

Downtown Oakland 10K Projects Description (August 2010)

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PROJECTS UNDER CONSTRUCTION

Ownership Projects

Clayton Court (700 Clay)

Clayton Court, located at 7th and Clay Street, is developed by Clayton Court, LLC. This project offers 24 residential units and 2,443 square feet of retail space. Clayton Court is currently under construction.

City Walk (City Center T- 10)

The City Center T-10 project, also known as City Walk, developed by Wood Partners, is located in the heart of Downtown Oakland, bounded by 13th, 14th, Jefferson, and Martin Luther King Jr. Way. The project is adjacent to Preservation Park and is two blocks from City Hall. This community will include Class-A apartment homes in four six-story buildings, as well a street-level component.

City Walk is currently under construction and is anticipated to be complete in mid-2011. For additional information regarding this project or to join the interest list, please contact (415) 888-8075 or email SanFrancisco@woodpartners.com. or visit the website www.woodpartners.com.

Harrison Street Senior Housing (1633 Harrison Street)

The Harrison Street Senior Housing Project, developed by a joint effort between Christian Church Homes of Northern California (CCH) and Oakland Housing Initiatives (OHI), is a 73-unit affordable housing project for senior citizens. This development includes 72 one-bedroom units at 540 square feet each and a single two-bedroom manager's unit. The project will house elderly residents 62 years of age or older who are in very low-income and extremely low-income households, with four units available to mobility impaired residents and 2 units available to hearing and/or vision-impaired resident.

The Project celebrated its ground breaking of the project on June 25, 2010. For additional information regarding this project, please contact Karl Lauff at (510) 632-6712 or visit the website www.cchnc.org.

COMPLETED PROJECTS

Ownership Projects

8 Orchids (620-36 Broadway)

8 Orchids, developed by BayRock Residential, provides 157 luxury condominium homes in a dramatic, European-style high rise located in the heart of Oakland's Chinatown. With average home sizes of approximately 770 to 1,645 square feet, interiors will feature finishes not previously found in this market, including stainless steel appliances, tile floors, granite counters and vanities, large kitchens, soaking tubs and walk-in closets. Common areas will include a soaring 20+ feet high entry lobby, a regal community room, quiet courtyards, and a roof-top garden. This project also features secured parking, high speed elevators, and 3,000 square feet retail.

8 Orchids was completed in December of 2007. The Sales Center is located at 425-7th Street and is open daily from 11AM to 5PM. For additional information regarding this project or to register for updates, please call (510) 835-8808 or visit the website at www.8-orchids.com.

428 Alice (4th & Alice)

428 Alice places the vibrant energy of Jack London Square's landmark locale at your doorstep. Discover casual cafes, top-notch restaurants, interesting shops, exciting nightlife, and an easy-access commute on nearby BART, ferries, freeways, buses or Amtrak. Developed by Pulte Homes, this property features six floors of 93 condominiums above parking. The center of the building will feature a landscaped common area exclusively for residents. Office space, comprising of 10,000 square feet, will also be available on the ground and second floors. There will be floor plans ranging from 812 to 1,666 square feet, with a choice of one, two, or three bedroom condominiums.

428 Alice was completed by late summer/fall 2006. For additional information regarding this project, please contact an Urban Bay Sales Associate at (510) 622-8300, email to info@ubayp.com, or visit the website <http://www.ubayp.com/buildings/eb/428Alice-Oakland.html>.

2300 Broadway Phase I (Broadway/23rd)

2300 Broadway is a two-phase project, consisting of 48 condominiums. Located at 23rd Street between Broadway and Webster, these condominiums provide easy access to freeways and public transportation. It is within walking distance to the 19th Street BART and to downtown Oakland and only a few blocks from Lake Merritt. Each phase consists of one, four-story building, with 24 residential units including 24 parking spaces and one 500 square feet of commercial space. Units range from an estimated 615 to 1,370 square feet with a choice of 1 bedroom/1 bath, 2 bedrooms/2 baths, or 3 bedrooms/3baths unit.

2300 Broadway Phase I was completed in mid-August 2006 and all units have been sold out. Planning for Phase II of this project has not commenced. For additional information regarding this project, please contact the sales representative Pier Porrino of Caldecott Properties at (510) 418-7227, email to pier@caldecott.com.

Cathedral Building (1615 Broadway)

The Cathedral Building is a thirteen-story mixed-use conversion of a historic flatiron building located in the heart of downtown Oakland, California. The project consists of full floor residential units on each of the top seven floors and custom built office spaces on each of the first four floors. Every floor has its original marble elevator lobby as the entrance to their condominium home. Units have 2-3 bedrooms, two bathrooms, designer kitchens, hardwood floors and fantastic city views. The penultimate floor has a mezzanine and roof deck, and the lowest residential floor has a large balcony overlooking the center of downtown Oakland.

Cathedral Building was completed in January 2009 and is currently on sale. For additional information regarding this project, please contact Andrew Brog at (510) 587-0600, email to Andrew@brogproperties.com or visit the website at <http://www.brogrealestate.com>.

Franklin 88 (900 Broadway)

The Franklin 88 condominium development is located at the corner of 9th and Franklin Streets in the heart of Oakland's Chinatown, minutes from BART and the freeway, and just steps from the markets and shops of Chinatown. The Franklin 88 includes 88 condominium units as well as 7,000 square feet of retail space on the ground floor, and parking for both residents and the public. The building is 6 stories, with retail and parking on the first 2 levels and 4 floors of homes above. Designed with feng-shui elements, these homes feature many amenities such as on-site parking, security, landscaped courtyard, high ceilings, high speed internet access, upgraded appliances with gas stoves, and a full size washer/dryer in each unit.

The Franklin 88 project was completed October 2004 and is sold out. For additional information, please contact Realty Executives Pacific Coast Properties at (510) 286-9818, email franklin88@snk.com or visit the website at <http://franklin88.snk.com>.

Gem Building Condos (485 8th Street)

485 8th Street, a 16-unit for-sale condominium project with 1500 square feet of ground floor retail, is centrally located in the Old Oakland neighborhood, near shopping in Swan's Market and Chinatown and within walking distance to City Center.

The project was completed December 2000 and the units were all sold in 2001. For additional information contact Ted Dang of commonwealth Companies @ (510) 832-5195 x222, email to twd113@aol.com.

Landmark Place (1101-20 Martin Luther King, Jr. Way)

Landmark Place, located on Martin Luther King, Jr. Way between 11th and 12th Streets in Downtown Oakland, is a 92-unit condominium project developed by Signature Properties. This project is a collection of both lofts and townhome style residences designed for an urban lifestyle.

The project completed January 2004 and the condominiums were all sold by April 2004.

Market Square I and II (801-27 Clay Street)

Market Square is a two-phase project developed by AF Evans, consisting of 202 luxury condominiums (174 homes and 28 lofts) located in downtown Old Oakland district and bounded by Clay Street, Jefferson Street, 9th Street, and 8th Street. Market Square is within convenient walking distance to the 12th Street BART station and a variety of shopping, dining, and entertainment experiences in Old Oakland, City Center, Chinatown, and Jack London Square. Both phases of the project is complete.

Market Square I presents 116 new condominium homes that offer timeless urban living offering style, comfort, charm, and convenience. This phase is located along 9th and Clay Streets. Homes are offered in a range of styles and sizes including studios from 575 square feet to 2 bedroom and den homes that are up to 1,290 square feet. The building is designed as a six-story structure with landscaped interior courtyards to maximize natural light and views for each home. Street level lofts will include an eclectic mix of specialty retail, small business services, and residential opportunities that enhance and enliven the surrounding urban environment. Secured garage parking is provided for all units.

Market Square II is located along Jefferson and Ninth Streets and offers 86 units. This development includes 14 live/work lofts comprising approximately 13,000 square feet and 72 residential units of one-and two-bedroom homes. Market Square II has special zoning that provides flexible opportunities for residential, office, retail or live-work occupancies.

Market Square I was completed in August 2006 and Market Square II was completed in February 2008. All condominiums have been sold. For additional information regarding this project, please visit <http://www.ubayp.com/buildings/eb/585-9th-Market-Square-Homes.html>

New Market Lofts – “Safeway Building” (201 4th Street)

New Market Lofts, a 46-unit luxury “loft-style” mixed use development, is located in the Jack London Square neighborhood in Oakland, California. This project renovated the former Safeway Headquarters Building by blending the historic fabric of this prominent landmark with avant-garde design. New Market Lofts will include one bedroom and two bedroom loft-style units. The live/work residences feature separate bedrooms, walk-in closets, elegant bathrooms, contemporary kitchens, large storage areas, high design and luxury finishes. These features deliver the elements of sophisticated modern city residences: spaciousness, understated elegance and comfort in an architecturally unique and centrally located environment.

The project was completed in January of 2002 and the condominiums have been sold out.. For more information, visit <http://www.ubayp.com/buildings/eb/201-4th-NewMarket.html>.

The Ellington (222 Broadway)

The Ellington is a mixed-use project located at 222 Broadway between 2nd and 3rd Street. The project was originally developed by Molasky Pacific, but is currently owned by Union Labor Life Insurance Co. and managed by Emerald Fund. It features 134 condominium units and 11,197 square feet of commercial space over a 229 space gated, controlled-access parking garage. This project offers one to three bedrooms and penthouse suites with private roof decks ranging from 700 to 2,000 square feet in size. This unique 16-story high-rise includes a 24-hour attended lobby, fitness center, clubhouse, and a terrace level that would include a lap pool, spa, pool deck, and terrace deck. Private balconies and terraces are included to serve some of the residences. Located a block away from Jack London Square, this building offers dynamic scenic views while in a historic setting.

The Ellington was completed in December of 2008. Their sales center is located at 222 Broadway and is open daily from 11am – 6pm. For additional information regarding this project or to join the interest list, please call the sales office at (510) 835-8885 or visit the website <http://www.the-ellington.com>.

The Essex on Lake Merritt (One Lakeside Drive)

The Essex on Lake Merritt is a 20-story newly-built luxury condominium high-rise in Oakland developed by Essex Property Trust, Inc. Situated on Lake Merritt with sweeping views, The Essex is designed for luxury and convenience offering the latest in contemporary design. The Essex consists of studio, one and two-bedroom apartments, loft residences, and penthouses with lavish finishes. The concierge services, views of Lake Merritt, Oakland hills, San Francisco, and the Bay, high-style interior design and generous amenities set it apart from any other residential development in Oakland.

This luxury housing tower was completed in March 2002, originally as rental apartments and is now for sale as condominiums. Many of the units have sold or are under contract, but new units continue to become available. Visit the website at www.essexlakemerritt.net.

The Golden Bridge Lofts (330-13th Street)

The stylish experience offered by New York’s SoHo lofts has finally been brought to Oakland. And it can be found at the Golden Bridge Lofts.

The Golden Bridge Lofts offer 21 New York-style for-sale lofts in an historic five-story building. Individual homes offer a combination of luxury details, voluminous space and warm light found nowhere else. What’s more, owners are in the heart of the newest up-and-coming neighborhood in the East Bay: Downtown Oakland. BART, new restaurants, friendly amenities and unique entertainment are right at your doorstep.

You may be surrounded by cookie-cutter condos and boring finishes, but if you’re looking for a unique level of sophisticated urban living, you can only find it at the Golden Bridge Lofts.

The Golden Bridge Lofts is currently completed and is on sale. We are located at 330 13th Street between Webster and Harrison. For additional information, visit us on the web at <http://www.sohoinoakland.com/>, or contact Kirk Dahle at kirk@vangardsf.com or (415) 203-8638.

The Marquee Lofts (1755 Broadway)

The Marquee Lofts is a conversion project located on Broadway, across from the historic Fox Theater. This project is located in a building that was originally build as an office building for the employees of the Smith Bros. department stores. Currently, the building is being converted into a Mediterranean-style mid-rise project of 24 urban homes with parking and retail. These lofts range from flexible studios to two-bedroom units. The homes face either the central thoroughfares of Broadway and Telegraph Avenue, with views of high-rises or historic buildings in all directions, or have walls of glass overlooking an urban oasis framed by view of City Center.

The Marquee Lofts is currently under construction. For additional information regarding this project, please contact Kirk Dahle at kirk@vangardsf.com or (415) 203-8638, or visit the website at <http://brogrealestate.com/>

The Midtown (426 27th Street)

The Midtown, a 20-unit Mediterranean-styled lofts project, is located in a vibrant neighborhood in downtown Oakland, California. The Midtown project is located within walking distance of Downtown Oakland, the YMCA and BART. The Midtown features large, open floor plans flooded with natural light, tall loft windows, quality kitchen appliances, hardwood floors and/or commercial grad carpeting. Each unit includes private decks, secured entry with intercom, indoor parking with private auto entry gates. A large, open, landscaped courtyard with wooden benches and potted plants creates community space for afternoon or evening socializing.

The Midtown project was completed in December 2003 and is sold out. For more information regarding the project, contact an Urban Bay Sales Associate at 510.622.8300, email info@loftsunlimited.com, or visit the website at <http://www.ubayp.com/buildings/eb/themidtown-426-27th-st-oakland.html>.

The Phoenix Lofts (737 2nd Street)

Phoenix Lofts is a 21 live/work lofts project created by New Horizons Properties. Located at 737 Second Street, in Jack London Square, and in the heart of the artistic center of Oakland, this loft project offers a combined historic fabric of the original building with the modern requirements of today's live/work lofts. Residents enjoy large open space floor plans, lofts ranging in sizes from approximately 1,000 square feet to 2,000 square feet. Each unit offers high-end finishes including granite countertops, semi-commercial gas ranges, the availability of multiple telephone lines, and high speed internet access. Two interior sky-lit courtyards, rooftop penthouses and common roofdeck, the Phoenix Lofts delivers refined elegance and simplistic ease of use in an historic locale.

Phoenix Lofts was completed in July 2000 and is currently completely occupied. For more information, please visit <http://www.ubayp.com/buildings/eb/737-2nd-PhoenixLofts-Oakland.html>, email info@ubayp.com, or contact an Urban Bay Sales Associate at (510) 622-8300.

The Sierra @ Jack London Square – “Dreyers Site” (311 Oak Street)

The Sierra at Jack London Square is located in 311 Oak Street, at the heart of a unique urban environment. The Sierra's distinctive, exposed concrete exterior was created by Kava Massih, award-winning Bay Area architects and the luxurious interior was conceived by the Rockwell Group. The Sierra offers 229 one and two-story residences, and some with oversized balconies. Each unit is equipped genuine hardwood floors, stainless steel appliances, granite countertops, and limestone vanities. 18-foot high ceilings in most residences and 24-hour concierge provide for a comfortable and safe living environment. This development combines the latest in innovative design, natural materials and finest amenities to create an urban oasis.

Home sales at The Sierra began in May 2003 and are sold out. For more information, please visit the website at <http://www.sierracondos.com/>.

The Telegraph (2401 Telegraph)

The Telegraph is a five-story 45-unit condominium homes over-retail project built in the Northgate District in Downtown Oakland at 24th and Telegraph Avenue. The building contains three floors of flats above the podium, and one level of commercial retail plus one level of flats wrapping around the parking structure, which employs the innovative Parklift system. Many of the units open out onto a central courtyard at the third floor podium level. There's 50 parking spaces provided, however, their presence is only detectable from the street at the driveway entrance on 24th Street. The Telegraph also provides over 5000 square feet of neighborhood serving retail space on the ground floor.

The site is on a busy urban corner lot and careful consideration has been given to the planned building's elevations. The design specifically strives to reinforce the "street walls" of both Telegraph Avenue and 24th Street with lively, well-articulated and continuous façades. Its presence at this prominent corner is entirely consistent with the Telegraph Gateway Neighborhood plan, and the local neighborhood association was consulted extensively during the course of the approval process.

All units at The Telegraph have been sold as of November 24, 2004. For more information, please call (510) 832-1018, or visit www.2401telegraph.com.

Rental Projects

2355 Broadway

2355 Broadway, developed by Madison Park Financial Corporation, is located at Broadway and 24th Street. This project is a rehabilitation of an existing four-story, industrial, 43,000 sf landmark building into for-rent lofts above street-level retail and parking. There will be 24 loft units ranging from 820 to 1,350 square feet and two retail spaces. There is a 3-Tier lift system to accommodate the parking.

2355 Broadway was completed July 2008. For additional information regarding this project, please call Frank Flores at (510)452-2944 or visit <http://www.mpfcorp.com>

Allegro at Jack London Square (240 3rd Street)

The Allegro at Jack London Square is a 310-unit rental project located at the corner of 3rd and Jackson Street in Jack London Square. Allegro features one and two-bedroom loft-like units, large floor plans, high ceilings, expansive windows, and high-tech wiring. The project is beautifully landscaped, is near ferry service, and carries professional on-site management.

This three-building project was completed in December 2001. The leasing office is located at 240 3rd Street. For additional information, please contact the office at (510) 625-1928 or visit the website at <http://www.allegroatjacklondonsquare.com>.

Aqua Via (125 Second Street)

125 Second Street, also known as Aqua Via, developed by Embarcadero Pacific, is conveniently adjacent to the vibrant Jack London Square at 121-9 2nd St between Oak and Madison. Aqua Via fuses the timeless elegance of 1930's art deco design with an astonishing array of building amenities including Bocce Ball and a Water Taxi. Aqua Via is strategically located in the Jack London District within walking distance to Lake Merritt BART, Amtrak, and I-880. Experience pure urban luxury with unsurpassed bay views in this 9-story, 100-unit over a 2-level parking garage and 5,190 square feet of commercial/retail space. Condominium homes ranging between 752 to 1,327 square feet, come in a choice of 1 bedroom/1.5 bathrooms, studio/1 bathroom, 1 bedroom + 1 den/1.5 bathrooms, 1 bedroom + 1 den/ 2 bathrooms, 2 bedrooms/2.5 bathrooms, and 2 bedrooms/2 bathrooms.

Aqua Via was completed in April 2006 and is currently over 90% leased. The leasing gallery is located at 125 Second Street, Oakland, CA and is open on Tuesday to Fridays from 10 AM-6PM Fridays, Saturdays from 11AM to 5PM and on Mondays and Sundays by appointment. For additional information regarding this project or to register for updates, please visit the website www.AquaViaLiving.com, contact the sales office at (510) 208-3636, or by emailing ben@aquaviamanagement.com.

901 Jefferson Street

901 Jefferson, originally developed as a condominium project by AF Evans Development, is located at the corner of 9th Street and Jefferson Street. The project was sold to Madison Park Financial Corporation and was repositioned as a rental project. This project offers 86 residential units, consisting of one-, two-bedroom units and lofts ranging from approximately 611 square feet to 1,186 square feet. Residents also have easy access to shopping, restaurants, notable cultural attractions, and public transportation. This project also features approximately 1,030 square feet of retail space.

901 Jefferson was completed in August of 2008. For additional information regarding this project, please contact Beverly Rivas at (510) 715-5512, email 901Jefferson@mpfcorp.com, or visit the website <http://www.901jefferson.com>

Fox Courts (555-19th Street, 550-18th Street)

Fox Courts project is an affordable 'workforce' rental housing and mixed-use development developed by Resources for Community Development (RCD) that serves low and very-low income families and individuals, some of which with special needs. This project will add 80 units of new 100 percent affordable rental units as well as below-grade parking, an on-site child care center for 35 children and an arts center operated by Museum of Children's Art (MOCHA). This development is located in the Uptown District in Downtown Oakland.

Fox Courts completed construction in Spring 2009. For additional information regarding this project, please contact Deni Adaniya with RCD at (510) 841-4410, x19 or visit the RCD website at http://rcdev.org/what_development_fox.html.

Jackson Courtyard (Jackson and 14th Street)

Jackson Courtyard, originally developed as a condominium project, has been repositioned as a rental project. It is located on the corner of Jackson and 14th Streets, in a neighborhood adjacent to a busy commercial area, but on a quiet residential street with a mixture of low-rise and high-rise apartment buildings. It is also within walking distance to Oakland's Chinatown and downtown business district, and just two blocks from Lake Merritt. Consisting of eight floors of residential market rate condominiums, these 45 units are a mixture of one- and two-bedroom units surrounding an interior open-air courtyard. The project features a residential lobby providing a welcoming and secure entrance, with twenty-four hour concierge/security service available. The ground floor contains 2,120 square feet of commercial/retail establishments as well as a fitness center. Additional features are a shared rooftop garden and subterranean parking.

Jackson Courtyard Condominiums completed construction April of 2009. For additional information, please visit the website http://www.caldecott.com/?page=building_directory&buildings_id=58.

Madison @ 14th

Madison @ 14th is a mixed-use, transit-oriented, infill project with 79 units of permanently affordable rental housing for low-income families and youth aging out of foster care developed by Affordable Housing Associates (AHA). The development is centrally located in downtown Oakland one block from Lake Merritt. The building will consist of 16 studio, 36 one-bedroom, 21 two-bedroom, and 6 three-bedroom apartments. It will also include approximately 2,666 square feet of ground floor retail space.

Madison @ 14th was completed April 2008. For additional information regarding this project, please contact AHA at (510) 649-8500 or visit the website <http://www.ahainc.org/what-we-do/properties/madison-14th-apartments-0>.

Telegraph Lofts – “Old Sears Building” (27th & Telegraph)

The former Sears Building at 2633 Telegraph Avenue is a two-phase project developed by Madison Park Real Estate Investment Trust (MPR). This was an Art Deco building that was remodeled in 1963 and was occupied by Sears until 1993. The current newly refurbished live/work community offers modern amenities, while

maintaining the historic character of the original structure. Apart from the 54 live/work units, the building will consist of 11,000 square feet of retail space, and 20,000 square feet of self-storage. There is a restored brick façade and a large atrium in the center of the building that provides additional light and ventilation. Amenities include wiring for high speed Internet access.

Telegraph Lofts began leasing in summer 2002. Contact the Property Administrator at Madison Park Financial, Neelam Lata at 510.715.0046 or email neelam@mpfcorp.com for more details, or visit the website at www.telegraphlofts.com

The Bond (311-2nd Street)

The Bond, a 104-unit luxury apartment building developed by San Francisco-based Embarcadero Pacific provides one and two-bedroom rental units in an eight-story concrete-framed building. This project features units ranging from 735 to 1,310 square feet and offers large windows and exposed concrete pillars and ceilings. Amenities include a fitness center, concierge service, electric car charging stations, private dog park and wine tasting events in the common areas. The Bond features approximately 1,033 square feet of ground floor retail and commercial space.

The Bond completed construction June 2009 and has begun leasing its units. The leasing gallery is located at 311 2nd Street, Oakland, CA. Please call for an appointment or visit the website at www.thebondliving.com.

the Grand (100 Grand Avenue)

the Grand, developed by Essex Property Trust, Inc., is a twenty-two-story residential high-rise building located at 100 Grand Ave. The project consists of 238 rental units, ranging from studios, to one, two, and three bedroom units, including 7,970 square feet of ground floor retail space. Amenities include concierge service, community room, an outdoor spa, a 24/7 fitness studio, a business center, on-site management, secured parking, extra storage spaces and more!

the Grand was completed Spring of 2009 and is currently being leased. The leasing office is located at 100 Grand Avenue, Oakland. For more information regarding this project please call (866) 702-2631 or visit the website <http://thegrandapts.com>.

The Landing – Legacy (99 Embarcadero)

The Landing at Jack London Square, a 282-unit multifamily community, is located adjacent to the Jack London Square area, at the corner of Embarcadero and Alice Street in Oakland, California. The Landing at Jack London Square includes a choice of studio, one bedroom, and two bedroom apartment homes with waterfront views. Residents enjoy community amenities such as clubhouse, lap pool, spa, and a state-of-the-art fitness center. The 4-story buildings at The Landing features unique architecture specifically designed to fit with the distinctive neighborhood of Jack London Square. Residents can walk to retail and entertainment in Jack London Square, the new Amtrak Station, and the Lake Merritt BART Station.

Completed since March 2001, apartment homes at The Landing are now available for rent. The Leasing Office is located at 101 Embarcadero West, Oakland, CA. Call 1.866.263.1905, email info@thelandingatjacklondonsquare.com, or visit our website at www.thelandingatjacklondonsquare.com

Thomas Berkley Square

Thomas Berkley Square, located at 630 Thomas L. Berkley Way, converted from a ownership project to a rental project. It is located in the Uptown Oakland neighborhood district. This project involves the design and construction of 88 market-rate residential units, ranging among a one-, two-, and three-bedroom variety, along with 100 parking spaces. Amenities include private patios/balconies and a recreation room. This project also features 3,979 square feet ground-level retail space. Ninety percent of these homes are targeted to be affordable to households earning below 150% of the average median income for the area.

This project broke ground in January 2006. For additional information, please call (310) 568-8500 or visit the website at <http://www.thebedfordgroup.com/BedfordTowersatThomasBerkeleySquare.html>.

Rental & Ownership Projects

200 Second Street

Designed by architect David Bakers and Partners and located close to Oakland's Historic Waterfront, 200 Second Street features 74 residential units and live/work lofts in four floor plans, including 1 bedrooms with raised sleeping alcoves, 1 bed room plus dens, 2 bedroom plus dens, and 5 contemporary 3 bedroom units. Residents also have easy access to nearby transportation, including BART, Amtrak, ferry to San Francisco, and freeways. This project also features secure garage parking, ceramic-tile baths and showers with limestone vanities, European designer kitchen and bath cabinets, decks, balconies, private garden patios on many units, and 1,000 square feet of retail space. Prices range between the high \$300,000 and mid \$600,000, from a 563 square footage to a 1,525 square footage condominium variety.

200 Second Street was completed in early 2007. A number of the homes were sold and the remaining units are currently repositioned as rental units. For additional information regarding this project, please contact Margaret Partlow at (510) 839-4000, ext. 224 or via email at mpartlow@metrovation.com. More details are available at www.200secondstreet.com.

288 Third (288 3rd Street)

288 Third, a project developed by Signature Properties, Inc. provides a wide collection of contemporary units. Conveniently located, it is walking distance to Jack London Square, The Estuary, shops, great restaurants, entertainment, and the City Center. There's easy access to BART, Amtrak, ferry to San Francisco, Park Street in Alameda, and freeways. Set in a fabulous six-story warehouse-style building with contemporary style and attitude, these 91 residential units are available in a range of one to two plus bedroom condominiums ranging in size from approximately 800 sq ft to 1350 sq ft. with prices starting in the high \$400,000. Features include an interior lobby with mail room, two elevators, secured underground parking, and an exciting roof top park with built-in BBQ.

This project was completed in December 2006. A number of the homes were sold and the remaining units are currently repositioned as rental units. For additional information regarding this project please contact a Sales Associate at 415.296.2163 or visit the website <http://www.ubayp.com/buildings/eb/288-3rd-Oakland.html>.

1020 Jackson (1018-26 Jackson)

1018-26 Jackson development project, also known as 1020 Jackson, is located at the corner of 10th and Jackson in Oakland's Chinatown. This project presents 35 new spacious units with a mix of one bedroom, one-bedroom plus study, and two-bedroom homes, including a personal balcony in most units. These condominiums provide easy access to freeways and transportation. Restaurants and boutiques are located nearby. Units range from approximately 660 square feet to 1,130 square feet in size. This project features an open air common area on the lowest residential level - 2nd level, a gated two level garage of 36 independent parking spaces plus 7 tandem parking spaces, a controlled-access lobby and garage, elevator, phone entry system, and 1,110 square feet of retail space at the ground floor.

1020 Jackson was completed in July 2006. A number of the homes were sold and the remaining units are currently repositioned as rental units. For more information about this project, please visit <http://www.ubayp.com/buildings/eb/1020Jackson-Oakland.html>, email to info@ubayp.com, or contact an Urban Bay Sales Associate at (510) 622-8300.

Broadway Grand Phase I (Negherbon)

Broadway Grand project, also known as Negherbon, developed by Signature Properties, consists of 2 phases. Located in Uptown Oakland where Broadway meets Grand, this is a vibrant location where great restaurants, the Paramount Theatre, Lake Merritt, Farmer's Market, and BART are within walking distance away.

Phase I, bounded by Broadway, Valley St., West Grand, and 23rd St, was completed in late 2007. Stylized with deco glamour mingles with a modern attitude, this building features 132 unique one- to three-bedroom unit condominium homes with up to approximately 2,000 square feet. Additional features include 22,000 square feet of retail space and a covered secure parking garage.

Phase 2 of this project is bounded by Broadway, Valley, 23rd St, and 24th St. This phase contains 367 units and 27,700 square feet of retail space, in which construction have not started.

Broadway Grand Phase I was completed in December 2007. A number of the homes were sold and the remaining units are currently repositioned as rental units. Construction for Phase II of this project has not commenced. The sales office is located at 430 West Grand. For additional information regarding this project or to register for updates, please call the sales office at (510) 986-0149 or email broadwaygrand@fpimgt.com.

Jade (1511 Jefferson)

The 1511 Jefferson project, also known as Jade, is located on 15th and Jefferson in Downtown Oakland. Conveniently, these units are located just across the street from the Federal Building, a block away from the City Center, and within close proximity to numerous employment centers, with BART access within a few blocks' walk. Jade offers a 78 new residential units and townhome community, comprising of 68 one- and two-bedroom flats on the third, fourth, fifth, and sixth floors and 10 townhomes, ranging in size from approximately 625 to 1,544 square feet. Amenities include a courtyard deck, roof deck, and secured parking serviced by an elevator and stairs. The fifth and sixth floors have exceptional views of the city, hills, and limited view of the water.

Construction of Jade was completed in January 2007. A number of the homes were sold and the remaining units are currently repositioned as rental units. For more information, please visit <http://www.ubayp.com/buildings/eb/1511Jefferson-Jade.html>.

The Uptown Apartments

The Uptown Apartments, a brand new rental community, is being developed by Uptown Housing Partners LP and is located in the urban heart of downtown Oakland (bounded by Thomas L. Berkley Way (formerly 20th Street) on the north, a public park on the east, 19th Street on the south, and San Pablo Avenue on the west).

Uptown Partners' development proposal for the Project Area includes the following highlights:

- A transit-oriented development of 665 rental apartments in the area bounded by 19th Street, Thomas L. Berkley Way, Telegraph Avenue and San Pablo Avenue,
- 20 percent (133 units) of the 665 units will be affordable to households earning 50% or less of the area's median income (AMI) for a period of 55 years;
- Five percent (33 units) of the 665 units will be affordable to households earning incomes not exceeding 120 percent of AMI for a period of 55 years;
- 9,000 square feet of neighborhood-serving retail along Telegraph Avenue;
- Fox Square, a 25,000 square foot public park between 19th Street and Williams Street;
- The site plan combines a mix of housing types in a non-gated community setting that include low- and high-rise apartments, as well as live/work units;

In addition, there are a number of other projects that are under construction or are foreseen for the area:

- Forest City Residential West, Inc. is negotiating a disposition and development agreement with the Redevelopment Agency to develop a mid-rise for-sale or rental project with approximately 175 units on a 1-acre site bounded by Williams Street on the north, Telegraph Avenue on the east, 19th Street on the south and a new public park on the west.
- A 1-acre area behind the Fox Theater was developed by Resources for Community Development ("RCD") into Fox Courts, a 100 percent affordable rental housing project. This project includes 80 rental units, a childcare facility, and a Museum of Children's Arts.
- An additional acre behind the Fox Theater will be the subject of a Request for Proposals that was released in 2009. The Redevelopment Agency will solicit proposals for a mixed-use commercial development.

Construction of the Uptown Project started in November of 2005 and should be completed by 2010. Phase I and the Fox Square public park was completed in Winter of 2008. The RCD sponsored project completed construction on June 20, 2009. The Welcome Center for The Uptown Apartments is located at 500 William Street, Oakland, CA. For more information, please call 877.880.1329 or visit the website at <http://www.theuptown.net>.