

December 8, 2015

Mr. Tom Lippe  
Law Offices of Thomas N. Lippe, APC  
201 Mission Street, 12<sup>th</sup> Floor  
San Francisco, CA 94105

**Re: Subsequent Environmental Impact Report for Event Center and  
MixedUse Development at Mission Bay Blocks 29-32.  
SCN:2014112045**

Dear Mr. Lippe:

Thank you for bringing to my attention the disparaging remarks that proponents of the new Golden State Warriors facility have prepared. Apparently, they are concerned about winning their arguments based on merit and are now resorting to attempts to sully my reputation, as well as others.

First, I am not a full time consultant, but a college professor, and I only take cases that I believe have merit. My analysis indicates what I believe many objective observers with knowledge of the Bay Area would agree with—that the move of the Golden State Warriors to San Francisco would shift a significant amount of revenue from Oakland to San Francisco.

I stand by my opinion that the move would exacerbate existing urban decay, which has also been identified by the City itself, and is detailed in my report.

It is true that I have prepared expert reports for a number of urban decay matters. What is less well known is that I have turned down a significant number of engagements because I thought the evidence of urban decay was weak or had no merit. (I don't have an official tally but I'd guess its close to 40%.)

Experts can and will disagree but I have no intention of participating in this type of behavior.

Sincerely,

/s/ Phil King  
Phil King