

EXHIBIT REFERENCE

- EXHIBIT 1 Master Plan for Development
 of Oyster Point/Marina Park
 prepared by Daniel, Mann,
 Johnson & Mendenhall.
- EXHIBIT 2 Construction details and
 estimated costs of
 construction.
- EXHIBIT 3 Phase I of the Development
 Project.
- EXHIBIT 4 Phase II of the Development
 Project.
- EXHIBIT 5 Phase III of the Development
 Project

84111706

SUMMARY

	1977/78 PHASE I New Basin	1978/79 PHASE II Upgrade Existing Shoreside	TOTAL Phase I and II	PHASE III Existing Basin
Costs				
1. Demolition	\$ -	\$ 11	\$ 11	\$ 61
*Dredging	243	-	243	328
*Leachate	280	-	280	-
*Clay Cap Seal	739	-	739	-
*Earthwork	84	42	126	-
*Revetment	166	21	187	-
New Breakwater	992	-	992	-
Replace Existing Breakwater	402	-	402	-
Berthing	1,318	-	1,318	1,058
Piers and Gates	83	-	83	70
Paving	205	102	307	-
Utilities	386	211	597	9
Drainage	17	17	34	-
Promenade	37	37	74	-
Lighting	66	41	107	-
Landscaping	312	66	378	-
Restrooms	66	33	99	-
Harbormaster	66	-	66	-
Dry Storage	91	-	91	-
Sub total 1977 costs including contingencies	\$5,553	\$ 581	\$6,134	\$1,526
2. Incidental Expenses				
Escalation	459	101	560	
Engineering and Administration			500	
Sub total			\$7,194	
3.**Launching Ramp			100	
4.**Fishing Pier			154	
			\$7,448	

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Include portions of Leachate Control Measures)
 Parking, amenities, included in other line items)
 figures in thousands

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OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE

PHASE I

City Engineer

1. Dredging

1. New Basin	44,124 CY @ \$ 5.00	=	\$220,620
2. Existing Basin	-- CY @ 5.00	=	--
			<u>\$220,600</u>
	10% Contingencies		<u>22,000</u>
	Total		\$ 242,600.

2. Leachate Control

a. Mole Area

1. Remove exist. riprap	2,100 CY @ \$ 2.25	=	\$ 4,725
2. Remove sand	500 CY @ 2.25	=	1,125
3. Excavate slopes 3 ft., dispose off-site	9,800 CY @ 3.75	=	36,750
4. Excavate top 1 ft.	2,400 CY @ 2.00	=	4,800
5. Place '45 mil hypalon'	152,100 SF @ 0.75	=	114,075
6. Backfill slopes with dredge spoil	9,800 CY @ 1.25	=	12,250
7. Backfill top with clayey import (3')	7,200 CY @ 4.00	=	<u>28,800</u>
	Sub-total		\$202,525

b. South Shore

1. Clear slope	0.9 Ac @ \$2,500	=	\$ 2,250
2. Remove, stockpile existing riprap	1,250 CY @ 2.25	=	2,810
3. Excavate 4 ft. trench, dispose of off-site	440 CY @ 3.75	=	1,650
4. Place '45 mil hypalon'	40,000 SF @ 0.75	=	30,000
5. Cover with 2 ft. of dredge spoil	2,960 CY @ 1.25	=	<u>3,700</u>
	Sub-total		\$ 40,410

c. Pile Area

1. Excavate 3 ft. trench and dispose off-site	60 CY @ \$ 3.75	=	\$ 225
2. Cut off wood piles	40 ea @ 75.00	=	3,000
3. 6" bentonite slurry	14 CY @ 40.00	=	560
4. Backfill = dredge spoil	60 CY @ 1.25	=	<u>75</u>
	Sub-total		\$ 3,860

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d. Channel Area

1. Excavate 6 ft. trench, dispose off-site	670 CY @ \$ 3.75 =	\$ 2,513
2. Backfill with dredge spoil	670 CY @ 1.25 =	840
3. Channel (500 ft.) block off, exc. 4 ft. trench, dispose off-site	220 CY @ 7.75 =	1,700
4. Backfill with import clay fill	220 CY @ 4.00 =	880
5. 10 mil visqueen	7,000 SF @ 0.20 =	1,400
	Sub-total	\$ 7,333

Sub-total Leachate Control \$254,128
10% Contingencies 25,413

Total \$ 279,500

3. Clay Cap Seal

a. Site Seal

1. Clearing	34 Ac @ \$ 250 =	\$ 8,500
2. Dredge spoil - spread, condition and compact	44,000 CY @ 2.50 =	110,000
3. Imported clayey fill cap (108,800 less dredge spoil)	78,000 CY @ 4.00 =	312,000
4. Filter cloth (streets, parking, storage)	743,700 SF @ 0.20 =	148,740
	Sub-total	\$579,240

b. Slope Stabilization -
South Shore

1. Excavate exist. fill	12,400 CY @ \$ 1.80 =	\$ 22,320
2. Dispose 70% off-site	8,400 CY @ 1.50 =	12,600
3. Replace, compact 30%	4,000 CY @ 1.20 =	4,800
4. Place conditioned dredge spoil	9,300 CY @ 2.25 =	20,925
	Sub-total	\$ 60,645

c. Methane Gas Control

1. Flare pipes	60 ea @ \$ 325 =	\$ 19,500
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Sub-total Clay Cap Seal \$671,985
10% Contingencies 67,199

Total \$ 739,200

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4. Earthwork

a. Store Area

1. Excavate 1 ft., dispose off-site	2,180 CY @ \$ 3.25 =	\$ 7,085
2. Extra depth, 3 ft., clay cap over store area	6,500 CY @ 3.00 =	19,500
3. Surcharge store area with topsoil - 3 months - double handling cost only	21,200 CY @ 1.25 =	26,500
	Sub-total	\$ 53,085

b. Parking Areas and Street Areas

1. Extra fill - streets	1,400 CY	
" " - parking	6,200	
	7,600 CY @ \$ 3.00 =	\$ 22,800
	Sub-total Earthwork	\$ 75,885
	Contingencies	7,589

Total \$ 83,500

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5. Revetment

a. Mole Area

1. Filter cloth	55,000 SF @ \$ 0.20 =	\$ 11,000
2. 18" coarse gravel	3,100 CY @ 7.50 =	23,250
3. 25-300 lb. stone - from stockpile	2,000 CY @ 2.25 =	4,500
	Sub-total	\$ 38,750

b. East End

1. Filter cloth	37,800 SF @ \$ 0.20 =	\$ 7,560
2. 12" coarse gravel	1,400 CY @ 7.50 =	10,500
3. Place heavy stockpiled riprap	2,800 CY @ 2.25 =	6,300
	Sub-total	\$ 24,360

c. South Shore

1. Filter cloth	38,000 SF @ \$ 0.20 =	\$ 7,600
2. 12" coarse gravel	1,400 CY @ 7.50 =	10,500
3. Import 25-100 lb. riprap	2,100 CY @ 25.00 =	52,500
	Sub-total	\$ 70,600

d. North Shore - New Basin

1. Remove and stockpile existing riprap	850 CY @ \$ 2.25 =	\$ 1,875
2. 8" coarse gravel	2,010 CY @ 7.50 =	15,075
	Sub-total	\$ 16,950

Sub-total Revetment \$150,655

10% Contingencies 15,050

165,705

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6. Breakwater Phase I New Basin

New

1. East end, 12" precast x 74' x 600 LF sheet piling and bond beam	44,400 SF @ \$ 6.00 =	\$266,400
2. 12" batter piles	1,900 LF @ 7.50 =	14,100
3. North line (12" x 74" x 1400 LF)	103,600 SF @ 6.00 =	621,600
	Sub-total	\$902,100
	10% Contingencies	90,210
	Total	\$ 992,300

7. Existing Breakwater Contingency Item8. Berthing - New Basin

1. Walkways	24,640 SF	
Slips	42,550	
Knee braces	6,048	
	73,238 SF @ \$18.00 =	\$1,318,224
	Total	\$1,318,300

(Includes utilities, dock
boxes; wood berths)9. Piers and Gates

1. Piers	5 ea @ \$12,000 =	\$ 60,000
2. Gates	5 ea @ 3,000 =	15,000
	Sub-total	\$ 75,000
	10% Contingencies	7,500
	Total	\$ 82,500

10. Paving

a. Streets

1. 8" A.B.	4800 LF x 36' = 172,800 SF @ \$ 0.30 =	\$ 51,840
2. 4" A.B.	4800 LF x 24' = 115,200 SF @ 0.20 =	23,040
3. 2" A.C.	4800 LF x 24' = 115,200 SF @ 0.40 =	46,080
4. Harbormaster	9,200 SF @ 0.90 =	8,280
		\$129,240

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10. Paving (continued)

b. Parking

1. 8" A.B.	@ 0.30 SF			
Armor coat	@ 0.20			
	<u>0.50</u>	113,400 SF @ \$ 0.50	=	\$ 56,700
		Sub-total Parking		\$185,940
		10% Contingencies		<u>18,560</u>
		Total		\$ 204,500

11. Utilities

a. Power and Telephone (underground)

1. PG&E primary	2,400 LF @ \$14.00	=	\$ 33,600
2. Secondary feeders with conductor	3,200 LF @ 9.50	=	30,400
3. Trenching and backfill	2,400 LF @ 3.00	=	7,200
4. Substation (service disconnect)	1 ea @ 60,000	=	60,000
5. Concrete pad	1 ea @ 1,000	=	1,000
6. Main and meter panel	1 ea @ 15,000	=	15,000
7. Distribution Panel 1	1 ea @ 8,000	=	8,000
8. Temporary Service PG&E	@ 2,000	=	2,000
9. PT&T cabling	2,400 LF @ 7.50	=	18,000
10. Substructures (boxes, etc)	20 ea @ 200	=	4,000
11. Miscellaneous	Lump Sum		18,000
12. 75 KVA transformers with pad	5 ea @ 2,500	=	12,500
13. 150 KVA transformer	1 ea @ 7,000	=	7,000
	Sub-total		\$216,700
14. Less (1) (3) (4)			<u>100,800</u>
			\$115,900

b. Sanitary Sewers

1. 4" Force Main (pe)	1,900 LF @ \$12.00	=	\$ 22,800
2. 6" Gravity Main (pe)	180 LF @ 15.00	=	2,700
3. Manhole	1 ea @ 700	=	700
4. 4" lateral	40 LF @ 12.00	=	480
5. Lift Station #3 (2 - 1/4hp)	1 ea @ 9,000	=	9,000
6. Lift Station #4 (2 - 1 1/2hp)	1 ea @ 12,000	=	12,000
7. Lift Station #5 (2 - 1 1/2hp)	1 ea @ 12,000	=	12,000
8. Boat pump out	1 ea @ 3,000	=	3,000
	Sub-total		\$ 62,680

c. Gas / None

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d. Water System

I. Cal-Water (3,000 gpm)

1. 12" main (ACP pipe)	3,100 LF @ \$26.00 =	\$ 80,600
2. 8" main (" ")	2,430 LF @ .16.00 =	38,880
3. 12" gate valves	4 ea @ 1,500 =	6,000
4. Hydrants	9 ea @ 1,200 =	10,800
5. 4" meter and assembly	1 ea @ 2,000 =	2,000
6. 8" gate valve	4 ea @ 400 =	1,600
7. Replace existing paving	720 SF @ 2.00 =	1,440
8. 4" fire main to pier	60 LF @ 9.00 =	540
9. 3" " " " "	310 LF @ 8.00 =	2,480
10. 4" gate valve	1 ea @ 200 =	200
11. 3" gate valve	4 ea @ 150 =	600
12. Special cover over 12" and 8"	5,530 LF @ 2.00 =	11,060
	Sub-total	\$156,200

II. Marina System

13. 3" service	50 LF @ \$ 8.00 =	\$ 400
14. 2" service	510 LF @ 6.00 =	3,060
15. 3" valves and box	1 ea @ 150 =	150
16. 2" valves and box	5 ea @ 100 =	500
17. 3/4" service	2 ea @ 200 =	400
18. 4" main (ACP)	1,200 LF @ 9.00 =	10,800
19. 4" gate valves	3 ea @ 200 =	600
	Sub-total	\$ 15,910

Total Water \$172,100

Utilities Sub-total \$350,700

10% Contingencies 35,100

Total \$ 385,800

12. Drainage

1. Paved swales (3" AC x 6' width)	2,000 LF @ \$ 6.00 =	\$ 12,000
2. Misc. structures	5 ea @ 600 =	3,000
	Sub-total	\$ 15,000
	10% Contingencies	1,500

Total \$ 16,500

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Promenade

1. Surfacing	26,900 SF @ \$ 1.00	=	\$ 26,900
2. Redwood header	2,640 LF @ 2.50	=	6,600
	Sub-total		<u>\$ 33,500</u>
	10% Contingencies		<u>3,300</u>
	Total		\$ 36,800

14. Lighting

a. Streets

1. Electroliers	19 ea @ \$1,000	=	\$ 19,000
2. 2" conduit and conductor	2,090 LF @ 6.00	=	<u>12,540</u>
			\$ 31,540

b. Parking

1. Electroliers	8 ea @ \$1,000	=	\$ 8,000
2. 2" conduit	880 LF @ 6.00	=	<u>5,280</u>
			\$ 13,280

c. Promenade - post-top
electroliers at 100'

1. Electroliers	14 ea @ \$ 500	=	\$ 7,000
2. 2" conduit and wire	1,340 LF @ 6.00	=	<u>8,040</u>
			15,040

Sub-total Lighting	\$ 59,860
10% Contingencies	<u>5,940</u>

Total \$ 65,800

15. Landscaping

1. Topsoil over dredge spoil area (9.5 ac x 1' x 1613)	15,300 CY @ \$ 6.00	=	\$ 91,800
2. Hydromulch (clay cap area including top- soil area)	24 Ac @ 1,000	=	24,000
3. Promenade area (full treatment)	1.5 Ac @ 30,000	=	45,000
4. Restaurant/Shops area	4.1 Ac @ 30,000	=	<u>123,000</u>
	Sub-total		\$285,800
	10% Contingencies		<u>28,580</u>
	Total		\$ 312,200

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PRELIMINARY ENGINEER'S ESTIMATE - PHASE I continued

6213-1-1

4/12/77

6. Restrooms

1. Two required

2 ea @ \$30,000 = \$ 60,000
 10% Contingencies 6,000

Total \$ 66,000

(Note: One may be funded by fishing pier, or launch ramp grants, etc.)

17. Harbormaster

1. 2-story structure

Lump Sum @ \$60K = \$ 60,000
 10% Contingencies 6,000

Total \$ 66,000

18. Dry Storage

a. 1.18 Acres

1. 8" A.B. over clay cap

1.18 x 43,560 =

51,400 SF @ \$ 0.50 = \$ 25,700

2. Perimeter fence

2,600 LF @ 6.00 = 15,600

\$ 41,300

b. 1.82 Acres

1. 8" A.B.

79,280 SF @ \$ 0.30 = \$ 23,800

2. Perimeter fence

3,000 LF @ 6.00 = 18,000

\$ 41,800

Subtotal \$ 83,100

10% Contingencies 8,310

Total \$ 91,400

TOTAL PHASE I \$5,149,000

(1977 Prices)

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OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE

PHASE II

1. Dredging / none			
2. Leachate / none			
3. Demolition and removals			
1. Misc. structures and roadway			
	Lump Sum =	\$ 10,000	
	10% Contingencies	<u>1,000</u>	
	Total		\$ 11,000
4. Earthwork			
1. Import fill - parking area			
	9,600 CY @ \$ 4.00 =	\$ 38,400	
	10% Contingencies	<u>3,840</u>	
	Total		\$ 42,250
5. Revetment			
1. North shore - exist. basin - 8" coarse gravel			
	2,600 CY @ \$ 7.50 =	\$ 19,500	
	10% Contingencies	<u>1,900</u>	
	Total		\$ 21,400
6. Breakwater			
Remedial work as required contingency item			0
7. Berthing (Phase III)			
Repairs a contingency item			0
8. Piers and gates (Phase III)			0
9. Paving			
a. Streets			
1. 8" A.B. 920 LF x 36 =	33,120 SF @ \$ 0.50 =	\$ 9,900	
2. 4" A.B. 920 LF x 24 =	22,080 SF @ 0.20 =	4,400	
3. 2" A.C. 920 LF x 24 =	22,080 SF @ 0.375 =	8,280	
4. Demolish exist. road at beach 600 LF x 30 =	18,000 SF @ 0.50 =	<u>9,000</u>	
			\$ 31,580
b. Parking			
	90,000 SF @ 0.675 =	<u>60,750</u>	
	Sub-total	\$ 92,530	
	10% Contingencies	<u>9,233</u>	
	Total		\$ 101,550

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Utilities

a. Power and Telephone (underground)

1. PG&E secondary feeders	6,000 LF @ \$ 9.50	=	\$ 57,000
2. PT&T cabling	660 LF @ 7.50	=	5,000
3. Trenching and backfill	2,400 LF @ 3.00	=	7,200
4. Substructures	18 @ 200	=	3,600
5. Miscellaneous			7,200
6. 75 KVA Transformers	6 ea @ 2,500	=	15,000
7. 150 KVA Transformers	1 ea @ 7,000	=	7,000
	Sub-total Power		<u>\$102,000</u>

b. Sanitary Sewers

1. 4" laterals	140 LF @ \$12.00	=	\$ 1,700
2. City pump station (add on concrete sump 8' dia. x 15' deep)	1 ea @ 16,000	=	16,000
3. Lift Station #1 (reconstruct with pkg. wet well surface mounted pumps, new sump)	1 ea @ 20,000	=	20,000
4. Lift Station #2 (reconstruct with pkg. surface mounted pumps)	1 ea @ 10,000	=	10,000
	Sub-total Sewers		<u>\$ 48,000</u>

c. Gas Main

2" p.e. main	800 LF @ \$10.00	=	\$ 8,000
	Cost of Ownership x 1.3	=	10,400
	Meters, miscellaneous	=	2,600
	Sub-total Gas	=	<u>\$ 21,000</u>

d. Water

Marina System

1. Relocate 4" meter		=	\$ 2,000
2. Pier services	4 ea @ \$ 400	=	1,600
3. 2" service	2 ea @ 400	=	800
4. 3/4" service	2 ea @ 200	=	400
5. Raise valves to grade		=	600
			<u>\$ 5,400</u>

Cal Water System

6. 8" ACP	460 LF @ \$ 16	=	\$ 7,360
7. 8" G.V.	2 ea @ 400	=	800
8. Hydrant	2 ea @ 1,200	=	2,400
Misc. Adj.		=	5,000
			<u>\$15,560</u>

Sub-total Water = \$ 21,000

Sub-total Utilities = \$192,000

10% Contingencies 19,200

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11. Drainage

1. Paved swale	2,000 LF @ \$ 6.00	=	\$ 12,000	
2. Misc. structures	6 ea @ 500	=	<u>3,000</u>	
	Sub-total		\$ 15,000	
	10% Contingencies		<u>1,500</u>	
	Total			\$ 16,500

12. Promenade

1. Paving	28,400 SF @ \$ 1.00	=	\$ 28,400	
2. Redwood header	2,000 LF @ 2.50	=	<u>5,000</u>	
	Sub-total		\$ 33,400	
	10% Contingencies		<u>3,300</u>	
	Total			\$ 36,700

13. Lighting

a. Streets

1. Electroliers @ 110 ft.	6 ea @ \$1,000	=	\$ 6,000	
2. 2" conduit and conductor	660 LF @ 6.00	=	<u>3,960</u>	
			\$ 9,960	

b. Parking

1. Electroliers	5 ea @ \$1,000	=	\$ 5,000	
2. 2" conduit	550 LF @ 6.00	=	<u>3,300</u>	
			\$ 8,300	

c. Promenade and Beach

1. Electroliers 1500/80'	19 ea @ \$ 500	=	\$ 9,500	
2. Conduit	1,500 ea @ 6.00	=	<u>9,000</u>	
			\$ 18,500	

Sub-total Lighting	\$ 36,800	
10% Contingencies	<u>3,700</u>	
Total		\$ 40,500

14. Landscaping

1. Promenade area	0.5 Ac. @ \$30,000	=	\$ 15,000	
2. Beach sand	5,000 CY @ 9.00	=	<u>45,000</u>	
	Sub-total		\$ 60,000	
	10% Contingencies		<u>6,000</u>	
	Total			\$ 66,000

15. Restrooms

Utilize existing				
Relocate one and refurbish	Lump Sum		\$ 10,000	
	10% Contingencies		<u>1,000</u>	
	Total			\$ 11,000

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TOTAL PHASE II \$555,100

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OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE

PHASE III (1981-1982)

(1977 Prices)

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1. Demolition and Removals

a. Berthing

1. Remove exist. floats	87.0 BF @ \$ 160	=	\$ 13,920	
2. Pull 50' piles (250x50)	12,500 LF @ 2.25	=	28,125	
3. Cut off 50 piles.	50 ea @ 75.00	=	3,750	
			<u>\$ 45,795</u>	

b. Misc. structures (piers, etc.)

	Sub-total	\$ 10,000	
	10% Contingencies	<u>5,580</u>	

\$ 61,400

2. Dredging

	49,700 CY @ \$ 6.00	=	\$ 298,200
	10% Contingencies		<u>29,820</u>

\$ 328,000

Berthing (wood)

1. Berthing

	55,952 SF @ \$18.00	=	1,007,100
	5% Contingencies		<u>50,400</u>

\$ 1,057,500

4. Piers and Gates

1. Piers	4 ea @ \$12,500	=	\$ 50,000
2. Gates	4 ea @ 3,500	=	14,000
	Sub-total	\$ 64,000	
	10% Contingencies	<u>6,400</u>	

\$ 70,400

5. Utility adjustments

	4 ea @ \$2,000	=	\$ 8,000
	10% Contingencies		<u>800</u>
	Total		\$ 8,800

6. Restrooms

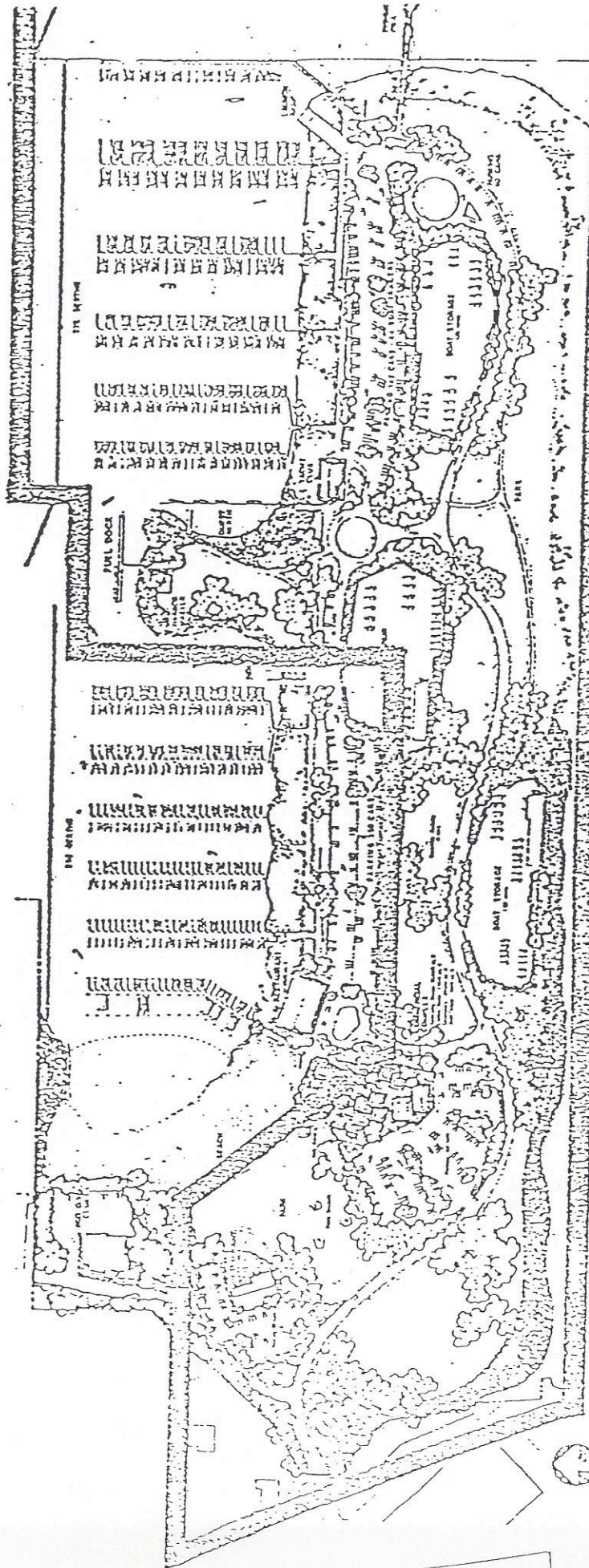
	2 ea @ \$30,000	=	\$ 60,000
	10% Contingencies		<u>6,000</u>
	Total		\$ 66,000

7. Breakwater

	60,900 SF @ \$ 6.00	=	\$ 365,400
	10% Contingencies		<u>36,600</u>
	Total		\$ 402,000

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TOTAL \$ 1,991,100



MASTER PLAN
 OYSTER POINT MARINA PARK
 City of South San Francisco, California

PHASE I

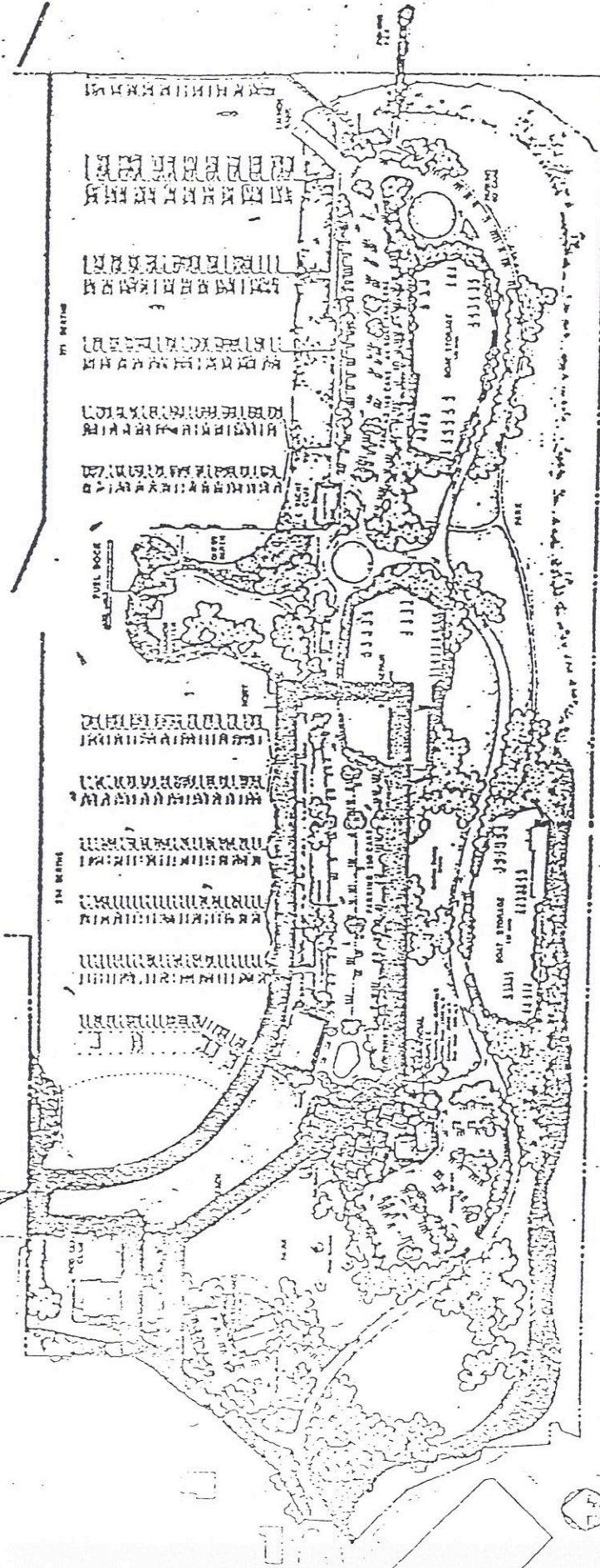
Reference is hereby made to the agreement dated September 8, 1975, between DNOD and the City of South San Francisco and an agreement with Daniel, Mann, Johnson & Mendenhall, a corporation, for consulting services related to Oyster Point Marina and Task Order Proposal, Design Oyster Point Marina/Park, Phases I and II, DMJM #6213-2-1, for further definition of the proposed project.

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PHASE II

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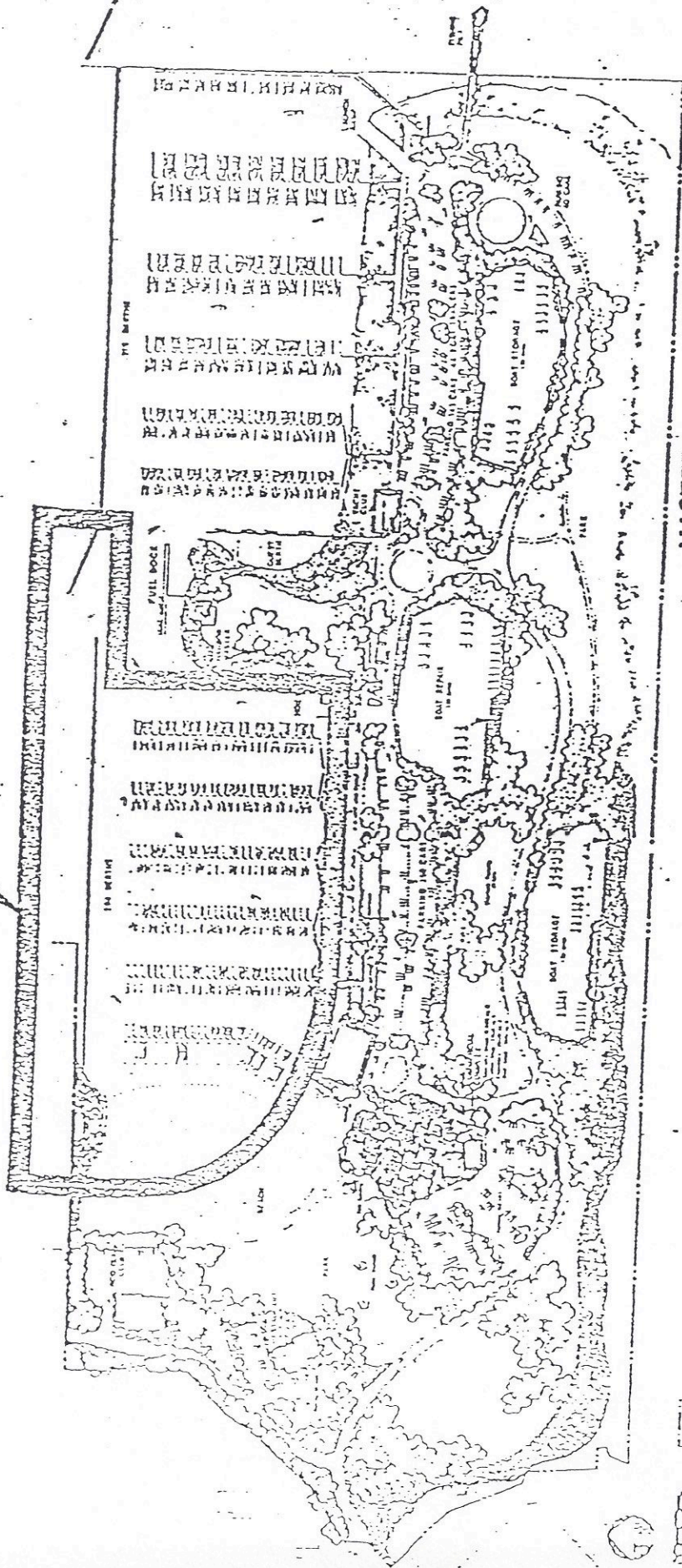


MASTER PLAN
OYSTER POINT MARINA PARK
 City of South San Francisco, California

Reference is hereby made to the agreement dated September 8, 1975, between DNOD and the City of South San Francisco and an agreement with Daniel, Mann, Johnson & Mendenhall, a corporation, for consulting services related to Oyster Point Marina and Task Order Proposal, Design Oyster Point Marina/Park, Phases I and II, DMJM #6213-2-1, for further definition of the proposed project.

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PHASE III



MASTER PLAN
 OYSTER POINT MARINA PARK
 City of South San Francisco, California

Reference is hereby made to the agreement dated September 8, 1975, between DNOD and the City of South San Francisco and an agreement with Daniel, Mann, Johnson & Mendenhall, a corporation, for consulting services related to Oyster Point Marina and Task Order Proposal, Design Oyster Point Marina/Park, Phases I and II, DMJM #6213-2-1, for further definition of the proposed project.

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RECORDER'S MEMO:
 COPIES OF THIS RECORD IS DUE TO

EXHIBIT 5