

AltaSea New Lease Structure

ALTASEA OBLIGATION

POLA OBLIGATION

B57.5 (Launch Plaza)

AltaSea Investment = \$4.6M

Design \$460K
Construction \$4.14M

POLA Investment = \$0

B58-60 (Business Incubator)

AltaSea Investment = \$15M

Design \$1.5M
Construction \$13.15M

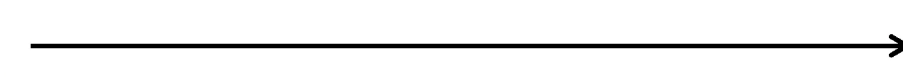
Document actual
remediation cost
(estimated at \$2.6M)

Complete
B58-60 worth \$15M



Reimburse Remediation
<= \$1.5M

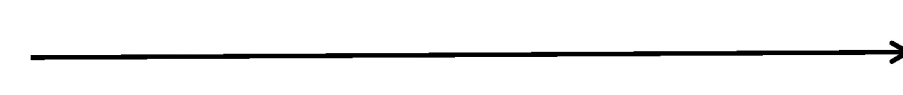
Complete
B57.5 worth \$4.6M



Reimburse Remediation
<= \$1.5M

POLA Investment <= \$6M

Execute construction
contract for B57 with
Performance Bond



Reimburse Remediation
<= \$3M

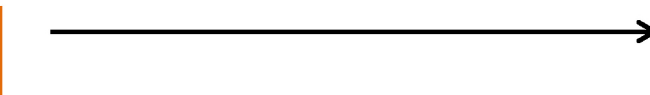
B57 (SCMI Headquarters)

AltaSea Investment = \$35M

Design \$3.4M
Construction \$31.6

Document actual
design cost (\$3.4M)

Document Committed
Capital 25% = \$8.75M

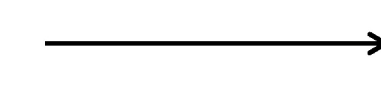


Design for wharf, seawall & Signal St
Improvements \$1.56M

Complete B57.5 &
B58-60 worth \$19.6M

Document Committed
Capital 75% = \$26.25M

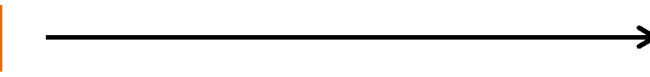
Execute construction
contract for B57 with
Performance Bond



Construct wharf, seawall & Signal St
Improvements \$14.06M

Document actual
remediation cost

Complete B57 project



Reimburse Remediation
<= \$3M

B56 (Engagement Center)

AltaSea Investment = \$50.3M

Design \$5M
Construction \$45.3M

Complete B57.5 & B58-60
worth \$19.6M

Execute construction
contract for B57 with
Performance Bond

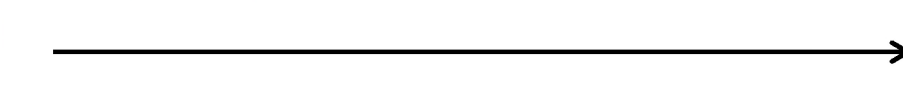
Document actual
design cost (\$5M)

Document Committed
Capital 25% = \$12.575M



Design 22nd St \$904K

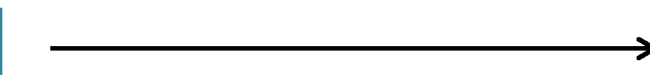
Document Committed
Capital 75% = \$37.725M



Construct 22nd St Realignment
\$8.136M

Document actual
remediation cost

Complete B57 project



Reimburse Remediation
<= \$3M