Attention: John Gavin or Claudia Gorham  
City and County of San Francisco  
Real Estate Division  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

Dear John and Claudia,

The San Francisco Parks Alliance is pleased to respond to the RFP for Daggett Open Space Stewardship dated Feb 29, 2016. Please find enclosed the full proposal requirements and attachments. San Francisco Parks Alliance has read the RFP and agrees to the terms and conditions set forth in the RFP document, and SFPA is willing and able to perform the commitments contained in the RFP.

Introduction and Executive Summary

The San Francisco Parks Alliance (SFPA) and Archstone Daggett Place, LLC (Archstone) propose to form Friends of Daggett Park to steward the new park plaza along Daggett Street between 7th and 16 Streets. The park plaza is a new park constructed and maintained by Archstone as an in-kind contribution to the City and County of San Francisco in conjunction with the new Potrero 1010 apartment complex.

Friends of Daggett Park will be a fiscally sponsored project of the San Francisco Parks Alliance, a 501c3 organization. San Francisco Parks Alliance will provide insurance, fiscal management and oversight, and legal structure for the Friends of Daggett Park through its fiscal sponsorship program, Park Partners. The Friends of Daggett Park will be a Community Advisory Committee comprised of five members, of which two will be represented by the Archstone site manager and maintenance staff, two will be apartment residents, and one will be a community member from the surrounding community. Apartment residents and community members will apply to SFPA for selection to a position on the Advisory Committee. Archstone will fund the routine maintenance of Daggett Park through Friends of Daggett Park that keeps Daggett Park conditions to the maintenance standards defined in Exhibit C.

The Friends of Daggett Park will adopt bylaws to guide their governance and create and approve an annual budget and operating plan. Once formed, the Friends of Daggett Place will take on the programming and permitting of the public plaza area. Initial programming of the plaza will include activities such as live music, food trucks, movies, art shows, and a farmers market.
If you have any questions about this proposal please contact Steve Schweigerdt, Director of Stewardship at steves@sfparksalliance.org or 415-801-4163.

Sincerely,

Matt O'Grady
CEO
Daggett Open Space Stewardship Proposal

San Francisco Parks Alliance

May 23, 2016
Introduction and Executive Summary

The San Francisco Parks Alliance (SFPA) and Archstone Daggett Place, LLC (Archstone) propose to form Friends of Daggett Park to steward the new park plaza along Daggett Street between 7th and 16 Streets. The park plaza is a new park constructed and maintained by Archstone as an in-kind contribution to the City and County of San Francisco in conjunction with the new Potrero 1010 apartment complex.

Friends of Daggett Park will be a fiscally sponsored project of the San Francisco Parks Alliance, a 501c3 organization. San Francisco Parks Alliance will provide insurance, fiscal management and oversight, and legal structure for the Friends of Daggett Park through its fiscal sponsorship program, Park Partners. The Friends of Daggett Park will be a Community Advisory Committee comprised of five members, of which two will be represented by the Archstone site manager and maintenance staff, two will be apartment residents, and one will be a community member from the surrounding community. Apartment residents and community members will apply to SFPA for selection to a position on the Advisory Committee. Archstone will fund the routine maintenance of Daggett Park through Friends of Daggett Park that keeps Daggett Park conditions to the maintenance standards defined in the Declaration of Maintenance Covenants and Obligations recorded for the site.

The Friends of Daggett Park will adopt bylaws to guide their governance and create and approve an annual budget and operating plan. Once formed, the Friends of Daggett Place will take on the programming and permitting of the public plaza area. Initial programming of the plaza will include activities such as live music, food trucks, movies, art shows, and a farmers market.
Organization Background

a) Organization Name: San Francisco Parks Alliance
   Address: 1663 Mission St. Suite 320, San Francisco CA, 94103
   Website: http://www.sfparksalliance.org/

b) City Vendor Number: 0790101

c) Organization description - The mission of the San Francisco Parks Alliance is to inspire and promote civic engagement and philanthropy to protect, sustain, and enrich San Francisco parks, recreation, and green open spaces. Our primary areas of focus are: Stewardship - As the fiscal sponsor of over 100 community park organizations in SF, the Parks Alliance supports grassroots efforts to transform local open spaces and activate land throughout the city with gardens, beautification projects, recreation, and educational programs; Advocacy - the Parks Alliance is the leading nonprofit advocate for SF's city park system working with public and private stakeholders from the city to the federal level to ensure our parks and playgrounds have the resources they need to serve all residents; Philanthropy - the Parks Alliance raises support for core initiatives including the Blue Greenway, StreetParks, playgrounds, and the annual Party for the Parks event that benefits park projects across the city.

d) CEO Contact - Matt O'Grady, matt@sfparksalliance.org 415-621-3260

e) Contact Person - Steve Schweigerdt, steves@sfparksalliance.org, 415-801-4163

f) Board members - See Exhibit A

g) SFPA 501c3 status - See Exhibit B

h) Organization Budget - See Exhibit C

Organization Qualifications

a) Organization experience - SFPA serves as the fiscal sponsor for 100 Park Partner and 130 Street Park groups throughout San Francisco that are improving, activating, and maintaining public open spaces. Our Park Partners are a diverse group ranging in focus from community engagement, to gardens and urban agriculture, to capital renovation projects, to ongoing programs and events. While we have established best practices for the program, we seek to meet the needs of each individual group. Our experience with activating public spaces includes large festivals like Earth Day, Jerry Day, and Marina Family Festival that draw hundreds of participants to smaller series like Friends of the AMP summer music in McLaren Park, Movie Nights at VMD Park, and live music at SFPA events and Kezar Triangle. For this proposal SFPA will work with the new residents, the property managers, and the surrounding neighborhood to build a new group that can program the plaza. We regularly assist individuals with interest in building up these new groups to take on their projects and have materials, templates, and a network of other park stewards for them to join as they launch this project.

b) Neighborhood Ties - SFPA has existing Park Partner groups in several nearby Parks including Jackson Playground, Esprit Park, the Potrero Gateway LOOP, and Franklin Square. We also have an active group working at 17th and Mariposa and the 1280 Pennsylvania offramp called
Pennsylvania Gardens. We collaborate with California College of Arts on multiple projects and they often host workshops for us.

c) Mission Link - Our mission to inspire and promote civic engagement and philanthropy to protect, sustain, and enrich San Francisco parks, recreation and green open spaces is a perfect match to maintain and sustain Daggett Park.

d) Capacity - SFPA is a well established San Francisco non profit and will require Archstone to fund the ongoing maintenance through the Friends group. SFPA has Stewardship staff consisting of five full time staff members who are dedicated to supporting initiatives that care for parks. Our staff will be supported through fiscal sponsorship fees that are paid as a percentage of revenue that comes in to the Friends group. Again, with over 100 Park Partners there is considerable capacity to absorb the work of Daggett Park into our overall work program.

e) Bankruptcy - None

f) Legal proceedings - SFPA has receivied two claims for bicycle accidents associated with a mulch pile that was located on Alemany Blvd. through a volunteer led project with our Ney Street Neighborhood Watch Park Partner group. Our insurance company is currently working with the claimants to see if we can reach a settlement.

Staff Qualifications

a) Individuals - Steve Schweigerdt, Director of Stewardship, will provide program oversight and planning. Steve manages 30 community Park Partner groups and supervises the Park Partner, Street Parks, and Volunteer programs for SFPA. Steve has managed programs for SFPA for 2 years and previously worked for Rails-to-Trails Conservancy, Sacramento Tree Foundation, and LJ Urban.

Sahiti Karempudi, Pavement to Parks Partnership Manager, will manage the Friends of Daggett Park. Sahiti manages 30 community Park Partner groups and the Community Opportunity Fund and Pavement to Parks projects for SFPA. She has a JD and Masters degree in Environmental Law and Policy and previously worked at SF Department of the Environment. She has worked with Friends of VMD park to put on a series of movie nights at their park and also works with Jerry Day and other groups that have festivals and events.

Additional program staff in the SFPA Stewardship team include:

Marissa Alexander, Project Manager
Julia Brashares, Director of Street Parks
Evan Schwartz, Program Associate

b) Fiscal and data management staff - Steve Schweigerdt, Director of Stewardship manages the fiscal sponsor program. John Stoner is SFPA Director of Finance and has
served SFPA for 7 years.

Community Initiative
a) Existing support - Daggett Park is a new space created in the midst of a new apartment community. We are requesting support letters from our nearby Park Partner groups for the formation of a new group at Daggett.

b) Community outreach performed - Archstone and David Baker Architects conducted neighborhood outreach through the planning phase of the development project.

Program Design, Site, and Feasibility
a) Financing - The Management and Maintenance of Daggett Park will be funded by the Friends of Daggett Park through a contribution from Archstone. The activation events will require fundraising from the surrounding community and grant writing, which will primarily focus on sponsorships from neighborhood and City businesses to sponsor the events, as well as arts focused grants from the City and foundations. SFPA groups are also successful at securing donated goods and services that reduce the cost of events that we support. Please see Exhibit D for the Budget.

b) Plaza activities - Daggett Park is designed as a park and is planned to operate as a public park similar to other CCSF Recreation and Parks Department sites. Daggett will be open during all regular park hours and available for relaxation and socializing, passive and active recreation activities, and dog play in the designated dog play area. Organized athletic games such as leagues or clubs that occur on an ongoing basis have potential to overwhelm the park and will not be allowed. Permitted events limited to 10 per year may be reserved through the Friends and Archstone management to utilize a portion of the park for public benefits. The Friends of Daggett Park activities will be determined by the group once it forms, but the current ideas that we will plan on are live music, food trucks, movie nights, art shows, a farmers market on the weekends, animal fundraisers/adoptions, and Pop Up shops. Our budget includes these events as planned, but will be subject to modification based on the Friends group and their outreach to the neighbors and surrounding businesses.

We propose the Friends would host the following activation events in the first year:
October - Movie night
December - craft fair and art market
March - Food truck evening with acoustic band
April - Music concert
May - Pet adoption drive
June - Food truck evening with acoustic band

c) Market study/Planning analysis - N/A

d) Neighborhood benefits - Daggett Park will be a new park resource that is ideal for escaping the city atmosphere for sunning, picnicking, or casual activities like throwing a ball or Frisbee.
The park will be a public park open to the surrounding community. Occasional activation events will help the new residents meet existing neighbors and provide a fun venue for new relationships.

e) Vendor activities – None proposed.

f) Location – Daggett Park is centrally located in a dense residential and commercial area. It is located along bike routes on 7th and 16th Streets and served by Muni Buses 55, 10, and 19. We anticipate that it will be a popular spot for outdoor enjoyment, but will primarily draw visitors from within 1/4 mile because it lacks destination features such as views or extensive facilities.

g) Pedestrian traffic – Maintaining Daggett Park in excellent condition will create a clean and positive environment for regular pedestrian use.

h) Programming - Daggett Park will be open standard park hours of 6AM to 11PM. The Friends group would set limits on when any permitted events could operate depending on the noise levels produced and size of the events. Friends group meetings will be open to the public and will solicit feedback from the events after the fall 2016 season is complete.

i) Signage – Large signage is not anticipated in the Plaza Plan. Events will be promoted online and through smaller posters in store fronts near the development. Since the events are small and focused on the immediate community, there is little need for large banners or signage.

Evaluation/Communications

a) Reporting - The Daggett Park maintenance contractor will prepare quarterly reports for the Friends group to use in their maintenance and park planning. The Friends group can provide an annual report to the City for feedback and guidance purposes.

b) Marketing/Outreach – Events will be promoted online and through smaller posters in store fronts near the development. Since the events are small and focused on the immediate community, there is little need for large banners or signage.
Program and Respondent Budget

a) Program Budget
   See Exhibit D for full Budget

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<tr>
<th>Item</th>
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<td>Event Expenses</td>
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<td>Promotional materials</td>
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<td>Flyers, posters</td>
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<td>Maintenance costs</td>
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<td>Fiscal Sponsor fees</td>
<td>$5,678</td>
<td>9% administrative fee for non-profit status, insurance, staffing</td>
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b) Organization budget - See Exhibit C
Exhibit A
SFPA Board List

SFPA Board of Directors
Kelly Nice, Board Chair, served since 2011, expires 2016
Founding Partner, Nice Advertising
Jonathan Rewors, Board Vico Chair, Policy Committee Chair, served since 2011, expires 2016
Manager of Capital Financial Planning and Analysis, SF Municipal Transportation Agency
Courtney Kline, Board Vice Chair, Park Partner Committee Chair, served since 2011, expires 2018
Owner, Sports Basement
Jaime Jones, Treasurer, Audit Committee Chair, served since 2013, expires 2021
CPA and Senior Manager, PwC (Price Waterhouse and Coopers and Lybrand)
Christine Gardner, Secretary, Communications Committee Chair, served since 2011, expires 2018
Founder, moregreenmoms (environmental health consulting company); Author
Phil Arnold, Audit & Investment Committee Chair, served since 2011, expires 2016
Retired, Manager of Finance and Administration, SF Human Services Agency; SF Public Utilities Commission; SF Recreation and Parks Department
Leith Brooks Barry, served since 2013, expires 2021
Holistic Health Coach; SF Cooking School
Rosemary Cameron, Past Board Chair, served since 2011, expires 2018
Retired, Assistant General Manager, Public Affairs, East Bay Regional Park District
Carolyn Feinstein Eawards, served since 2014, expires 2021
Marketing Professional
Chris Guillard, served since 2011, expires 2018
Landscape Architect; Founding Partner, CMG Landscape Architecture
Sophie Middlebrook Hayward, served since 2015, expires 2024
Director of Policy and Legislative Affairs, Mayor's Office of Housing and Community Development
Anne Herrera, served since 2015, expires 2024
Real Estate Agent, Sotheby's International Realty
L. Jasmine Kin, served since 2015, expires 2024
Fundraising, Marketing/PR, Finance Professional
Jenny Lam, served since 2015, expires 2024
Director of Programs, Chinese for Affirmative Action (CAA)
Jim Lazarus, Development Committee Chair, served since 2013, expires 2021
Senior Vice President of Public Policy, SF Chamber of Commerce
Brook Mebrahtu, served since 2014, expires 2021
Senior Project Manager, SF Public Works
Leah Pimentel, Blue Greenway Committee Chair, served since 2013, expires 2021
Member, SF Democratic Central Committee; Commissioner, SF Local Agency Formation Commission

Mike Seidenberg, served since 2013, expires 2021
Portfolio Manager, Allianz Global Investors

Tricia Sellman, served since 2013, expires 2021
Former Vice President, Marketing Communications, Williams-Sonoma, Inc.

Tim Seufert, served since 2015, expires 2024
Managing Director, NBS (public finance consulting firm)

Glenn Snyder, served since 2015, expires 2024
Partner, Pillsbury Winthrop Shaw Pittman LLP

John H. Ware, served since 2015, expires 2024
Retired Management Consultant

Ken Weber, served since 2014, expires 2021
Executive Director, Zynga.org

Lee Anne Weldon, served since 2015, expires 2024
Owner, Late for Yoga (an advertising/production service company)

San Francisco Parks Alliance board meetings are held on the 4th Tuesday of each month from 5:30-7 pm at different recreation centers around the City. Below are the dates for the next board meetings in 2015 and 2016.

7/28/15, 8/25/15, 9/29/15, 10/27/15 (public meeting)
11/24/15, 12/22/15, 1/26/15, 2/23/16, 3/22/16 (public meeting)
4/26/16, 5/24/16, 6/28/16, and 7/26/16.
Employer Identification Number: 23-7131784
Person to Contact: Ms Benjamin
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Nov. 01, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in October 1971.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Requests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.
If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Cindy Thomas
Manager, EO Determinations
### Exhibit C

Operating Budget, July 2016 - June 2017

[Image of the Parks Alliance logo]

**Management**

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<td>$ 2,985,787</td>
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**Expenses**

| Personnel | $ 255,315 | $ 335,293 | $ 28,054 | $ 437,639 | $ 215,967 | $ 90,735 | $ 2,716 | $ 325,914 | $ 1,696,219 | $ 1,509,339 | $ 1,400,712 |
| Consultants/Contractors | $ 67,064 | $ 46,695 | $ - | $ 26,580 | $ 92,631 | $ 5,316 | $ - | $ 61,316 | $ 296,602 | $ 300,610 | $ 343,131 |
| Program Materials/Supplies | $ 47,473 | $ 82,182 | $ - | $ 58,603 | $ 30,461 | $ 11,046 | $ - | $ 12,381 | $ 242,346 | $ 222,570 | $ 227,594 |
| Office Expenses | $ 9,808 | $ 13,644 | $ - | $ 12,197 | $ 96,679 | $ 4,489 | $ - | $ 2,250 | $ 139,067 | $ 49,767 | $ 65,677 |
| Travel, Conferences, Meetings | $ - | $ 11,395 | $ - | $ 450 | $ 16,000 | $ - | $ - | $ 20,000 | $ 47,845 | $ 59,039 | $ 30,762 |
| Advertising | $ - | $ 11,395 | $ - | $ 450 | $ 16,000 | $ - | $ - | $ 20,000 | $ 47,845 | $ 59,039 | $ 30,762 |
| Interest | $ 1,158 | $ 4,737 | $ - | $ 3,947 | $ 1,597 | $ 790 | $ - | $ 789 | $ 15,000 | $ 20,250 | $ 20,929 |
| Insurance | $ 0,957 | $ 13,585 | $ - | $ 23,321 | $ 4,528 | $ 2,165 | $ - | $ 2,264 | $ 55,020 | $ 51,751 | $ 59,767 |
| Admin Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Awards/Disbursement of Assets | $ - | $ - | $ - | $ - | $ 128,000 | $ - | $ - | $ 178,000 | $ 248,000 | $ 220,538 |
| Outside Services | $ 588 | $ 4,875 | $ 235,648 | $ 3,329 | $ 5,292 | $ 2,646 | $ - | $ 146 | $ 253,419 | $ 257,063 | $ 282,378 |
| Other Expenses | $ 51,150 | $ 6,265 | $ 6,500 | $ 1,811 | $ 3,795 | $ 297 | $ - | $ 297 | $ 24,174 | $ 16,701 | $ 20,439 |
| In-kind Expenses | $ 125,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 300,000 | $ 425,000 |
| Contingency | $ 125,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 125,000 | $ 125,000 |
| Temp Restricted Funds, Future | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 814,443 | $ 814,443 | $ 123,115 |
| **Total Expenses** | $ 651,641 | $ 399,788 | $ 567,777 | $ 466,932 | $ 117,584 | $ 52,716 | $ 1,540,000 | $ 4,315,135 | $ 2,985,690 | $ 2,920,039 |

**Net Revenue**

| $ (346,641) | $ 209,391 | $ 100,212 | $ 55,223 | $ 3,068 | $ (17,584) | $ (2,716) | $ 0 | $ 865 | $ 97 | $ 2,406 |
### Daggett Park Budget

#### Monthly Budget Projection

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<th>Revenue</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
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#### Expenses

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<th>Expenses</th>
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<th>Jun</th>
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**Net Revenue**

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Exhibit E
Daggett Park Management Agreement Template

These Regulations ("Regulations") shall govern the use, maintenance and operation ("Management") of the open space located at ____, more fully described as ____, (the "Park"), by Friends of Daggett Park, a nonprofit public benefit corporation, its successors and assigns and representatives (the "Friends"), for the benefit of The City and County of San Francisco ("Owner"), pursuant to a Right to Enter and Easement ("Easement") granted by Owner to Friends.

1. Public Use. Friends shall manage the Park for the use, enjoyment and benefit of the public for open space and recreation purposes, in accordance with the Rules and Regulations set forth as an exhibit to the Easement.

2. No Discrimination. Friends shall not discriminate against, or segregate, any person, or group of persons, on account of race, color, religion, creed, national origin, gender, ancestry, sex, sexual orientation, age, disability, medical condition, marital status, or acquired immune deficiency syndrome, acquired or perceived, in the use, occupancy, tenure or enjoyment of the Park.

3. Maintenance Standard. The Park shall be operated, managed and maintained by Friends in a clean and safe condition in accordance with the anticipated and foreseeable use thereof, in accordance with the Covenant of Maintenance Responsibilities and Obligations recorded for the Park. The costs of such maintenance shall be the responsibility of the Friends.

4. Temporary Closure. Friends shall have the right, without obtaining the consent of any other person or entity, to temporarily close any or all of the Park to the public at any time and from time to time for one or more of the following reasons. In each instance, such temporary closure shall continue only for as long as Friends reasonably deems necessary or desirable.

   a. Disturbance. In the event of an emergency or danger to the public health or safety created from whatever cause (including flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, occupation, civil unrest or unlawful assembly), Friends may temporarily close the Park in any manner deemed necessary or desirable to promote public safety, security and the protection of persons and property, and may remove any members of the public therefrom; or
b. **Maintenance and Repairs.** Friends may temporarily close the Park (or affected portions thereof) in order to make any repairs or perform any maintenance as Friends, in its discretion, reasonably deems necessary or desirable to repair, maintain or operate the Park, or at the request of the owners of the Project, for access to repair and maintain the Project or any utilities for the Project running under or through the Park.

5. **Operation of the Park.** Operation of the Park shall be subject to the additional requirements of this Paragraph, as well as the Declaration of Restrictions.

a. **Hours of Operation.** The Park shall be open and accessible to the public seven (7) days per week from 5:00 AM until 12:00 midnight Pacific time, ("Operating Hours"), or unless reduced hours are reasonably imposed on a temporary basis by Friends, in its sole discretion, to address security concerns. No person shall enter, remain, stay or loiter in the Park when the Park is closed to the public, except authorized service and maintenance personnel, or residents, agents, contractors or employees of the Project passing through the Park, who shall be able to pass through the park at all times.

b. **Signs.** Friends shall post signs at the major public entrances to the Park, setting forth the applicable regulations imposed by these Regulations, hours of operation, and a telephone number to call regarding security, management or other inquiries.

c. **No change of use.** The only permitted uses of the Park shall be for (a) passive recreation involving no athletic equipment or fixtures, (b) quiet contemplation and rest, without the use of audible electronic devices (although headphones are permitted), and (c) within the children’s play area, as designated in the current Landscape Plan to the Easement (as such Landscape Plan may be updated from time to time), recreational activities for children as permitted by the rules governing the children’s play area. Neither Friends nor Easement Holder shall have the right to change any use of any space in the Park, without the written consent of the other.

6. **Arrest or Removal of Persons.** Friends shall have the right (but not the obligation) to use lawful means to effect the arrest or removal of any person or persons who creates a public nuisance, who otherwise violates the applicable Park Rules and Regulations, or who commits any crime including, without limitation, infractions or misdemeanors in or around the Park.
Friends may prohibit members of the public who have repeatedly broken the Park Rules and Regulations in the past, from entering the Park, and if such person has entered the Park, may ask such person to leave the Park, notwithstanding that such person has not broken any Rules or Regulations at that time.

7. **Project Security During Periods of Non-Access.** Friends shall have the right to block entrances to, to install and operate security devices, and to maintain security personnel in and around the Park to prevent the entry of persons or vehicles during the time periods when public access to the Park or any portion thereof is restricted or not permitted pursuant to this Agreement.

8. **Removal of Obstructions.** Friends shall have the right to remove and dispose of, in any lawful manner it deems appropriate, any object or thing left in or deposited on the Park and deemed by Friends to be an obstruction, interference or restriction of use of the Park, including, but not limited to, personal belongings or equipment abandoned in the Park.

9. **Structures.**

   (a) No trailer, tent, shack, barn or other outbuilding, or structure of a temporary character, shall be used on any portion of the Park at any time, either temporarily or permanently, unless such structure is approved by Friends.

   (b) No permanent structure of any type, including but not limited to bathrooms, and storage sheds, shall be erected in the Park without the written consent of the Friends.

   (c) Friends shall install a play structure in the children's play area no later than the date six (6) months after the date of the Conservation Easement.

10. **Insurance.** Friends shall maintain a Commercial General Liability insurance policy by a carrier admitted to do business in the State of California, in the amount of at least $2,000,000 (Two Million Dollars) general aggregate and $1,000,000 (One Million Dollars) per occurrence, and naming Easement Holder as an Additional Insured.

11. **Severability.** If any of the provisions of this Agreement, or the application of such provisions to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held to be invalid, shall not be affected thereby.
Welcome to Daggett Park!

For the enjoyment of all visitors, please obey the following regulations:

- Be courteous and respectful of others
- Dogs on leash, except in off leash dog play area
- No smoking
- No alcohol or glass containers
- Feeding of birds or animals prohibited
- No riding of bikes, skateboards, scooters, or rollerblades
- Littering prohibited
- Park Hours - 6 AM to 11 PM
- No organized athletic activities

THIS PARK IS A DRUG FREE ZONE
Exhibit G
Daggett Park Proposed MOU Template

MEMORANDUM OF UNDERSTANDING

Archstone Daggett Place LLC

and

San Francisco Parks Alliance

and the

Friends of Daggett Park

for the

Management of Daggett Park

This Memorandum of Understanding ("MOU") is entered into this ___ date, 2015, by and between Archstone Daggett Place LLC ("Archstone"); the Friends of Daggett Park, a neighborhood park advocacy group ("Friends"); and the San Francisco Parks Alliance, a California non-profit public benefit corporation ("SFPA"); collectively referred to herein as the ("Parties"). The purpose of this MOU is to delineate the responsibilities of each of the parties in the management and maintenance of Daggett Park ("Project").

RECITALS

A. The City and County of San Francisco operates and maintains real property at Block __, Lot __, on __ Street in San Francisco that is described on Exhibit A attached hereto and is commonly referred to as Daggett Park. The Property is owned by the City.

B. Friends, acting through SFPA as its fiscal sponsor, is proposing to manage and maintain Daggett Park through the City of San Francisco Plazas Program as the non-profit steward of the site.

C. Archstone proposes to assist and fund the operations of the Friends of Daggett Park to ensure Daggett Park is a well maintained and desirable amenity for the surrounding neighborhood.
D. Archstone has developed a budget that is sufficient to provide for the routine maintenance of Daggett Park at the levels defined in the General Standards of Maintenance by Friends or its Agents.

NOW, THEREFORE, the Parties hereto agree as follows:

1. SFPA
   a. SFPA will recruit and establish a Friends of Daggett Park organization composed of five members; the membership shall be composed of two Archstone staff assigned by Archstone and three community members from the surrounding apartments and neighborhood.
   b. SFPA will convene and staff bimonthly meetings of the Friends of Daggett Park to give direction to the management and maintenance of the park.
   c. SFPA will provide general liability insurance for the Project and include Archstone, the City, and Friends as additional insured on the policy.
   d. Friends through SFPA, will hire a qualified landscape maintenance contractor to provide routine maintenance to the level defined in the General Standards of Maintenance.
   e. Friends through SFPA, may conduct additional fundraising to benefit Daggett Park and fund programming, repairs, and enhancements that Friends identifies and has approved by the City.
   f. Each of the parties hereto acknowledges that SFPA will enter into a contract pursuant to this MOU in its capacity as fiscal sponsor for Friends and as an accommodation to Friends.

2. Archstone
   a. Archstone will provide two staff members to serve on the Friends of Daggett Park
   b. Archstone will fund the annual maintenance contract for Daggett Park sufficient to provide routine maintenance at levels defined in the Declaration of Maintenance Covenants and Obligations.
   c. Archstone site staff will coordinate permitting of any events planned for Daggett Park and coordinate requests with the Friends

3. Insurance
4. Indemnification (Mutual)
5. This MOU may be amended only by mutual written consent of each of the Parties, executed in the same manner as the original agreement.
6. Termination - Any party, upon written notice to the others, may terminate this MOU. Notice of termination shall be provided to each Party at the addresses below. The Parties addresses for purposes of such notices are:

<table>
<thead>
<tr>
<th>FRIENDS OF DAGGET PARK</th>
<th>Archstone</th>
<th>SAN FRANCISCO PARKS ALLIANCE</th>
</tr>
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</tbody>
</table>

IN WITNESS WHEREOF, the undersigned have indicated their approval effective as of the respective dates set forth to their names.

APPROVED:

(Print Name) ___________________________ Date
Archstone

Matt O'Grady ___________________________ Date
Executive Director
San Francisco Parks Alliance

Volunteer _____________________________ Date
Friends of Daggett Place