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THE PRESIDENT

May 5, 2020

The Honorable Kevin Faulconer  
Mayor, City of San Diego  
202 C Street, 12<sup>th</sup> Floor  
San Diego, CA 92101

Dear Mayor Faulconer,

It is my privilege to submit the University's final Purchase and Sale Agreement for the purchase of the stadium site in Mission Valley, development of the River Park, and implementation of several additional community benefits. The agreement is signed by CSU Chancellor Timothy P. White, Executive Vice Chancellor and General Counsel G. Andrew Jones, and CSU's real estate counsel, Domenic Drago of Sheppard Mullin. This executed agreement is being delivered at your team's request in order to take the steps necessary to finalize this transaction in July 2020, which includes taking the agreement to the full City Council for approval on May 19, 2020.

After well over a year of negotiations, including hundreds of hours of meetings, my team and I believe this agreement encompasses and addresses all major issues for the City of San Diego, the California State University, and San Diego State University. What is before you today is fair and equitable to both parties and represents the best interests of the public that we both serve.

Of note, we appreciate the City negotiating team's efforts to identify any outstanding business issues, and have incorporated edits to the business issues identified by your team, some of which were edits made after our delivery of documents last Tuesday, including:

- SDSU agrees to support the City's *Pure Water: Phase 2* and groundwater management programs in the River Park, with the expectation that the City would protect the function of the new on-site wetlands and stormwater treatment areas;
- SDSU agrees to defer the decision on the relocation for the existing groundwater monitoring wells on site instead of determining the new locations at closing;
- SDSU agrees to return to City Council at a future time for its approval of rules and regulations associated with the University's operation of the River Park;
- SDSU agrees to accommodate the City's concerns with respect to the future Recreation Center;

- SDSU agrees to assist with the City's feasibility analysis for the Fenton Parkway Bridge, and if approved pursuant to CEQA in the future, SDSU will construct the bridge subject to agreed upon occupancy thresholds.

For the taxpayers we both represent, this project will deliver an expanded campus; a world-class River Park as part of over 80 acres of parks, trails, recreation and open space; up to 4,600 much needed residential units including 10% of all units designated and operated as affordable housing; nearly 1.6 M square feet of innovation space; a new stadium, and so much more for our region.

Again, I want to thank your team for their extraordinary efforts since we first submitted a draft agreement to the City back in April of 2019. Let's get this deal done so that SDSU can build a project that brings Mission Valley to life, and expands the benefits of higher education to our entire community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adela de la Torre'.

Adela de la Torre, Ph.D.  
President