



STATE SECRETARIAT FOR INFRASTRUCTURE AND ENVIRONMENT

ANNEX I – CONCESSION AREA



STATE SECRETARIAT FOR INFRASTRUCTURE AND ENVIRONMENT

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1 AREAS THAT ARE THE PURPOSE OF THE CONCESSION

The purpose of this CONCESSION comprises areas that are part of the VILLA-LOBOS, CANDIDO PORTINARI and ÁGUA BRANCA - Fernando Costa Urban Parks, hereunder and delimited as established in this ANNEX.

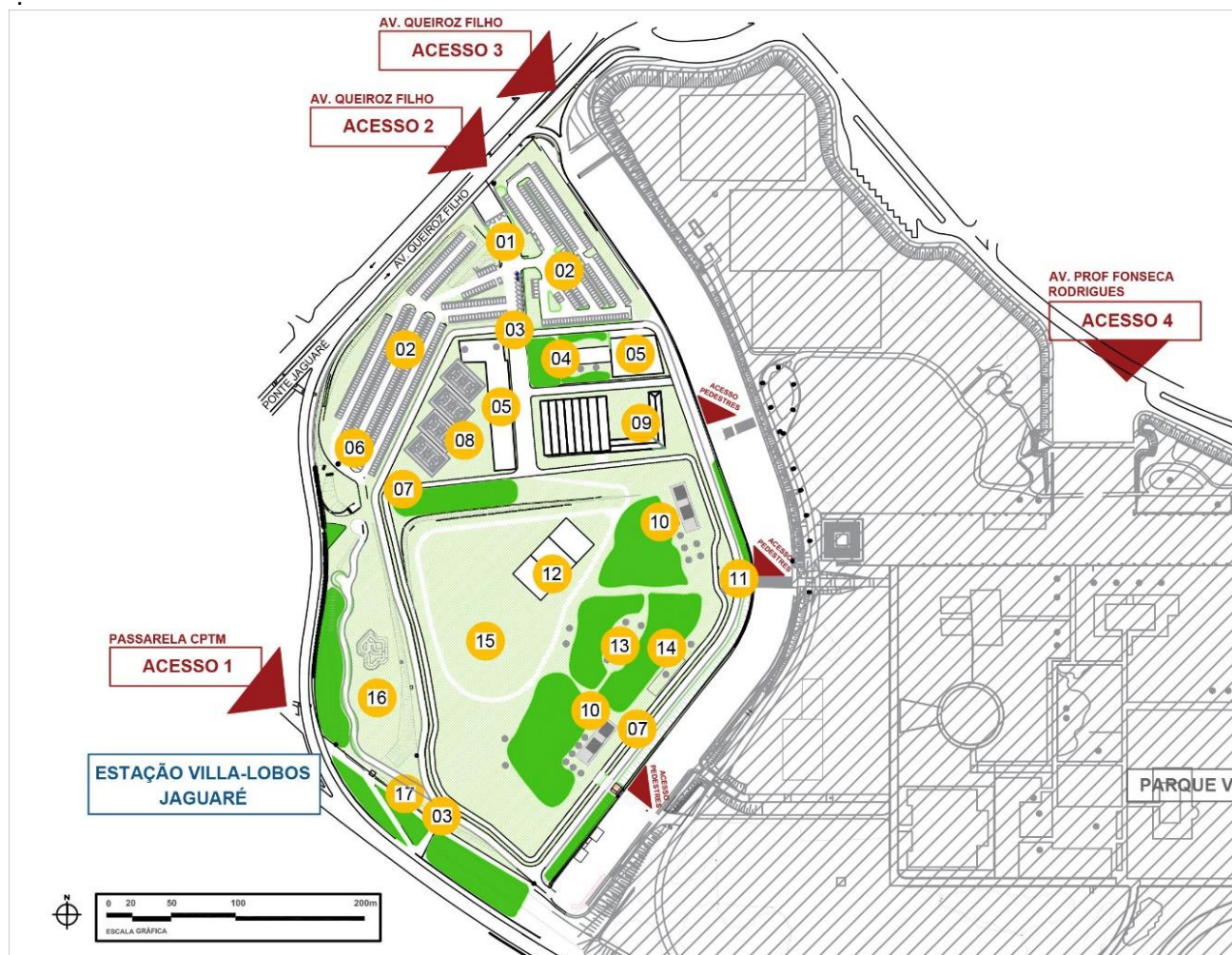
1.1 DELIMITATION OF THE AREA OF THE PARQUE VILLA LOBOS

Total area of 717,975 m², as outlined below, excluding the Library and its water mirror as well as the Military Police area, including spaces, accesses, equipment and buildings of the Park, areas of all accesses to the Park, both in the parking lots for cars and other vehicles, and for pedestrians, along with the Main Entrance in Access 4, where there are permanent and removable structures.



1.2 DELIMITATION OF THE AREA OF THE PARQUE CANDIDO PORTINARI

Total area of 121,667m², as outlined below, featuring spaces, accesses, equipment, and buildings of the Park, areas of all accesses to the Park, both for parking lots for cars and other vehicles, and for pedestrians.



LEGENDA

- | | | |
|--|----------------------------|---------------------------|
| 1 - PORTARIA PRINCIPAL - TOTEM E PORTÕES | 7 - PISTA DE CAMINHADA | 13 - ÁREA PARA PIQUENIQUE |
| 2 - ESTACIONAMENTO | 8 - QUADRAS POLIESPORTIVAS | 14 - ESPAÇO CANINO |
| 3 - CICLOVIA | 9 - BASE DE APOIO | 15 - PRAÇA DE EVENTOS |
| 4 - PLAYGROUND | 10 - LANCHONETE/SANITÁRIOS | 16 - ÁREA DE SKATE |
| 5 - ACADEMIA AO AR LIVRE | 11 - POÇO ARTESIANO | 17 - PASSARELA CPTM |
| 6 - USINA FOTOVOLTAICA | 12 - QUADRAS DE AREIA | |

1.3 DELIMITATION OF THE AREA OF THE PARQUE ÁGUA BRANCA DR. FERNANDO COSTA

Total area of 136,765, as outlined below, featuring the Park's spaces, accesses, equipment, and buildings.



LEGENDA

EDIFICAÇÕES TOMBADAS DE ACORDO COM A RESOLUÇÃO Nº17/2004 CONPRES

- | | |
|---|---|
| 1 - PAVILHÃO I EVENTOS | 45 - QUIOSQUE - ESPAÇO DE LEITURA |
| 2 - PAVILHÃO II EVENTOS | 46 - QUIOSQUE - ESPAÇO DE LEITURA |
| 3 - PAVILHÃO III EVENTOS | 47 - QUIOSQUE - ESPAÇO DE LEITURA |
| 4 - ANTIGA ASSOCIAÇÃO BRAS. DE CRIADORES DE CAVALOS MANGALARGA | 48 - QUIOSQUE - ESPAÇO DE LEITURA |
| 5 - PAVILHÃO V EVENTOS - EQUITACÃO ADAPTADA SEDP | 49 - QUIOSQUE - ESPAÇO DE LEITURA |
| 6 - PAVILHÃO VI EVENTOS | 50 - QUIOSQUE - ESPAÇO DE LEITURA |
| 7 - PAVILHÃO VII EVENTOS | 51 - QUIOSQUE - ESPAÇO DE LEITURA |
| 8 - PAVILHÃO VIII EVENTOS | 52 - QUIOSQUE - ESPAÇO DE LEITURA |
| 9 - PAVILHÃO IX EVENTOS - EQUITACÃO ADAPTADA SEDP | 57 - MANUTENÇÃO |
| 10 - PAVILHÃO E ÁREA DE BANHO PARA EQUINOS | 58 - CARPINTARIA / MANUTENÇÃO / BASE |
| 11 - PERMISSÃO DE USO ONEROSA - ABQME CABALO ÁRABE | 59 - QUARENTENÁRIO DO INSTITUTO DE PESCA |
| 12 - ACADEMIA E PRAÇA DE ALIMENTAÇÃO | 61 - INSTITUTO DE PESCA - DIVISÃO DE INTERIOR |
| 13 - ADM/AUDITÓRIO/SANITÁRIOS (PARTE DO TÉRREO - ESCOLA DE BIOCONSTRUÇÃO) | 63 - SANITÁRIO PÚBLICO - FEM/MASC - FUSSP - APOIO ESPAÇO DE LEITURA |
| 14 - ESCOLA DE BELEZA - FUSSP | 66 - PERGOLADO/MABUZAL |
| 15 - CAVALARIA BATALHÃO PM / INSTITUTO NÚCLEO DE MELHOR IDADE "ESTAÇÃO VIDA" | 69 - MANUTENÇÃO DO PARQUE |
| 16 - POMBAL | 71 - TATTERSAL - ESPAÇO CULTURAL |
| 20 - CORETO | 73 - DEPÓSITO DO FUSSP |
| 21 - RELÓGIO DE SOL COM PLACA COMEMORATIVA | 74 - MUGEO |
| 22 - INSTITUTO DE PESCA - SEDE | 75 - RESIDÊNCIA - R. TURIASSU, 810 - ADM. MUGEO |
| 23 - PRÉDIO DO FAZENDEIRO | 76 - RESIDÊNCIA - R. TURIASSU, 690 - FUSSP |
| 24 - ARENA CENTRAL | 77 - RESIDÊNCIA - R. TURIASSU, 702 - FUSSP |
| 25 - TANQUE DE CARPAS | 78 - ALOJAMENTO FUSSP - RESIDÊNCIA - R. TURIASSU, 750 |
| 26 - SUTACO - SECRETARIA DE DESENVOLVIMENTO ECONÔMICO, CIÊNCIA, TECNOLOGIA E INOVAÇÃO | 79 - RESIDÊNCIAS - R. TURIASSU |
| 29 - ESCOLA DE MODA - FUSSP | 84 - SETOR DE MANUTENÇÃO DO FUSSP |
| 30 - ACESSA SÃO PAULO - SECRETARIA DO GOVERNO | 87 - SEDE DO FUSSP |
| 31 - SUBESTAÇÃO DE ENERGIA | 89 - G1 - ENTRADA AV. FRANCISCO MATARAZZO, 455 - PEDESTRES |
| 35 - CENTRO DE CONVIVÊNCIA DO IDOSO - FUSSP | 90 - ESCULTURA "TOURO" - AUTOR: I. BONHEUR - SÍDATA - MONUMENTO DO GADO |
| 37 - PADARIA ARTESANAL - FUSSP | 91 - BUSTO DR. FERNANDO COST - AUTOR: R.D.MINGO - 1943 |
| 39 - INSITUTO PESCA - AQUÁRIO | 93-94 - FEIRA ORGÂNICA* |
| 40-43 - ANTIGOS VIVEIROS - NÃO IDENTIFICADOS NO MAPA | 99 - LAGO PRETO |
| 44 - QUIOSQUE - ESPAÇO DE LEITURA | |

EDIFICAÇÕES RESTANTES

- | | |
|--|--|
| 17 - G4 - PORTARIA R. DONA ANA PIMENTEL - PEDESTRES E VEÍCULOS | 70 - GATIL |
| 18 - PLAYGROUND DE MADEIRA | 72 - NOSSO CANTINHO |
| 19 - ÁREA ÚTIL - ESTACIONAMENTO | 80 - RESTAURANTE - FUSSP |
| 27 - PRAÇA DO IDOSO | 81 - TENDA |
| 28 - VIVEIRO - MUDAS FRANCO MONTORO - TREINAMENTO | 82 - TRILHA DO PAU BRASIL |
| 32 - CAMINHO PAULINHO NOGUEIRA | 83 - FUSSP |
| 33 - PLAYGROUND | 85 - SETOR DE MANUTENÇÃO DO FUSSP |
| 34 - JARDIM | 86 - G2 PORTARIA RUA MINISTRO GODOI, 180 - FUNDO SOCIAL - PEDESTRES E VEÍCULOS |
| 36 - CASA DO CABOCLO | 88 - ESPAÇO PIQUENIQUE |
| 38 - TANQUE PARA PEIXES - BOSQUE DAS PALMEIRAS - APP | 92 - INSTITUTO DE PESCA - R. TURIASSU, 832 E 840 |
| 53 - ALAMEDA | 95 - INSTITUTO DE PESCA - R. TURIASSU, 850 |
| 54 - SANITÁRIO DO PLAYGROUND 1 | 96 - TERRENO VAZIO - RELÓGIO GERAL - R. TURIASSU |
| 55 - BOSQUE DO ANGICO | 97 - ARENA TATTERSAL |
| 56 - PASSARELA NA APP | 98 - CAFÉ ORGÂNICO |
| 60 - NASCENTES - APP | 100 - CABINE PRIMÁRIA |
| 62 - CASA DA APP | 101 - SUBESTAÇÃO DE ENERGIA |
| 64 - ESPAÇO DAS FIGUEIRAS | 102 - ESPAÇO DE LEITURA - FUSSP |
| 65 - ESPAÇO ZOOTÉCNICO | 103 - CASA DE MADEIRA - ESPAÇO SOCIO-AMBIENTAL |
| 67 - BOSQUE - ÁREA DE PRESERVAÇÃO PERMANENTE | 104 - APOIO BATALHÃO PM |
| 68 - G3 - PORTARIA R. MINISTRO DE GODOI - PEDESTRES E VEÍCULOS | 105 - ESTACIONAMENTO - PERMISSÃO DE USO ONEROSO |

2 SPECIFICATION OF THE PARKS THAT ARE THE PURPOSE OF THE CONCESSION

The VILLA-LOBOS, CANDIDO PORTINARI and ÁGUA BRANCA Urban Parks are state-owned, with their own natural heritage, located in the city of São Paulo and serve as a reference for leisure, culture, well-being, recreation and sports activities. Below is a brief description of each PARK, its history, and its current operation.

All three parks have Management Plans, which were designed to regulate each park's public use areas and establish guidelines and recommendations aimed at improving its management by the government, its partners and users. The MANAGEMENT PLAN presents both the physical-biotic and the socio-environmental characteristics of the territory. It also sets out the existing use regulations and which activities are allowed and which are not.

Each Park's Management Plan can be accessed at:

- VILLA LOBOS: <https://www.infraestruturameioambiente.sp.gov.br/cpp/plano-diretor-parque-villa-lobos/>
- CANDIDO PORTINARI: <https://www.infraestruturameioambiente.sp.gov.br/cpp/plano-diretor-parque-candido-portinari/>
- ÁGUA BRANCA: <https://www.infraestruturameioambiente.sp.gov.br/cpp/plano-diretor-parque-da-agua-branca/>

2.1 PARQUE VILLA-LOBOS

2.1.1. BACKGROUND ON PARQUE VILLA-LOBOS

Parque Villa-Lobos is the result of the region's dwellers mobilization to transform the remaining land left from the Pinheiros River rectification into a leisure area. This land had become a large garbage deposit, which received debris from the Companhia de Entrepósitos e Armazéns Gerais do Estado de São Paulo - CEAGESP (São Paulo Warehousing and General Storage Company), as well as dredged river material and construction debris.

In 1987, the year when Heitor Villa-Lobos' birth centennial was celebrated, Architect Décio Tozzi envisioned the "City of Music", a musically inspired park, which included the creation of bird nurseries, a musical island, a Uirapuru promenade, auditoriums, an opera house, and a Concert Hall. The project also included the construction of an exhibition building and school buildings for Ballet and Music Schools including classrooms for workshops and support purposes, even to manufacture and repair musical instruments.

In 1988 the State decrees nº 28.335 and nº 28.336 declared an area of 651.934 thousand square meters as public, to create "a leisure, culture, and sports park for the Metropolitan Region of São Paulo".

The original project was designed by architect Décio Tozzi, and its implementation started in 1989 by the Department of Water and Electric Energy – DAEE. In 1994, the state government inaugurated 350,000 square meters, in a rather rough way, where only the sports and leisure areas were ready.

Families living there were evicted, 500,000 cubic meters of rubble were removed, and 2 million cubic meters of rubble and dirt were moved to level the existing slopes. In addition, the Boaçava stream that once existed in the area was channeled.

In 1994, part of the Parque Villa-Lobos project had already been implemented through some paths and the initial planting and vegetation enrichment.

In 1997 its administration was transferred to the São Paulo State Travel and Tourism Secretariat.

In January 2004, the partially implemented Park was transferred to the then Secretariat for the Environment of the State of São Paulo, which began a series of emergency interventions, as well as the elaboration of executive projects for the Park's expansion area.

The works and services required for the expansion started in 2005, and in August that same year, the Central Area, with 100,000 m², was inaugurated. In April 2006, in collaboration with COMGÁS, the Park's expansion work was completed, with an additional 200,000 m² of open area for visitors, including a wider bike path, new woodlands, grass lawns, walking trails, and restrooms.

Currently, almost 84% of the 723,000 m² of the Park's total area are green areas.

The Park boasts unique architecture buildings, among which are the Professor Ruth Cardoso Orchidarium and the Parque Villa-Lobos Library, managed by the Secretariat of Culture and Creative Economy of São Paulo State Government and managed by the SP Leituras Social Organization. Both the Orchidarium and the Library were designed by the Architect Décio Tozzi.

2.1.2. DESCRIPTION OF THE PARK FOR THE PURPOSE OF THE CONCESSION AND ITS CURRENT OPERATION

The CONCESSION AREA comprises the entire area of Villa-Lobos State Park, except areas under institutional use such as spaces used by the Villa-Lobos Library, managed by the Secretariat of Culture and Creative Economy of São Paulo State Government.

The Park has a total area of 723,675.45 thousand square meters, being equivalent to more than 100 soccer fields according to international standards. It is located in the municipality of São Paulo, between coordinates 23°32'47.615 "S and 46°43'28.289 "O, in the western part of the municipality and its main entrance is on Avenida Professor Fonseca Rodrigues, 2001, where Gate 1 is located. The area borders an unnamed side street on the east, Roberto Caldas Kerr Street, Dra. Ruth Cardoso (Pinheiros River's shoulder) to the south, bordering the Parque Candido Portinari to the west, and an access road from Avenida Queiroz Filho and Avenida Professor Fonseca Rodrigues, also to the west of the park.

The following describes the characteristics of PARQUE VILLA-LOBOS, as well as how the current management works; these are presented for informational and referential purposes only.

2.1.2.1. About the visitors

The Park was visited by 21.3 million people from 2016 to 2020. The park attracts a broad public, from sports enthusiasts to young people and families.

Table 01: Total number of visitors - PARQUE VILLA-LOBOS– 2016-2020

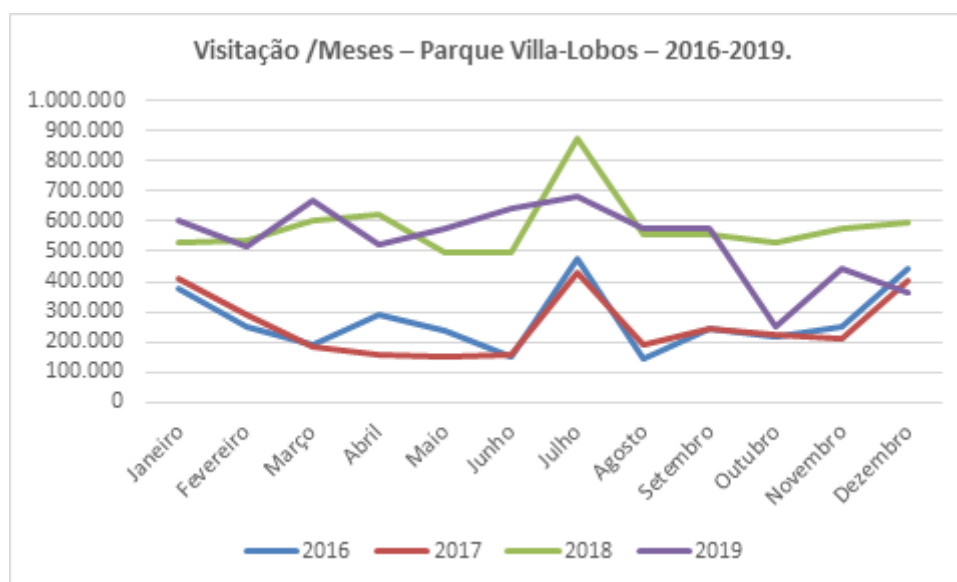
Visits - Parque Villa-Lobos					
Year	2016	2017	2018	2019	2020
Number of visitors	3,277,016	3,060,706	6,984,639	6,432,604	1,536,742

*Visiting in 2020 was not allowed between April and June and in July and August, it was only possible to visit the park on weekdays.

The Park is highly sought after to host cultural, sporting and socio-environmental events, which contributes to high attendance.

On weekends there are more visitors in the park when compared to weekdays, and as for seasonality, it was found in the records presented that July more visitors, followed by December and January. It should be noted that these months are school vacation periods

Figure 01: Distribution of Visits / Months – Parque Villa-Lobos – 2016-2019

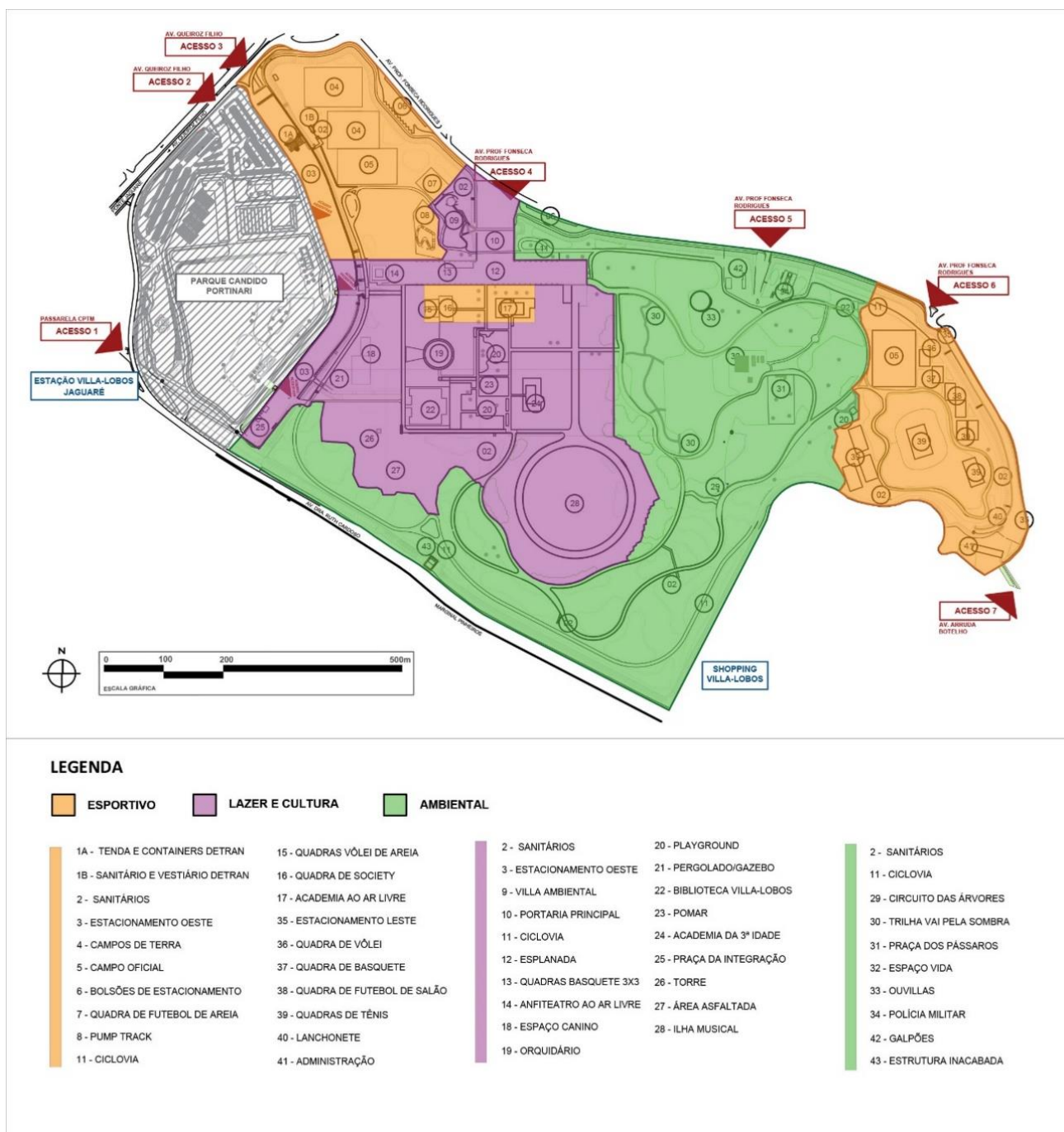


2.1.2.2. Current operation hours

Currently, Parque Villa-Lobos is open from Monday to Sunday and on holidays from 5:30 am to 7 pm.

2.1.2.3. Zone division of PARQUE VILLA-LOBOS, according to its Management Plan

The current Management Plan across the entire Park area distributes PARQUE VILLA-LOBOS into three sectors: 1. Sports, 2. Leisure and Culture and 3. Environmental.



The Environmental Sector concentrates most of the natural resources of the Park and most of the activities related to the environment as well as recreational and environmental education activities, such as the Life Space (Espaço Vida in Portuguese), the Vai Pela Sombra Trail, the Tree Circuit and the Bird Square, covering the largest area of the Park and the entire portion bordering the Pinheiros River's shoulder.



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The uses and activities that already occur or shall occur must be compatible with the environment, however, are not limited to this theme. Events and different activities are allowed, but these must ensure environmental preservation.

The Leisure and Culture Sector concentrates most of the leisure, recreation, education and culture activities in the Park. This is where most of the large and medium-sized events take place. It currently accommodates the Musical Island, the Villa-Lobos Library, the Amphitheater, the Esplanade, two playgrounds, the Orchidarium, among other spaces. The sector includes the Park's main entrance, located at Avenida Professor Fonseca Rodrigues.

The Sports Sector concentrates most of the sports activities that take place in the Park. It is where the tennis courts, basketball courts, dirt fields, the official soccer field, the society soccer court, the volleyball courts, and the pump track are located. It is characterized by sports practice and the Park's administrative headquarters is located in this sector because it is close to the sports equipment.

In addition to offering a great variety of leisure and cultural services, the PARQUE VILLA-LOBOS provides various kinds of services, which are offered by permission holders through PERMISSÕES DE USO ONEROSAS. The Park also provides activities and projects developed by volunteers and associated partners, as well as specific monitoring services.

2.2. PARQUE URBANO CANDIDO PORTINARI

2.2.1. BACKGROUND ON PARQUE URBANO CANDIDO PORTINARI

The Parque Urbano Candido Portinari was established in a neighboring Parque Villa-Lobos area, which had been used as a construction site by the Consortium that was responsible for the Via Amarela Subway project. The area was returned to the São Paulo State Government in April 2012, and the former Secretariat of Environment for the State of São Paulo, known today as SIMA, was appointed to implement a new urban park in the 121,667 m² area.

In May 2013, through a partnership with Comgás, the Park's development began in an area where a theater connected to Parque Villa-Lobos was planned to be built in the 1980s. However, as the years went by, the facility was no longer a priority for the population's leisure. So, the São Paulo State Government decided to broaden the green areas of the city and offer more options for outdoor sports and leisure to better meet the requests from the Parque Villa-Lobos visitors at the time.

Thus, the PARQUE CANDIDO PORTINARI was inaugurated in late 2013, with the publication of Decree No. 60,009 of December 26, 2013, which *"creates the 'Cândido Portinari' Urban Park, located at Avenida Queiroz Filho, No. 1,365, Vila Hamburguesa, Municipality of São Paulo"*. According to the Decree, the Cândido Portinari Urban Park aims at leisure, sports, education and culture activities, associated to environmental management; being open to visitation as determined by the STATE SECRETARIAT FOR INFRASTRUCTURE AND ENVIRONMENT- SIMA, through the Parks and Partnerships Coordination, which is in charge of its implementation and administration.

2.2.2. DESCRIPTION OF THE PARK FOR THE PURPOSE OF THE CONCESSION AND ITS CURRENT OPERATION

The CONCESSION AREA comprises the entire area of the PARQUE CANDIDO PORTINARI, which totals 121,667 square meters.

The PARQUE CANDIDO PORTINARI is located in the municipality of São Paulo, between coordinates 23°32'40.601 "S and 46°43'49.697 "O, in the western part of the municipality and its main entrance is on Avenida Professor Fonseca Rodrigues, 1365, where Gate 1 and the entrance to the parking lot are located. The area borders the Parque Villa-Lobos on its west side and the Avenida Dra. Ruth Cardoso (Pinheiros River's shoulder).

The following describes the characteristics of the PARQUE CANDIDO PORTINARI, as well as how the current management works; these are presented for informational and referential purposes only.

2.2.2.1. About the visitors

The Park was visited by 12.6 million people from 2016 to 2020. The park attracts a broad public, from sports enthusiasts to young people and families.

Table 04: Total number of visitors - PARQUE CANDIDO PORTINARI– 2016-2020.

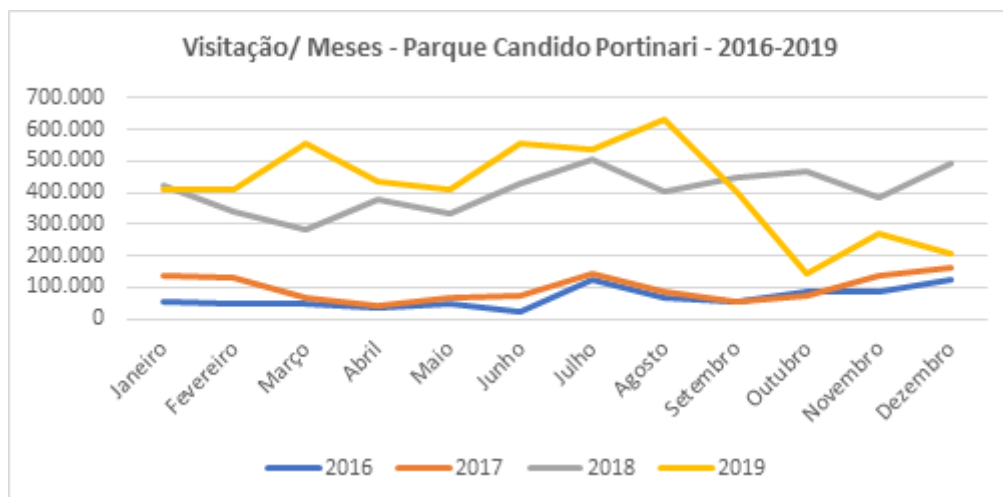
About the visitors – Parque Candido Portinari					
Year	2016	2017	2018	2019	2020
Number of visitors	806151	1174572	4895559	4992792	732,892

*Visiting in 2020 was not allowed between April and June and in July and August, it was only possible to visit the park on weekdays.

The Park is highly sought after to host cultural, sporting and socio-environmental events, which contributes to high attendance, with highlights to the Olympic Skate Park track inauguration in 2018 and the hosting of world skate championships at the site were also important for the increase of public attendance to the Park.

On weekends there are more visitors in the park when compared to weekdays, and as for seasonality, it was found in the records presented that more people visited the park in July, which is when school vacation takes place. An increase in the number of visitors in different months, over the years, has been observed and is associated with the hosting of major events at the park.

Figure 02: Distribution of Visits / Months – Parque Candido Portinari– 2016-2019.

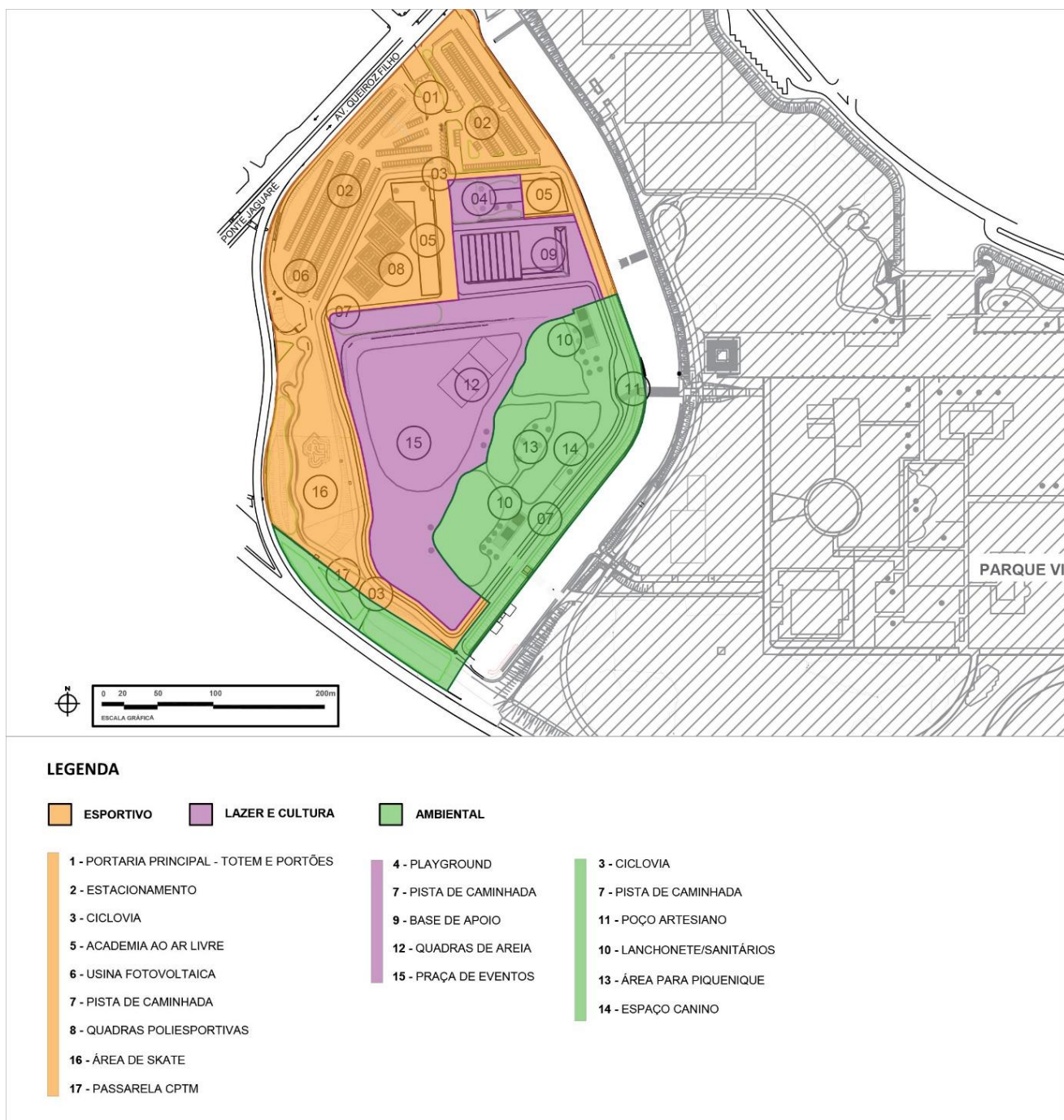


2.2.2.2. Current Operation Hours

Currently, the Parque Candido Portinari is open from Monday to Sunday and on holidays from 5:30 am to 7 pm.

2.2.2.3. Zone division of CANDIDO PORTINARI PARK, according to its Management Plan

The current Management Plan across the entire Park area distributes PARQUE CANDIDO PORTINARI into three sectors: 1. Sports, 2. Leisure and Culture and 3. Environmental.



The Environmental Sector concentrates the green area of the Park, widely used for recreational and wellness activities. The uses and activities that already occur or will occur must be compatible with the environment, however, are not limited to this theme and different activities are allowed, but these must ensure environment preservation.

The Leisure and Culture Sector is where the Park's leisure, recreation and cultural activities are located and where most of the large and mid-size events take place. It comprises the Park's event area and playground,

as well as other spaces for relaxation and recreation. The walking track and the Park's support base are also in this area.

The Sports Sector has the largest area in the Park and is home to sports equipment. This is where the multi-sports courts, the outdoor gyms, and the skateboarding area are located.

The parking lots are located in this sector because they are close to the sports equipment. In addition, the main entrance to the park, on Avenida Queiroz Filho, is located in this sector.

In addition to offering a great variety of leisure and cultural services, the PARQUE CANDIDO PORTINARI provides various kinds of services, which are offered by permission holders through paid use permits. The park also provides activities and projects developed by volunteers and associated partners, as well as specific monitoring services.

Resulting from the International Bidding Process No. 02/2020/CPP the Use Permit Term No. 03/2020/GS was signed on April 13, 2020, on a precarious and onerous basis CHECK, of the State's own property, inside CÂNDIDO PORTINARI PARK, for the implementation of a tourist attraction called "Observation Ferris Wheel", starting on April 13, 2020, for a period of 120 (one hundred and twenty) months, in an area of 4,500 m². The Observation Ferris Wheel must be 90 (ninety) meters high, equipped with 42 (forty-two) air-conditioned cabins, with a 360 (three hundred and sixty) degree view, including a waiting and convenience area, restrooms and other amenities needed for the comfort of visitors. Its area and location are indicated in Appendix I of this ANNEX.

2.3. PARQUE ÁGUA BRANCA – DR. FERNANDO COSTA

2.3.1. BACKGROUND ON PARQUE ESTADUAL DR. FERNANDO COSTA

The Parque Estadual Dr. Fernando Costa was created in 1929 by Decrees nº 4.351, from January 20th 1928, and nº 10.113-A, from April 12th 1939, in an area that today has 136,765.41 m², of which 79,000 m² are green areas, 27,000 m² are built-up areas, and 30,000 m² are paved areas. The Park's history, according to historiographer Ema Marina Garcia Saez, begins in the late nineteenth century, during the early days of the Republic, when agricultural and animal production activities started to be organized by the City and State Public Administrations of São Paulo. Its original purpose was to exhibit animals, as regulated by State Decree No. 4.509, of December 19, 1928.

Its origins began in 1890, when the existing legislation on agricultural production in the state was consolidated and the Agronomic Service of São Paulo was created, thus originating the State Department of Agriculture.

In 1896, the Agronomic Institute was created, and in 1898 it was reorganized to include duties related to the Zootechnical Post, which was then attached to it, and began to incorporate research on livestock in the agriculture.

Early in the 20th century, the city mayor at the time, Antônio da Silva Prado, created the Escola Prática de Pomologia e Horticultura (Practical Pomology and Horticulture School) on the site where the park is located today, under law number 811, of March 14, 1905. The 91,781.27 m² piece of land was acquired by the City Hall in the so-called "Freguesia da Água Branca". According to the historiographer, during this same period, between



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1904 and 1908, there was notorious improvement of governmental initiatives in the field of livestock farming, especially with regard to cattle breeding in the state of São Paulo.

The period between 1911 and 1928 is signed by ups and downs in the governmental initiatives related to agriculture and livestock activities. In 1911 the Training School of Pomology and Horticulture was closed. Also in 1911, the Board of Animal Industry was abolished, which became a Division at the Board of Agriculture, and was renamed "Board of Agriculture and Livestock Industry". Simultaneously, the existing cattle breeding stations were abolished and the Central Zootechnical Station was closed down. "Dr. Carlos Botelho", located at the Mooca district was closed down. In 1916, the department dedicated to livestock activities was revamped and renamed "Diretoria de Indústria Pastoril" (Pastoral Industry Board). And in 1918, the Zootechnical Station was reestablished in the Prado de Mooca, and the "Breeders Registration Book" was created. In 1917 the Veterinary Institute was created, which had its Veterinary Course regulated in 1920.

The 1920's were marked by the initiatives of São Paulo's rural producers, breeders and farmers, who stimulated the public administrations so that the city of São Paulo would have an Exhibition Hall, as well as a place to receive a headquarters for the State Department of Agriculture.

Later on, in 1928, the City Hall of São Paulo transferred to the State Government the area of the Parque Água Branca and the Governor Júlio Prestes built the headquarters of the Board of Industry, transferring the old premises of the São Paulo Zootechnical Post and the Animal Exhibition Center from the district of Mooca to Água Branca.

The following year the Park was officially inaugurated, by the Secretariat of Agriculture and Supply for the State of São Paulo, and was named "Parque Dr. Fernando Costa" as a tribute to the Secretary of Agriculture at the time. However, it remains beside the official name, name by which it is best known, Parque Água Branca, due to the fact that it has in its interior the springs of the stream carrying the same name, which also names the district of Água Branca.

When it was inaugurated, it had departments for Veterinary, Animal Health Defense, Hunting and Fishing, Animal Production, as well as a Fish Tank, a small Zoo, a gloriette and a silent movie theater.

Therefore, the official history of the Parque da Água Branca begins in 1929 and reveals a new era of agricultural development, with animal exhibitions and fairs, which were true prominent social events for the São Paulo society.

These marks are present in the cattle stables, the equine pavilion, the pigsty, the sheep and goat areas, the carp and fingerling ponds, among others.

The Exhibition Center and the headquarters of the Animal Industry Board for São Paulo State Agriculture Department, the characteristics of what we have today as the Parque Água Branca have been formed, even with significant changes, but still preserving its agricultural character at its essence.

It is also worth mentioning the creation of the Historical and Pedagogical Center of Paulista Agriculture in 1998, aimed at promoting small and medium-sized agricultural events, exhibitions and zootechnical tests, as well as research, promotion and publicizing of the Paulista agriculture history, while also providing leisure activities, art and culture.

In addition, it is worth mentioning that the richness of the PARQUE ÁGUA BRANCA is particularly evident in the interaction between the flora, fauna and its USERS. The animals living in the park are already incorporated elements to its landscape and local experience, being one of the reasons for people's visitation - adults, young people, and children, as one of the few opportunities to get to know the different species that inhabit the PARK and live with them in a spontaneous way.

Species of ducks, garganeys, geese, guineafowls, peacocks, chickens and roosters are found, in addition to felines that are accompanied by volunteers in a cattery.

2.3.2. DESCRIPTION OF THE PARK FOR THE PURPOSE OF THE CONCESSION AND ITS CURRENT OPERATION

The CONCESSION AREA comprises the entire area of the Parque Dr. Fernando Costa, known as ÁGUA BRANCA. The Park has a total area of 136,765m².

The following describes the characteristics of the PARQUE ÁGUA BRANCA, as well as how the current management works; these are presented for informational and referential purposes only.

THE PARQUE DR. FERNANDO COSTA – ÁGUA BRANCA is located in the municipality of São Paulo, between coordinates 23°31'50.429 "S and 46°40'11,487 "O, in the western part of the municipality and its main entrance is on Avenida Professor Fonseca Rodrigues, 455, where Gate 1 is located. The area borders on the left side with Rua Ministro Godói, where Gates 2 and 3 are located, and on the backside with Rua Turiassu. The boundary on the right side of the Park is used for residential purposes.

Urbanistically, it is inserted in a linear pattern that is shaped by the railroad and the road system implemented in the region, which divides it into two predominant areas: one to the South of the Park, which is made up of a land parceling system for mixed residential and commercial use, and another area to the North of the Park, made up of a land parceling system with large lots and glebes, predominantly for industrial use, however, this area is in a transitional process due to the industrial decline that started in the second half of the last century.

With the drop in industrial activity, it is currently surrounded by residential, commercial and service uses, besides other public leisure equipment, where we highlight the West Plaza and Bourbon Shopping Centers, countless office buildings, the Pacaembu Municipal Stadium, the Allianz Parque (headquarters to the Esporte Clube Palmeiras), the Sesc Pompeia, the Casa das Caldeiras (the former site of Indústrias Reunidas Matarazzo), PUC - Pontifícia Universidade Católica de São Paulo, a unit of Uninove University, the Memorial da América Latina, the Labor Court and the Palmeiras-Barra Funda multimodal Station, which gathers train and subway transportation, plus two bus terminals, one local and another one interstate. In addition to the soccer stadiums, where large concerts are also held, the Park's surroundings also have several private leisure businesses dedicated to concerts and entertainment. Other educational facilities near the Park, besides those already mentioned, are the IFT - Institute of Theoretical Physics and the Institute of Arts, both from UNESP - Universidade Estadual Paulista (São Paulo State University). There is also a SENAC (National Service for Commerce Apprenticeship) and an INSS (Brazilian Social Security Institute) service station close to the park.

Access to the neighborhood and to the Park is easy and efficient via the multiple modes of transportation that serve the area, as described above, including bus, subway, and train. The latter two have stations just 500 meters away from the park. Access by bus is made possible through the large number of bus lines that run on the nearby avenues and streets, many on Avenida Francisco Matarazzo, in front of the Park. In addition to the

buses that pass near the Park, there is also the Barra Funda Terminal, which drains lines from all regions of the city, and it is only 200 meters away from the Park. The road system also favors accessibility to the region, since it comprises large avenues, including the Rio Tietê's shoulder, Avenida Marquês de São Vicente, Avenida Sumaré and Avenida Pacaembu, and Avenida Francisco Matarazzo, which is adjacent to the Park and connects with the East-West road system (Minhocão) and Avenida São João, which leads directly to the historic center of the city of São Paulo.

The Park is located adjacent to the perimeter of the Consortiated Urban Operation Água Branca, which has as one of its objectives the improvement of the region's infrastructure, as well as population growth, economic development and enhanced mobility and accessibility within the region.

Due to the importance of the historical and cultural heritage of the Park, its buildings, and its environmental assets, the Park is protected by CONDEPHAAT - Council for the Defense of the Historical, Archaeological, Artistic, and Tourist Heritage of São Paulo State, and by CONPRESP - Municipal Council for the Preservation of the Historical, Cultural, and Environmental Heritage of the City of São Paulo (CONDEPHAAT Resolutions SC 25, of June 11, 1996, and SC 53, of June 9, 2015; and CONPRESP No. 17/2004).

The Park also has important biological assets linked to its history, which integrate these animals to public use in a differentiated context of visitation, along with other spaces devoted to research and activities related to fish farming.

2.3.2.1. About the visitors

The Park was visited by 13.4 million people from 2016 to 2020. A diverse group of people come to the park, including families, seniors, and those who walk or run.

Events held in the Park contribute to attracting the public, and the events that attract the most visitors are fairs and festivals that relate to gastronomy, handicrafts and culture.

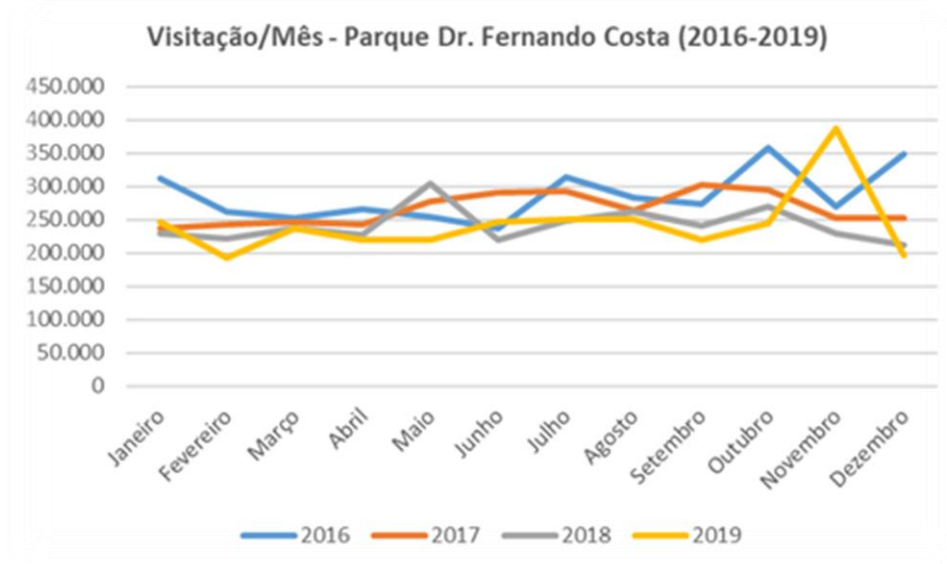
Table 06. Total number of visitors - PARQUE DR. FERNANDO COSTA – 2016-2020

Number of visitors – PARQUE DR. FERNANDO COSTA					
Year	2016	2017	2018	2019	2020
Number of visitors	3,434,115	3,199,003	2,902,419	2,914,842	990,003

*Visiting in 2020 was not allowed between April and June and in July and August it was only possible to visit the park on weekdays.

More visitors attend the park on weekends when compared to weekdays. Regarding seasonality, the number of visitors is well distributed throughout the year, without an accentuated discrepancy pattern found, nor the predominance of a specific month with higher visitation, which is related to the hosting of large-scale events at the Park. However, Children's Day can be highlighted as the day that attracts more visitors to the park.

Figure 03. Distribution of Visits/Months – PARQUE Dr. FERNANDO COSTA – 2016-2019

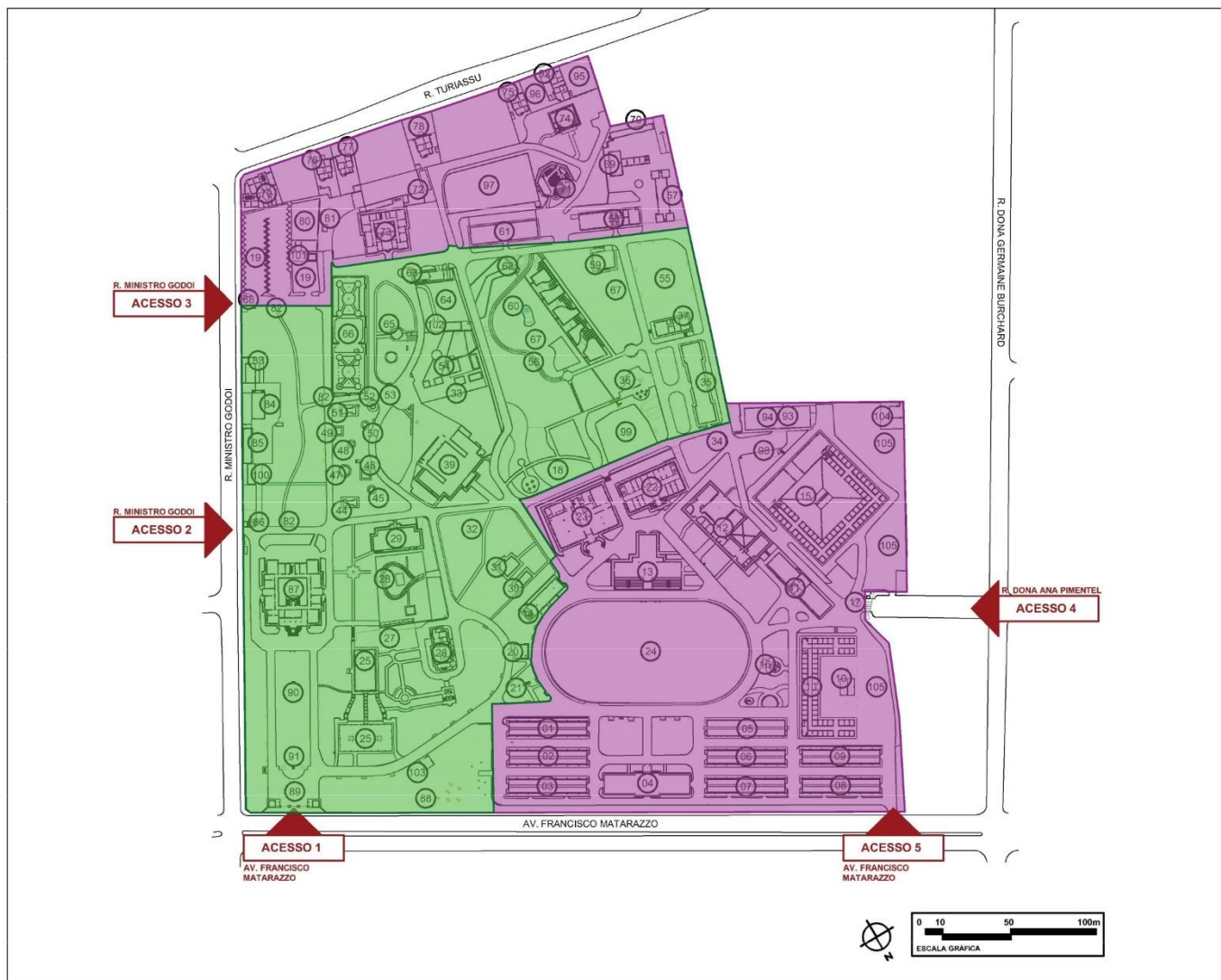


2.3.2.2. Current Operation Hours

Currently, the Parque Dr. Fernando Costa is open from Monday to Sunday and on holidays from 6:00 am to 8 pm.

2.3.2.3. Zone division of the PARQUE ÁGUA BRANCA, according to its Management Plan

The current Management Plan across the entire Park area distributes the PARQUE ÁGUA BRANCA into two sectors: 1. Environmental and 2. Leisure and Culture.



LEGENDA

SETOR AMBIENTAL

- 14 - ESCOLA DE BELEZA - FUSSP
- 18 - PLAYGROUND DE MADEIRA
- 20 - CORETO
- 21 - RELÓGIO DE SOL COM PLACA COMEMORATIVA
- 25 - TANQUE DE CARPAS
- 26 - SUTACO - SECRETARIA DE DESENVOLVIMENTO ECONÔMICO, CIÊNCIA, TECNOLOGIA E INOVAÇÃO
- 27 - PRAÇA DO IDOSO
- 28 - VIVEIRO - MUDAS FRANCO MONTORO - TREINAMENTO
- 29 - ESCOLA DE MODA - FUSSP
- 30 - ACESSA SÃO PAULO - SECRETARIA DO GOVERNO
- 31 - SUBESTAÇÃO DE ENERGIA
- 32 - CAMINHO PAULINHO NOGUEIRA
- 33 - PLAYGROUND
- 35 - CENTRO DE CONVIVÊNCIA DO IDOSO - FUSSP
- 36 - CASA DO CABOCLLO
- 37 - PADARIA ARTESANAL - FUSSP
- 39 - INSITUTO PESCA - AQUÁRIO
- 44 - QUIOSQUE - ESPAÇO DE LEITURA
- 45 - QUIOSQUE - ESPAÇO DE LEITURA
- 46 - QUIOSQUE - ESPAÇO DE LEITURA
- 47 - QUIOSQUE - ESPAÇO DE LEITURA
- 48 - QUIOSQUE - ESPAÇO DE LEITURA
- 49 - QUIOSQUE - ESPAÇO DE LEITURA
- 50 - QUIOSQUE - ESPAÇO DE LEITURA
- 51 - QUIOSQUE - ESPAÇO DE LEITURA
- 52 - QUIOSQUE - ESPAÇO DE LEITURA
- 53 - ALAMEDA
- 54 - SANITÁRIO DO PLAYGROUND 1
- 55 - BOSQUE DO ANGIO
- 56 - PASSARELA NA APP
- 59 - QUARENTENÁRIO DO INSTITUTO DE PESCA
- 60 - NASCENTES - APP
- 62 - CASA DA APP
- 63 - SANITÁRIO PÚBLICO - FEM/MASC - FUSSP - APOIO ESPAÇO DE LEITURA
- 64 - ESPAÇO DAS FIGUEIRAS
- 65 - ESPAÇO ZOOTÉCNICO
- 66 - PERGOLADO/MABUZAL
- 67 - BOSQUE - ÁREA DE PRESERVAÇÃO PERMANENTE
- 82 - TRILHA DO PAU BRASIL
- 83 - FUSSP
- 84 - SETOR DE MANUTENÇÃO DO FUSSP
- 85 - SETOR DE MANUTENÇÃO DO FUSSP
- 86 - G2 PORTARIA RUA MINISTRO GODOI, 180 - FUNDO SOCIAL - PEDESTRES E VEÍCULOS
- 87 - SEDE DO FUSSP
- 88 - ESPAÇO PIQUENIQUE
- 89 - G1 - ENTRADA AV. FRANCISCO MATARAZZO, 455 - PEDESTRES
- 90 - ESCULTURA "TOURO" - AUTOR: I. BONHEUR - S/DATA - MONUMENTO DO GADO
- 91 - BUSTO DR. FERNANDO COST - AUTOR: R.D.MINGO - 1943
- 99 - LAGO PRETO
- 100 - CABINE PRIMÁRIA
- 101 - SUBESTAÇÃO DE ENERGIA
- 102 - ESPAÇO DE LEITURA - FUSSP

SETOR LAZER E CULTURA

- 1 - PAVILHÃO I EVENTOS
- 2 - PAVILHÃO II EVENTOS
- 3 - PAVILHÃO III EVENTOS
- 4 - ANTIGA ASSOCIAÇÃO BRAS. DE CRIADORES DE CAVALOS MANGALARGA
- 5 - PAVILHÃO V EVENTOS - EQUITACÃO ADPATADA SEDPeD
- 6 - PAVILHÃO VI EVENTOS
- 7 - PAVILHÃO VII EVENTOS
- 8 - PAVILHÃO VIII EVENTOS
- 9 - PAVILHÃO IX EVENTOS - EQUITACÃO ADPATADA SEDPeD
- 10 - PAVILHÃO E ÁREA DE BANHO PARA EQUINOS
- 11 - PERMISSÃO DE USO ONEROSA - ABQME CABALO ÁRABE
- 12 - ACADEMIA E PRAÇA DE ALIMENTAÇÃO
- 13 - ADM/AUDITÓRIO/SANITÁRIOS (PARTE DO TERREO - ESCOLA DE BIOCONSTRUÇÃO)
- 15 - CAVALARIA BATALHÃO PM / INSTITUTO NÚCLEO DE MELHOR IDADE "ESTAÇÃO VIDA
- 16 - POMBAL
- 17 - G4 - PORTARIA R. DONA ANA PIMENTEL - PEDESTRES E VEÍCULOS
- 19 - ÁREA ÚTIL - ESTACIONAMENTO
- 22 INSTITUTO DE PESCA - SEDE
- 23 - PRÉDIO DO FAZENDEIRO
- 24 - ARENA CENTRAL
- 34 - JARDIM
- 38 - TANQUE PARA PEIXES - BOSQUE DAS PALMEIRAS - APP
- 57 - MANUTENÇÃO
- 58 - CARPINTARIA / MANUTENÇÃO / BASE
- 61 - INSTITUTO DE PESCA - DIVISÃO DE INTERIOR
- 68 - G3 - PORTARIA R. MINISTRO DE GODOI - PEDESTRES E VEÍCULOS
- 69 - MANUTENÇÃO DO PARQUE
- 70 - GATIL
- 71 - TATTERSAL - ESPAÇO CULTURAL
- 72 - NOSSO CANTINHO
- 73 - DEPÓSITO DO FUSSP
- 74 - MUGEO
- 75 - RESIDÊNCIA - R. TURIASSU, 810 - ADM. MUGEO
- 76 - RESIDÊNCIA - R. TURIASSU, 690 - FUSSP
- 77 - RESIDÊNCIA - R. TURIASSU, 702 - FUSSP
- 78 - ALOJAMENTO FUSSP - RESIDÊNCIA - R. TURIASSU, 750
- 79 - RESIDÊNCIAS - R. TURIASSU
- 80 - RESTAURANTE - FUSSP
- 81 - TENDA
- 92 - INSTITUTO DE PESCA - R. TURIASSU, 832 E 840
- 93-94 - FEIRA ORGÂNICA*
- 95 - INSTITUTO DE PESCA - R. TURIASSU, 850
- 96 - TERRENO VAZIO - RELÓGIO GERAL - R. TURIASSU
- 97 - ARENA TATTERSAL
- 98 - CAFÉ ORGÂNICO
- 103 - CASA DE MADEIRA - ESPAÇO SOCIO-AMBIENTAL
- 104 - APOIO BATALHÃO PM
- 105 - ESTACIONAMENTO - PERMISSÃO DE USO ONEROSO

The Environmental Sector concentrates most of the Park's natural resources, such as forests, springs and lakes. Its management must prioritize the conservation of water, soil, fauna and flora, harmonizing the uses and activities that already occur or may occur in the future. Its uses are not limited to the environmental theme, events and activities of different nature are allowed, but these must ensure the conservation of the area.

In this sector there are also areas dedicated to children's activities, the zootechnical space, the aquarium, the reading woods, the pergolas, the Pau-Brasil Trail, the Picnic Area, and several buildings that serve different purposes, but with a predominance of contemplation activities, jogging, and seating areas. The sector's topography presents a variable slope. The main Park entrance was added in this sector to guarantee the woodlands preservation in its surrounding area and the romantic-inspired landscape that includes the bust of Dr. Fernando Costa, followed by an extensive lawn surrounded by shrubs that lead to building no. 87, with the typical typology of the Norman style buildings of the Park.

The Leisure and Culture Sector is where the Park's leisure, recreation and cultural activities are located and where most of the large and mid-size events take place.

It currently holds the central arena and the exhibition pavilions, the headquarters of permission holders and associations, educational spaces for technical training, catering equipment (permission holders), parking lots, park administration, among others. The sector includes the Park's southern area, near the pavilions, with flat topography, and the northern area, where the Tattersal Arena, the Geological Museum (MUGEO) and the Aquarium are located.

In addition to offering a great variety of leisure and cultural services, the PARQUE ÁGUA BRANCA provides various kinds of services, which are offered by permission holders through paid use permits. The Park also provides activities and projects developed by volunteers and associated partners, as well as specific monitoring services.

APPENDIX I – FERRY WHEEL’S LOCATION AT THE PAQUE CANDIDO PORTINARI

