

Exhibit B
Qualified Predevelopment Costs
Hunters Point Shipyard
September 29, 2003

CATEGORY	TOTAL COST
<u>Environmental</u>	
<i>Technical</i>	
<i>Legal</i>	
SUBTOTAL	
<u>PDC</u>	
<i>Technical</i>	
<i>Legal</i>	
SUBTOTAL	
<u>Navy Conveyance</u>	
<u>Development Transaction</u>	
<i>LU Modeling</i>	
SUBTOTAL	
<u>SFRA/City Administration Costs</u>	
<u>Infrastructure</u>	
<i>AB to 10%</i>	
<i>LU Modeling</i>	
SUBTOTAL	
<u>Planning & Entitlements</u>	
CEQA	
<i>EIR Prep Support</i>	
<i>Other EIR/Addendum</i>	
D4D	
<i>Affordable Housing</i>	
<i>Tidelands Trust/State Lands Issues</i>	
<i>Community Interface</i>	
SUBTOTAL	
<u>Subdivision</u>	
<i>Legal</i>	
SMWM	
<i>On call & legal descriptions & maps</i>	
<i>Create parcels & file cert of compliance</i>	
<i>Prepare Tentative Map</i>	
<i>Consultant coord</i>	
SUBTOTAL	
<u>Miscellaneous Costs</u>	
Title	
<i>Legal</i>	
<i>Title Premium</i>	
<i>Title Survey coverage premium</i>	
Survey	
SUBTOTAL	
Total	\$20,000,000

Note: An independent accounting firm is in the process of auditing predevelopment costs. When costs are audited and approved, this exhibit will be updated. Total costs are capped at \$20 million, per the DDA.