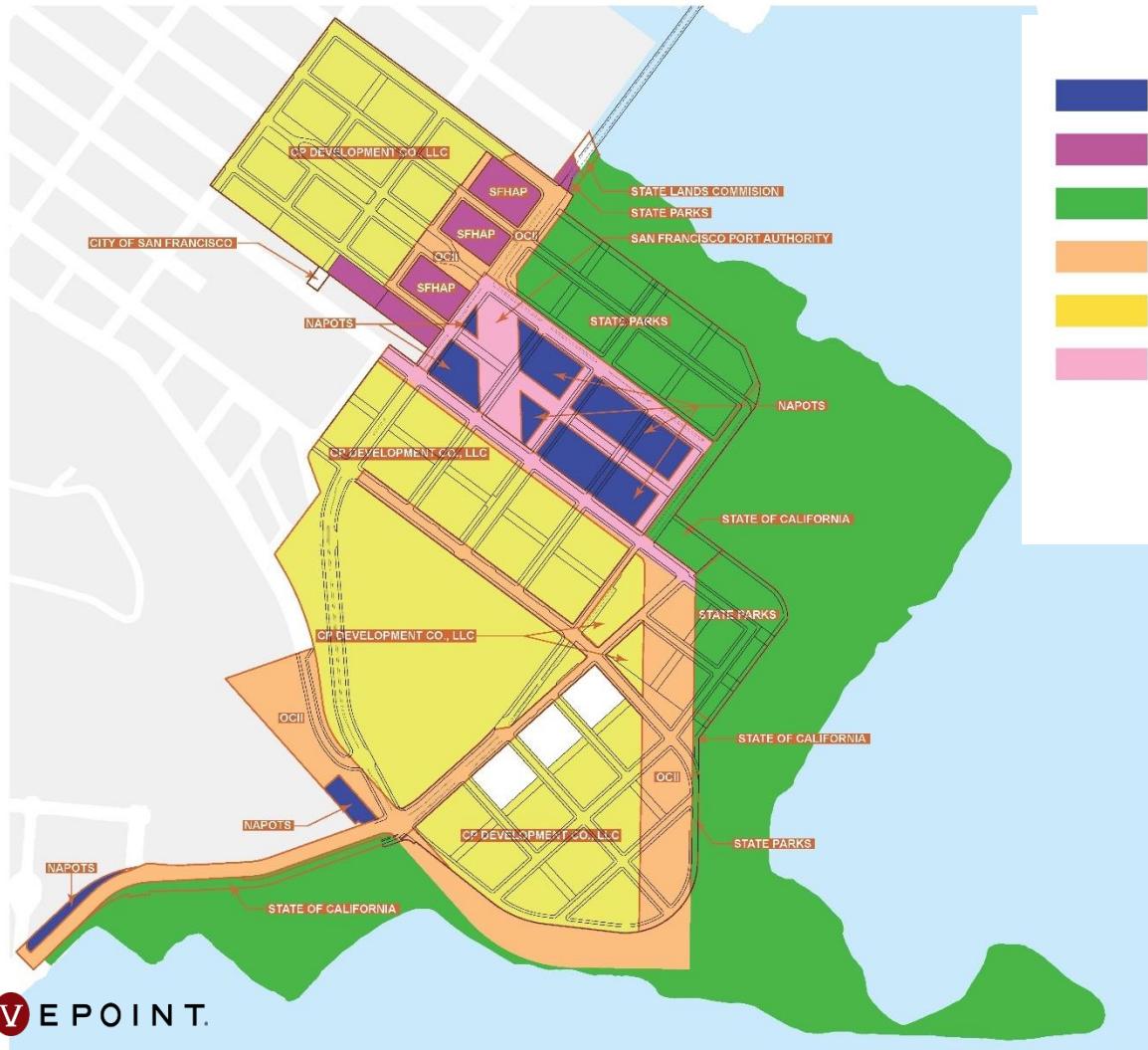
Candlestick Community

We work in cooperation with multiple stakeholders



Candlestick Community

We work in cooperation with multiple owners



- Private Land
- SFHA Owned Land
- State Owned Land
- OCII Owned Land
- CP Development Co., LLC
- Port of SF

* white shaded blocks CP
Vertical Dev. Co LLP

Candlestick Major Phase 2 City Permit Applications*

PERMIT	Date of Submission
Demo and Surcharge	June 27, 2025
Final Map	June 27, 2025
Outfall #2 Improvement Plan Set	August 19, 2025
Offsite Harney Way Plan Set	August 25, 2025
100% Street Improvement Permit	September 30, 2025 and October 10, 2025

* Applications are submitted to the SFPW Infrastructure Task Force's Project Manager. The Project Manager conducts an initial completeness review before routing the application materials to various city departments based on subject matter of each permit.

Additional Coordination

ownership and funding requires coordination & agreements from multiple agencies/entities

- Federal Highway Administration/Caltrans (grant agreement)
- State Lands Commission (construction access, permanent operations & maintenance)
- Candlestick Point State Recreational Area (right-of-entry, design coordination, construction access, permanent operations & maintenance)
- SFPUC (Power/Energy agreements)
- PG&E (pole relocations)
- San Francisco Bay Conservation & Development Commission (Outfall#2)
- Regional Water Quality Control Board (Outfall#2)
- US Army Corp of Engineers (Outfall #2)

Outcomes

what each permit accomplishes

Permits	Improvement
Demo & Surcharge; Outfall #2 Improvement Plan Set	Geotechnical Stormwater Outfall #2 Improved drainage
Final Map	Creates lots Ownership, operations and maintenance
100% Street Improvement Permit; Offsite Harney Way Plan Set	Arelious Walker Drive Harney Way Bike Lanes Sidewalks Street parking & loading zones BRT Lanes Landscaping

Closing 2025 Beginning 2026

what to expect after permit issuance

- Board of Supervisors Hearing
- Bidding
- Start of construction timeline
- Returning to CAC and quarterly reports

PRESENTATION TEAM

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