

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 12-018

WHEREAS, The San Francisco Municipal Transportation Agency ("SFMTA") on August 3, 2010, authorized the Executive Director/CEO of the SFMTA to execute an Industrial Gross Lease (Lease) with Zocalo Properties, LLC, to relocate the Sustainable Streets' Shops from their three current leased facilities to one higher quality industrial warehouse located at 1508 Bancroft Avenue (the Property), with Resolution No. 10-112;

WHEREAS, Since then the SFMTA has terminated two leases and relocated the Sustainable Streets' Sign and Paint Shops to the Property; and the SFMTA is also working on plans for tenant improvements to be constructed at the Property for the Meter Shop to relocate from 901 Rankin St.; and

WHEREAS, As part of the SFMTA's Contract for the Real Estate and Facilities Vision for the 21st Century, which was approved by the SFMTA Board on January 17, 2012, the Consultant has a Deliverable to recommend how to move and possibly co-locate the SFMTA's two Signal Shops; and

WHEREAS, The Lease includes a provision granting to the City an option to purchase the Property on the terms and conditions set forth in the Lease and in the form Agreement of Purchase and Sale of Real Estate attached to the Lease (Purchase Agreement); and,

WHEREAS, An appraisal was completed on October 30, 2009 valuing the monthly market rent for an industrial gross lease of the Property at \$58,875 and the appraisal also concluded that the Property's fair market value as of October 30, 2009 was \$7,875,000, and the SFMTA Real Estate staff has reviewed and determined that the purchase price is reasonable and at or below fair market value; therefore be it

RESOLVED, That the SFMTA Board of Directors authorizes the Director of Transportation to execute the Agreement of Purchase and Sale for Real Estate by and between Zocalo Properties, LLC, as Seller, and City and County of San Francisco, on behalf of the SFMTA, as Buyer, of the Property commonly known as 1508 Bancroft Avenue, San Francisco Assessor's Parcel No. Block 4849-017 for \$7.875 million by or prior to February 16, 2012, or \$8,111,250 if Closing is beyond February 16, 2012, together with such other documents as are necessary to complete the transaction contemplated by the Purchase Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of February 7, 2012.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency