

TENANT NEWS AT CHINA BASIN

FIBERTOWER, www.fibertower.com, our tenant in Suite 4800 has expanded and is now in suites 4700 and 4809 as well! FiberTower provides telecommunications to wireless customers. Fibertower has recently merged with a company called First Avenue Networks, Inc. According to First Avenue's President and CEO, Michael Gallagher, the merger "is about accelerating business growth and minimizing the associated business risks."

CATHOLIC HEALTHCARE WEST is also growing larger! They expanded recently into Suite 210 in the Berry Street Building; this is in addition to their corporate headquarters on the 3rd Floor of the Berry Building.

LOOPNET who does big business on the web for commercial real estate is also growing leaps and bounds. Loopnet first came to CB in 2000 and leased Suite 4000. This year they went public and have almost doubled in size.

UCSF'S RADIOLOGY department has expanded. The tenant improvement work took the last several months of 2006 to complete but they are all moved in now!

CB would also like to acknowledge our tenant **THE STATE OF CALIFORNIA INSURANCE APPEALS**, located in the Berry Street Building, Suite 200. The Appeals Board has recently entered into a long-term extension of their lease here at China Basin.

ENVISION SCHOOLS, Suite 220 in the Berry Street Building has just received a substantial donation from the Bill and Melinda Gates Foundation. According to the SF Examiner, the charter school foundation recently received \$6.9 million so they can continue opening new high schools that focus on art and technology. The Gates Foundation has great enthusiasm for Envision Schools – this is their second grant. Back in 2003, they gifted Envision \$3.8 million dollars.



MCCARTHY•COOK

SPACE FOR LEASE

Wharfside Building

Suite 3509

1,648 sq. ft.
4 private offices/open space,
available now

Suite 3715

1,504 sq. ft.
5 private offices/open space,
courtyard view

Suite 4801

1,679 sq. ft.
1 private office/open space,
conference room

Suite 6504

4,345 sq. ft.
6 private offices/open space,
conference room, kitchen,
exposed ceiling

Storage Space

S3801 54 sq. feet

S3801 48 sq. feet.

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Floor plans available upon request

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The guards you'll see around the building:

Johannis
Rodney
Gerald
Randy
Oscar
Martin
Leo

CHINA BASIN NEWS



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EXCITING CHANGES IN THE NEIGHBORHOOD!

Hello Everyone! Welcome to our first edition of the *China Basin News* for 2007. This is going to be a pivotal year for China Basin as there are a lot of exciting projects on the horizon. Along with the China Basin projects, the neighborhood itself is going through a major change. From the new

residential high rises sprouting up around us here in Mission Bay, SOMA, and Rincon Hill, to all of the new office buildings in Mission Bay this is probably the most exciting time in San Francisco history and we are all right in the middle of it!

MISSION BAY LIBRARY

The first new San Francisco public library branch in 40 years recently opened just west of China Basin on 4th Street between Berry Street and the channel. The **Mission Bay Branch's** collection of services is tailored to the interests and needs of the community. We encourage you to visit the library's collection of approximately 34,000 books, CDs, DVDs and other materials highlighting local interests such as baseball, maritime history and boating. A children's area along with books, storytimes and special programs is also available. The library also offers WiFi access and meeting rooms that may be reserved free for local and community groups. To learn more and check library hours please go to <http://sfpl.lib.ca.us/>.

3RD STREET LIGHT RAIL

Public transportation is a key element to our neighborhood. In addition to the very convenient Cal Train Station (at 4th and King streets) there is now the extended 3rd Street line run by SF MUNI. The new portion of the 3rd Street line (the **T-Third** line) started running on weekends January 13, 2007. Full service will start on April 7, 2007. The **T-Third Street** links the southeast corner of San Francisco to the rest of the City. One fare on the T will get you to both ballparks, City Hall, the Embarcadero, the Bayview Opera House, and more! If you would like more information about this project, please visit www.sfmta.com.

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The construction on the Berry Street addition at China Basin Landing is proceeding smoothly and is approximately 33% complete. We are about to begin the major structural phase in March with the erection of the steel frame and closing in the exterior. As with all major construction projects, some disruptions and inconveniences are unavoidable. We have spent extensive time in the pre-construction phase planning to ensure the safety of our tenants and to minimize tenant disruption. During construction, all building lobbies and the parking garage will remain open and fully accessible at all times.

First, we want to assure all tenants that we have engaged the best and most recognized companies in the industry, including our general contractor Hathaway Dinwiddie, and our architect, engineering and sound consulting teams. These experts have built and worked on some of the finest buildings in San Francisco and around the country. They understand and embrace our goal of maximizing safety and minimizing the disruption to our tenants. We have gone through an extensive planning and review process with the City of San Francisco, San Francisco Fire Department, State Fire Marshall, and a Peer Review team, and all work has been approved by the proper authorities.



We have worked with the City of San Francisco to schedule as much work outside of normal business hours as possible and have spent a considerable amount of time working nights and weekends to minimize tenant disruption. Our contractors have trained their crews on procedures for minimizing noise and have gone even further by selecting special tools and equipment to help reduce noise. We have worked closely with our tenants and, whenever possible, we have adjusted our schedule to work around tenant events and special meetings. The weekly Friday tenant coordination meetings have been very helpful in keeping interference to a minimum.

We are now five months into construction and the project is on schedule for shell completion in December. During this time we have carried out demolition work, relocations, installed connections and prepared the rooftop for the steel erection phase of this project. We have relocated some of the mechanical equipment off of the rooftop and have temporarily staged this equipment in the courtyard area. We have also gone through many stages of core drilling, concrete pouring and demolition across the rooftop area. The steel erection phase will commence during the second week of March. The steel erection will last approximately three months and will take place in several stages. The steel erection phase will be the most visible phase of the project, utilizing a large crane that will move along Berry Street. The erection process will only last a couple of weeks at each area before moving onto another location.

What this means to our tenants is that if the steel is being erected in your area it will only last for a couple of weeks.

Traffic on Berry Street will be affected as portions of the street will be reduced to one lane. There will be a flagman on the street directing traffic, including directing people to drop off areas, the parking garage and building lobbies. All building lobbies will be open at all times. The sidewalks areas and building entries will be protected and will also be kept opened at all times.

There are weekly construction meetings with our tenants on Friday mornings at 10am in the Hathaway Dinwiddie Construction office located in the breezeway, just off of the Lobby 5 entry

doors, in Suite 100. During these meetings current construction activities are discussed as well as an update to the timing and impact of future construction phases. We encourage tenant contacts to attend these meetings.

As we work to improve China Basin Landing, we want to thank all of our tenants for their cooperation and patience during this project. We will continue to keep our tenants informed by providing updates in our periodic newsletters, and e-mail our Weekly Construction Update Report to our tenant contacts. Hard copies of this report will be available in our building lobbies. Please contact the Management Office should you have any questions or would like additional information.



CHINA BASIN EVOLVING

Not only is our neighborhood changing and growing but so is our building. As all of you know, we are adding onto the Berry Street Building (see the preceding page for more information on that). Please look forward to future *China Basin*

News editions that will keep you updated on the following China Basin projects – **New Signage** project, our **Lobby Remodel** project, the **Corridor Upgrade** project and a new **Tenant Work Order Request** system via the internet.

MARK YOUR CALENDARS!

- The next **China Basin Blood Drive** (sponsored by the Blood Centers of the Pacific) is scheduled for **March 15th** from 9:00am to 1:00pm.
- The next **Electronic Waste Recycling Drive** is set for **May 11th** from 11:00am to 1:00pm.
- **Opening Day** for the San Francisco Giants is **April 3rd** at 1:05pm against the San Diego Padres
- The **MLB All-Star Game** is **July 10th**, 2007 hosted by the San Francisco Giants

