

## **EXHIBIT M**

### **Conditions of Approval and Mitigation Monitoring and Reporting Program for the Oak to Ninth Mixed Use Development Project – “Master Developer Obligations”**

#### **Conditions of Approval**

4.	PUD Design and Specification Document for Brooklyn Basin – Oak to Ninth Development Project
11, 12, 13, 14	Indemnification Requirements
18, 19, 20, 21	Transportation and Circulation
22	Transportation Demand Management
25, 26	Cultural Resources
27, 28, 29, 30 31, 32, 33, 34	Vesting Tentative Map and Master Improvement Plans
36	Off-site Sewer Project Requirement
40	Landscaping, Open Space, Park and Trail Requirements
48	Affordable Housing Provisions

#### **Mitigation Monitoring and Reporting Program**

##### Transportation, Circulation and Parking

B.1.a, B.1.c, B.1.d, B.1.e, B.2.a, B.2.b, B.2.d, B.2.e, B.2.f, B.2.g, B.2.h, B.2.i, B.2.j, B.2.k, B.2.l, B.2.m, B.2.n, B.2.o, B.2.p, B.2.q, B.3.a, B.3.b, B.3.d, B.3.e, B.3.f, B.3.h, B.3.i, B.3.m, B.3.n, B.3.o, B.4a and b, B.6, B.7

##### Air Quality

C.7

##### Cultural Resources

E.1, E.2, E.3, E.8

##### Hazardous Materials

H.1

##### Biological Resources

I.1, I.2, I.3