

Development Agreement

By and Between

City of Oakland

and

Prologis CCIIG Oakland Global, LLC

- The development agreement (DA) addresses property development conditions and requirements.
- The Construction Jobs Policy outlines requirements that the vertical projects must meet.
- The Project Labor Agreement applies to all vertical projects.

NO COST RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Oakland
Dept. of Planning & Building
Attention: Rachel Flynn, Director of Planning & Building
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

(Above Space for Recorder's Use Only)

DEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF OAKLAND

AND

PROLOGIS CCIG OAKLAND GLOBAL, LLC

REGARDING THE PROPERTY AND PROJECT KNOWN AS

"GATEWAY DEVELOPMENT/OAKLAND GLOBAL"

Dated: July 16, 2013

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DEVELOPMENT AGREEMENT
("Gateway Development/Oakland Global")

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this 16th day of July, 2013, by and between the CITY OF OAKLAND, a California charter city ("City"), and PROLOGIS CCIG OAKLAND GLOBAL, LLC, a Delaware limited liability company ("Developer"), pursuant to California Government Code Sections 65864, et seq., with respect to the development of the property and project known as the "Gateway Development/Oakland Global." City and Developer shall collectively be referred to herein as the "Parties," and may each individually be referred to as a "Party."

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the Parties:

- A. These Recitals refer to and utilize terms which are defined in this Agreement; and the Parties refer to those definitions in conjunction with their use in these Recitals.
- B. The Development Agreement Legislation authorizes City to enter into development agreements in connection with the development of real property within its jurisdiction. The Development Agreement Ordinance establishes the authority and procedure for review and approval of proposed development agreements by City.
- C. Developer applied for approval of this Agreement to: (1) vest the land use policies established in the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date), and other Existing City Regulations as of the Adoption Date; (2) vest its rights and City's obligations regarding current and future approvals necessary for the Project; (3) allocate responsibility for the cost and implementation of the Mitigation Monitoring and Reporting

Program; and (4) memorialize certain other agreements made between City and Developer with respect to the Project. City and Developer acknowledge that development and construction of the Project is a large-scale undertaking involving major investments by Developer, with development occurring in phases over a period of years. Certainty that the Project can be developed and used in accordance with the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date), and other Existing City Regulations, will benefit City and Developer and will provide the Parties certainty with respect to implementation of the policies set forth in the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date), and the other Existing City Regulations.

D. Development of the Project will meet the key objectives of City embodied in the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date) and other Existing City Regulations. Specifically, the development of the Project will provide many benefits to City and the public including, but not limited to: (1) mitigate or avoid potentially significant environmental impacts; (2) provide public improvements and infrastructure; (3) deliver the Community Benefits required by the LDDA and the Ground Leases; (4) strengthen City's economic base with a variety of long term jobs, in addition to shorter term construction jobs; (5) provide for and generate substantial revenues for City in the form of one time fees and Exactions, rent pursuant to the applicable ground leases, property tax and other fiscal benefits; and (6) otherwise achieve the goals and purposes for which the Development Agreement Ordinance was enacted. City is therefore willing to enter into this Agreement to, among other

things: (1) provide certainty to encourage the required substantial private investment in the comprehensive development and planning of the Project; (2) secure orderly development and progressive fiscal benefits for public services, improvements and facilities planning in City; and (3) fulfill and implement adopted City plans, goals, policies and objectives, including, among others, those embodied in City's General Plan.

E. City recognizes the pioneering nature of the Project and the Project Site, and City intends that implementation of the General Plan and Redevelopment Plan policies, objectives and goals, and the zoning ordinance, as amended, will create increased value, operation and function of the Port of Oakland area and the surrounding neighborhoods.

F. City and Developer anticipate that the full build-out of the Gateway/Oakland Global project pursuant to this Agreement will generate economic and community benefits to the City of Oakland and Oakland residents.

G. The Development Agreement Legislation authorizes City to enter into a development agreement with any Person having a legal or equitable interest in real property. Developer has an interest in the Project Site described in Exhibit A, attached hereto, pursuant to the Lease Development and Disposition Agreement, by and among the City, the Oakland Redevelopment Successor Agency and Developer, effective December 4, 2012 (the "LDDA").

H. Developer proposes the development of the Project Site for a mix of trade and logistics uses, a marine terminal for bulk and oversized cargo and other uses and improvements in accordance with the City Approvals, the LDDA and this Development Agreement, as further described in Exhibits D-1 and D-2.

I. City has taken several actions to review and plan for the future development of the Project. These include, without limitation, the following: (1) preparation and certification of

the 2002 Oakland Army Base Redevelopment Plan Environmental Impact Report and the 2012 OARB Initial Study/Addendum("EIR"); (2) adoption and approval of the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date); (3) adoption and approval of the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date); (4) execution of the LDDA; (5) adoption and approval of the Gateway Industrial zoning district; and (6) adoption and approval of the Gateway Industrial Design Standards. This Agreement also anticipates City will timely consider and grant additional future approvals for the Project and that City will use the Environmental Impact Report prepared in support of this Agreement for those approvals and actions to the fullest extent allowed under applicable law.

J. On May 1, 2013, the City's Planning Commission held a duly noticed public hearing on this Agreement pursuant to the Development Agreement Ordinance, and other relevant provisions of the Planning Code. After due review of and report on Developer's application for this Agreement by City staff, consideration of all evidence heard and submitted at such public hearing and the matters to be considered pursuant to Section 17.138.060 of the Development Agreement Ordinance in enacting a development agreement, the Planning Commission, in relevant part: (1) considered and relied upon the certified the EIR for the Project, and determined that consideration of this Agreement complies with CEQA based on the EIR, and that this Agreement is consistent with the goals, objectives, policies, land uses and programs specified in the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date), and the other Existing City Regulations pertaining thereto; and (2) recommended that the City Council approve this Agreement based on the foregoing findings. In taking the above actions, the Planning Commission reviewed and heard the report of City's staff

on the Agreement and considered all other evidence heard and submitted at the public hearing, including the matters to be considered pursuant to Section 17.138.060 of the Development Agreement Ordinance in recommending to the City Council the approval of a development agreement.

K. On June 4, 2013 and July 2, 2013, the City Council held duly noticed public hearings on this Agreement pursuant to the requirements of the Development Agreement Ordinance, and other relevant provisions of the Planning Code. After due review of and report on Developer's application for this Agreement by City staff, consideration of the Planning Commission's recommendations thereon, all other evidence heard and submitted at such public hearing, all other matters considered by the Planning Commission, and the matters to be considered pursuant to Section 17.138.060 of the Development Agreement Ordinance in enacting a development agreement and other relevant provisions of the Planning Code, the City Council: (1) considered and relied upon the certified EIR and determined that consideration of this Agreement complies with CEQA based on the EIR; and (2) introduced Enacting Ordinance No. 13183 C.M.S. approving this Agreement, finding and determining in connection therewith that this Agreement is consistent with the goals, objectives, policies, land uses and programs specified in the General Plan, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), the Oakland Army Base Reuse Plan (as amended prior to the Adoption Date) and in the other Existing City Regulations pertaining thereto.

L. At a duly noticed public meeting on July 16, 2013, the City Council adopted Enacting Ordinance No. 13183 C.M.S. enacting this Agreement.

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Legislation and the Development Agreement Ordinance, and in consideration of the

foregoing Recitals and the mutual covenants and promises of the Parties herein contained, the Parties agree as follows.

AGREEMENT

ARTICLE I

DEFINITIONS

1.1 Defined Terms. Each reference in this Agreement to any of the following terms shall have the meaning set forth below for each such term.

Adoption Date: The date the City Council adopted the Enacting Ordinance enacting this Agreement.

Applicable City Regulations: The Existing City Regulations, as defined below, and such other City Regulations, as defined below, otherwise applicable to development of the Project pursuant to the provisions of Section 3.4.

CEQA: The California Environmental Quality Act (Public Resources Code Sections 21000, et seq.) and the Guidelines thereunder (14 California Code of Regulations, Sections 15000, et seq.) ("CEQA Guidelines").

City Application Fees: Fees City regularly charges for the filing and processing of applications as set forth on City's Master Fee Schedule. City Application Fees shall not include City Development Fees, as defined below, or any fee, the purpose of which, is to compensate for or cover any cost or expense other than the filing and processing of an application.

City Approvals: Permits or approvals required under Applicable City Regulations to develop, use and operate the Project and granted on or before the Adoption Date of this Agreement as identified in Recital I of this Agreement and described in Exhibit B. (See also "Subsequent Approval," defined below.)

City Development Fees: The fees or assessments legislatively imposed by City against development projects as a general matter for capital improvements in effect on the Adoption Date, as set forth in the City's Master Fee Schedule. If, subsequent to the Adoption Date, the City ceases to apply or otherwise require a particular City Development Fee within the City, such fee or assessment shall no longer be deemed part of the City Development Fees.

City Master Fee Schedule: The Master Fee Schedule as adopted by the Oakland City Council (a) with respect to City Application Fees, as adopted and amended by the Oakland City Council and (b) with respect to City Development Fees, in effect as of the Adoption Date, a copy of which shall be included in the binders prepared pursuant to Section 3.4.3.

City Policies: The interpretations made by City of the manner in which Existing City Regulations will be applied to the development of the Project under Applicable City Regulations. "City Policies" shall include (a) those City Policies adopted prior to the Adoption Date, whether consistent or inconsistent with this Agreement, and (b) those City Policies adopted after the Adoption Date that are consistent with this Agreement (and exclude those City Policies adopted after the Adoption Date that are inconsistent with this Agreement). The term "City Policy" shall refer to any or all City Policies as the context may require.

City Regulations: The General Plan of City, the Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date), Oakland Army Base Reuse Plan (as amended prior to the Adoption Date), and all other ordinances, resolutions, codes, rules, regulations and policies in effect as of the time in question.

Commence in Earnest: To Commence in Earnest a Phase of the Project shall mean to initiate activities based on a City-issued building permit and other necessary permit(s) and diligently prosecute such permit(s) in substantial reliance thereon and make regular and

consistent progress toward the completion of construction and the issuance of a final certificate of occupancy, including successful completion of building inspections to keep the building permit(s) and other permit(s) active without the benefit of an extension.

Conditions of Approval: Project conditions adopted by the City in connection with City Approvals or Subsequent Approvals.

Construction Codes and Standards: The City Regulations pertaining to or imposing life safety, fire protection, seismic, mechanical, electrical and/or building integrity requirements with respect to the design and construction of buildings and improvements, including the then-current Uniform Building Code as adopted and amended by City and other construction codes, Federal Emergency Management Agency standards, and City's then current design and construction standards for streets, drains, sidewalks and other similar improvements, which codes and standards are applied to comparable development on a City-wide basis.

Dedication: An Exaction comprised of land and/or improvements required to be Dedicated to City.

Development Agreement Legislation: California Government Code Sections 65864 through 65869.5, authorizing City to enter into development agreements as therein set forth.

Development Agreement Ordinance: Chapter 17.138 of City's Planning Code, in effect as of the Adoption Date, establishing City's authority and procedure for review and approval of proposed development agreements.

Effective Date: The date this Agreement becomes effective, which shall be concurrent with the effective date of the Enacting Ordinance.

Enacting Ordinance: Ordinance No. 13183 C.M.S., enacted by the City Council on July 16, 2013, enacting this Agreement.

Environmental Impact Report or EIR: The 2002 Oakland Army Base Redevelopment Plan Environmental Impact Report and the 2012 OARB Initial Study/Addendum.

Exaction: An exaction (other than City Application Fees or City Development Fees), Dedication or reservation requirement, an obligation for on- or off-site improvements or construction of public improvements, or an obligation to provide services. For purposes hereof, Exactions include, but are not limited to, mitigation measures imposed or adopted pursuant to CEQA or as part of the City Approvals.

Existing City Regulations: The City Regulations and City Policies in effect as of the Adoption Date and to the extent such are consistent therewith, the City Approvals as such are adopted from time to time.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. The term "Feasible" includes any grammatical variant thereof, including "Feasibly" and "Infeasible."

Force Majeure: During such portion of the Term that the LDDA is in effect for any Phase, the definition of Force Majeure for such Phase shall be as defined in the LDDA. During such portion of the Term that a Ground Lease is in effect for any Phase, the definition of Force Majeure for such Phase shall as defined in the applicable Ground Lease.

Ground Lease: Each written Ground Lease that is or may be entered into between City and Developer (or City-approved affiliate of Developer) subsequent to the Effective Date of this Agreement, in substantially the same form required by the LDDA, and covering each Phase of the Project.

Governmental Agencies: All governmental or quasi-governmental agencies (such as public utilities) having jurisdiction over, or the authority to regulate development of, the Project. As used in this Agreement, the term "Governmental Agencies" does not include City or any of the departments of City.

Governmental Agency Approvals: All permits and approvals required by Governmental Agencies under Governmental Agency Regulations for construction, development, operation, use, provision of services to, or occupancy of, the Project.

Governmental Agency Regulations: The Laws, ordinances, resolutions, codes, rules, regulations and official policies of Governmental Agencies in effect as of the time in question.

Laws: The Constitution and Laws of the State, the Constitution of the United States, and any codes, statutes, regulations, or executive mandates thereunder, and any court decision, State or federal, thereunder. The term "Laws" shall refer to any or all Laws as the context may require. "Law" or "Laws" excludes, for the purpose of this Agreement, any local ordinance, regulation, rule or requirement.

LDDA: That certain Lease, Development and Disposition Agreement, by and among the City of Oakland, the Oakland Redevelopment Successor Agency and Prologis/CCIG Oakland Global, LLC, effective December 4, 2012.

Mitigation Monitoring and Reporting Program or SCA/MMRP: The (Final and Corrected) Standard Conditions of Approval and Mitigation Monitoring and Reporting Program, dated October 15, 2012 prepared for the EIR and adopted by the City Council on June 19, 2012, further revised by the City Council on July 16, 2013, as may be further amended or corrected.

Mortgage: Means a mortgage, deed of trust, assignment of rents, fixture filing, security agreement or similar security instrument or assignment of tenant's leasehold interest in a Phase of the Project that is permitted under a Ground Lease and is recorded in the Official Records.

Mortgagee: Means the holder or holders of a Mortgage and, if the Mortgage is held by or for the benefit of a trustee, agent or representative of one or more financial institutions, the financial institutions on whose behalf the Mortgage is being held. Multiple financial institutions participating in a single financing secured by a single Mortgage shall be deemed a single Mortgagee.

Person: An individual, partnership, limited liability company, firm, association, corporation, trust, governmental agency, administrative tribunal or other form of business or legal entity.

Phase: Each phase of the Project commonly referred to as the East Gateway, Central Gateway or West Gateway, as applicable.

Private Improvements: The term "Private Improvements" shall have the definition ascribed to the same in the LDDA.

Project: The development, use and occupancy of the Private Improvements on the Project Site pursuant to the City Approvals, the Subsequent Approvals and this Agreement, as identified in Recital H and described in Exhibit D.

Project Site: The real property described on Exhibit A hereto.

Public Improvements: The term "Public Improvements" shall have the definition ascribed to the same in the LDDA.

Subsequent Approvals: Permits or approvals required under Applicable City Regulations to develop, use and/or operate the Project and applied for, considered or granted after the

Adoption Date of this Agreement. Subsequent Approvals may include, without limitation, the following: amendments of the City Approvals, design review approvals, improvement agreements, encroachment permits, use permits, variances, grading permits, public improvement permits, building permits, tree removal permits, lot line adjustments, sewer and water connection permits, certificates of occupancy, subdivision maps, rezonings, development agreements, permits, resubdivisions, condominium maps or approvals, and any amendments to, or repealing of, any of the foregoing, each as permitted by this Agreement.

Terminate: The expiration of the Term of this Agreement, whether by the passage of time or by any earlier occurrence pursuant to any provision of this Agreement. "Terminate" includes any grammatical variant thereof, including "Termination" or "Terminated". Termination shall not relieve Developer of any other obligation, including obligations under this Agreement that survive Termination (such as Indemnity obligations), accrued obligations under this Agreement, and obligations to comply with City Approvals, Governmental Agency Approvals and other Laws.

Transfer: During such portion of the Term that the LDDA is in effect for any Phase, the definition of Transfer for such Phase shall be as defined in the LDDA. During such portion of the Term that a Ground Lease is in effect for any Phase, the definition of Transfer for such Phase shall as defined in the applicable Ground Lease.

Transferee: The Person to whom a Transfer is effected.

ARTICLE II

TERM

2.1 Effective Date; Term Commencement. This Agreement shall be dated as of the Adoption Date; the rights, duties and obligations of the Parties hereunder shall be effective, and

the Term shall commence, as of the Effective Date. Not later than five (5) days after the Adoption Date, Developer shall execute and acknowledge this Agreement and return the Agreement to City; not later than ten (10) days after the Adoption Date, City, by and through its City Administrator or his/her designee, shall execute and acknowledge this Agreement, and upon receipt of such executed and acknowledged Agreement. The Parties anticipate that Developer may not own or hold any ground leasehold interest in any of the Project Site as of the Effective Date, and that Developer will, if at all, acquire a ground leasehold or Franchise interest in the Project Site in Phases. In order to make clear that the rights and obligations under this Development Agreement will apply to and run with the property comprising the Project Site (or Developer's ground leasehold interest therein) after such property is acquired by Developer, upon acquisition of a ground leasehold or Franchise interest in such property by Developer, Developer shall cause this Agreement or a memorandum thereof to be recorded against Developer's interest in such property in the Official Records of the County of Alameda pursuant to Section 65868.5 of the Development Agreement Legislation and Section 17.138.070 of the Development Agreement Ordinance. City shall cooperate in such recording, and shall execute, acknowledge and deliver such additional instruments and documents as may be necessary to facilitate such recording.

2.2 Expiration of Term. Unless sooner terminated pursuant to the applicable provisions of this Agreement, the Term of this Agreement shall expire as to a Phase on the first to occur of the following: (i) if a Ground Lease is not executed by the Parties with respect to a particular Phase, then, with respect to such Phase, upon expiration or earlier termination of the LDDA; or (ii) if a Ground Lease is executed by the Parties with respect to a particular Phase, then, with respect to such Phase, upon expiration or earlier termination of the Ground Lease for

such Phase; or (iii) December 31 of the calendar year that is seventy (70) years after the Effective Date. Notwithstanding the foregoing, the Term shall be extended, on a day-for-day basis, for any period of time during which (A) a development moratorium (including, but not limited to, a water or sewer moratorium (or both)), prevents, prohibits or delays the construction of the Project or (B) a lawsuit by a third party challenging any Project development approvals or permits is pending. Such extension shall be established pursuant to the procedure set forth in Section 7.1 below. Notwithstanding anything to the contrary in Section 7.1, the Term shall not be extended for any Force Majeure event except as set forth in this Section 2.2.

2.3 Subsequent Amendments or Termination. If the Parties amend, modify or Terminate this Agreement as herein provided, or as otherwise provided by the Development Agreement Ordinance, or this Agreement is modified or Terminated pursuant to any provision hereof, then the Developer shall, within ten (10) days after such action takes effect, cause an appropriate notice of such action to be recorded in the Official Records of the County of Alameda.

2.4 Effect of Termination of Agreement. Except for obligations a Party has accrued, upon Termination of this Agreement, all of the rights, duties and obligations of the Parties hereunder shall Terminate and be of no further force or effect. The Termination shall not permit City to modify, reduce or terminate any of the rights vested in Subsequent Approvals made pursuant to this Agreement prior to Termination for any Phase that Developer has Commenced in Earnest prior to the Termination or expiration of the Term. Upon Termination, City shall retain any and all benefits, including money or land, received by City as of the date of Termination under or in connection with this Agreement. No Termination shall prevent Developer from completing and occupying buildings or other improvements authorized pursuant

to valid building permits approved by City prior to the date of Termination, except that nothing herein shall preclude City, in its discretion, from taking any action authorized by Laws or City Regulations to prevent, stop or correct any violation of Laws or City Regulations occurring before, during or after construction.

ARTICLE III

GENERAL REGULATION OF DEVELOPMENT OF PROJECT

3.1 Application of Agreement to Project Site: As between the Parties, this Agreement is effective as of the Effective Date and is enforceable by each Party in accordance with its terms. Upon the acquisition by Developer (or a Transferee of Developer) of a ground lease or Franchise interest in any portion of the Project Site, this Agreement shall automatically become effective as to, and govern, such property as of the earlier of: (a) the Effective Date, or (b) the date Developer provides written evidence reasonably acceptable to City that Developer has acquired such interest.

3.2 Permitted Uses; Control of Development: This Agreement vests in Developer the right to develop the Project in accordance with the terms and conditions of this Agreement, the City Approvals and the Existing City Regulations; provided that City shall have the right to control development of the Project in accordance with the provisions of this Agreement, the LDDA and each Ground Lease. Notwithstanding any provision herein to the contrary, the permitted uses of each Phase of the Project, the density and intensity of use of each Phase, and the siting, height, envelope, and massing and size of proposed buildings in each Phase, shall consist only of those described in and expressly permitted by, and subject to all terms, conditions and requirements of, the City Approvals, the Subsequent Approvals, the LDDA, and the applicable Ground Lease for each Phase. Nothing in this Agreement shall prohibit Developer from requesting amendments to the City Approvals. The reservation or dedication of land for

public purposes shall be as set forth on the appropriate tentative or final subdivision maps for the Project or elsewhere in the City Approvals or Subsequent Approvals. This Agreement, the City Approvals, the LDDA and the Ground Lease, and where such instruments are silent, the Applicable City Regulations, shall control the overall design, development and construction of the Project, and all on- and off-site improvements and appurtenances in connection therewith. In the event of any inconsistency between the Applicable City Regulations and this Agreement, this Agreement shall control, except that if the inconsistency cannot be reconciled by application of this rule of construction, the provision which, as determined by the City Council, best gives effect to the purposes of this Agreement shall control.

3.3 Development Schedule/Sequencing: Developer shall develop each Phase of the Project strictly in accordance with, and in all respects subject to, the scope, timing, terms, conditions and requirements set forth in the City Approvals, the Existing City Regulations, the LDDA, and the Ground Lease for each Phase. Without limiting the preceding sentence, and notwithstanding any provision in this Agreement to the contrary, Developer shall develop the Private Improvements for each Phase of the Project in accordance with the "Minimum Project" description, scope, schedule and sequencing set forth in the Ground Lease for each Phase. Nothing in this Agreement shall be deemed to amend or modify the LDDA or any Ground Lease or to limit, modify, restrict or alter the rights of City, in its capacity as Landlord under each Ground Lease, to control development of each Phase or to otherwise exercise any other rights or remedies of Landlord under each Ground Lease.

3.4 Applicable City Regulations. Except as expressly provided in this Agreement and the City Approvals, the Existing City Regulations shall govern the development of the Project and all Subsequent Approvals with respect to the development of the Project on the Project Site,

except that Oakland Municipal Code section 14.04.270 (Chapter 15, Signs Adjacent to Freeways, sections 1501-1506) shall not apply to the Project. City shall have the right, in connection with any Subsequent Approvals, to apply City Regulations as Applicable City Regulations only in accordance with the following terms, conditions and standards:

3.4.1 Future City Regulations. Except as otherwise specifically provided in this Agreement, including, without limitation, the provisions relating to (a) regulations for health and safety reasons under Section 3.4.2 below; (b) regulations for Construction Codes and Standards under Section 3.4.4 below; and (c) provisions relating to the payment of City Application Fees pursuant to Section 3.4.5, below, City shall not impose or apply any City Regulations on the development of the Project Site that are adopted or modified by City after the Adoption Date (whether by action of the Planning Commission or the City Council, or by local initiative, local referendum, ordinance, resolution, rule, regulation, standard, directive, condition, moratorium that would: (i) be inconsistent or in conflict with the intent, purposes, terms, standards or conditions of this Agreement; (ii) materially change, modify or reduce the permitted uses of the Project Site, the permitted density or intensity of use of the Project Site, the siting, height, envelope, massing, design requirements, or size of proposed buildings in the Project, or provisions for City Fees specified in Section 3.4.5 below and Exactions as set forth in the City Approvals, including this Agreement; (iii) materially increase the cost of development of the Project (subject to the acknowledgement as to the cost of Exactions specified in Section 3.4.6 below); (iv) materially change or modify, or interfere with, the timing, phasing, or rate of development of the Project; (v) materially interfere with or diminish the ability of a Party to perform its obligations under the City Approvals, including this Agreement, or the Subsequent Approvals, or to expand, enlarge or accelerate Developer's obligations under the City Approvals,

including this Agreement, or the Subsequent Approvals; or (vi) materially modify, reduce or terminate any of the rights vested in City Approvals or the Subsequent Approvals made pursuant to this Agreement prior to expiration of the Term. Developer reserves the right to challenge in court any City Regulation that would conflict with this Agreement or reduce the development rights provided by this Agreement, provided that such City Regulation directly affects the Project; provided, however, Developer shall first follow the dispute resolution procedures in Article VIII.

3.4.2 Regulation for Health and Safety. Notwithstanding any other provision of this Agreement to the contrary, City shall have the right to apply City Regulations adopted by City after the Adoption Date, if such application (a) is otherwise permissible pursuant to Laws (other than the Development Agreement Legislation), and (b) City determines based on substantial evidence and after a public hearing that a failure to do so would place existing or future occupants or users of the Project, adjacent neighbors, or any portion thereof, or all of them, in a condition substantially dangerous to their health or safety. The Parties agree that the foregoing exception to Developer's vested rights under this Agreement is in no way intended to allow City to impose additional fees or exactions on the Project, beyond the City Fees described below in Section 3.4.5, that are for the purpose of general capital improvements or general services (except in the event of a City-wide emergency).

3.4.3 Existing City Regulations. The City shall, at the Developer's sole cost and expense, compile two binders which include copies of all Existing City Regulations within ninety (90) calendar days after the Adoption Date, sign both copies, and deliver one copy to Developer. The City shall make every reasonable effort to include all Existing City Regulations.

3.4.4 Construction Codes and Standards. The City shall have the right to apply to the Project at any time, as a ministerial act, the Construction Codes and Standards in effect at the time of the approval of any City Approval or Subsequent Approval thereunder.

3.4.5 City Fees. Except as otherwise specified in this Agreement, the City Development Fees and the City Application Fees shall be the only fees or assessments charged by City in connection with the development or construction of the Project. The City Development Fees applicable to the Project shall only be those fees in effect on the Adoption Date, as set forth in the City's Master Fee Schedule. The Project shall not be subject to any increases in City Development Fees, and shall not be subject to any new City Development Fees adopted after the Adoption Date. Notwithstanding any other provision of this Agreement, Developer shall pay City Application Fees chargeable in accordance with City Regulations (including any action by the City Council to increase or otherwise adjust City Application Fees listed in the City's Master Fee Schedule) in effect and generally applicable at the time the relevant application is made.

3.4.6 Project Exactions. Developer and City acknowledge that the City Approvals and Subsequent Approvals authorize and require implementation of Exactions in connection with the development of the Project and that the specific costs of implementing such Exactions currently cannot be ascertained with certainty, but notwithstanding such uncertainty, except as otherwise provided in this Agreement, Developer shall be solely responsible for such costs in connection with implementing such Exactions as and when they are required to be implemented. Subject to the terms and conditions of this Agreement, no new Exactions shall be imposed by City on the Developer or the development of the Project, or on any application made by Developer for any City Approval or Subsequent Approval concerning the development of the

Project, or in enacting any City Approval or Subsequent Approval concerning the development of the Project, or in connection with the development, construction, use or occupancy of the Project; provided, however, subject to the provisions of Section 3.5 below, that Exactions may be imposed if required by CEQA (e.g., further CEQA review is undertaken for Subsequent Approvals and such review identifies the need for additional or modified mitigation measures, or previously imposed mitigation measures are no longer Feasible).

3.4.7 Term of City Approvals and Subsequent Approvals. Notwithstanding anything to the contrary in Applicable City Regulations, the term of any City Approval (other than this Agreement) and the Subsequent Approvals for the Project shall be for the longer of the Term of this Agreement (including any extensions) or the term otherwise applicable to such City Approval or Subsequent Approval if this Agreement is no longer in effect. Upon the later to occur of (a) the expiration or termination of this Agreement or (b) any Ground Lease (as such Ground Lease may be extended from time to time), any City Approval or Subsequent Approval related to the applicable Ground Lease premises in effect beyond the term of this Agreement shall be quitclaimed and assigned to the City or its designee pursuant to Section 30.1.5 of the applicable Ground Lease.

3.5. Review and Processing of Subsequent Approvals.

3.5.1 Reliance on Project EIR. The EIR, which has been certified by City as being in compliance with CEQA, addresses the potential environmental impacts of the entire Project as it is described in the Project Approvals. Nothing in this Development Agreement shall be construed to require CEQA review of Ministerial Approvals. It is agreed that, in acting on any discretionary Subsequent Approvals for the Project, City will rely on the EIR to satisfy the requirements of CEQA to the fullest extent permissible by CEQA and City will not require a new

initial study, negative declaration or subsequent or supplemental EIR unless required by CEQA, as determined by City in its capacity as the Lead Agency, and will not impose on the Project any mitigation measures or other conditions of approval other than those specifically imposed by the City Approvals, specifically required by the Existing City Regulations or by subsequent CEQA review.

3.5.2 Subsequent CEQA Review. In the event that any additional CEQA documentation is legally required for any discretionary Subsequent Approval for the Project, then the scope of such documentation shall be focused, to the extent possible consistent with CEQA, on the specific subject matter of the Subsequent Approval, and the City, in its capacity as the Lead Agency, shall conduct such CEQA review as expeditiously as possible at Developer's sole cost and expense, including, without limitation, the payment of the applicable City Application Fee.

3.5.3 Request for Amendments to City Approvals. In the event that Developer requests an amendment to the City Approvals which proposes to increase the permitted square footage of development uses for the Project and (a) the approval by the City of such request would be a discretionary approval subject to CEQA and (b) at the time of the City's consideration of such request the project defined in the EIR has not been fully constructed, then the City shall, to the maximum extent permissible by law and other applicable agreements, take into consideration during the City's CEQA review of the requested amendment to the City Approvals the capacity/project envelope previously studied under the EIR that has not been previously constructed and is not the subject of a then current application for a land use related permit or a building permit to minimize the effects of such proposed amendment(s) that may otherwise require additional review under CEQA.

3.6 Exempting Fees Imposed by Outside Agencies. City agrees to exclude Developer from any and all collection agreements regarding fees, including, but not limited to, development impact fees, which other public agencies request City to impose at City's sole and absolute discretion with no conditions on the Project during the Term of this Agreement. Developer shall reimburse City for all costs and expenses (including without limitation consultants, City staff and/or City attorney or outside counsel time) incurred to implement this section.

3.7 Intentionally Omitted.

3.8 Allocation of SCA/MMRP.

3.8.1 Developer's Allocation of SCA/MMRPs. If the Developer elects to proceed with the development of the Project pursuant to the terms of the LDDA and the applicable Ground Leases, the Developer shall be responsible, at its sole cost and expense (as between the Parties), for the implementation of the applicable SCA/MMRPs allocated to Developer on Exhibit C. If the Developer elects to proceed with the development of the Project pursuant to the terms of the LDDA and the applicable Ground Leases, the failure of the Developer to implement the SCA/MMRP allocated to Developer pursuant to Exhibit C at the time set forth for such SCA/MMRP shall be an Event of Default of Developer under this Agreement.

3.8.2 City's Allocation of SCA/MMRPs. The Parties agree that any SCA/MMRP allocated to the City under Exhibit C shall be deemed to be a "Public Improvement" as defined in the LDDA and as such, the City's obligations related to the implementation of the applicable SCA/MMRPs allocated to the City on Exhibit C shall be controlled exclusively by the LDDA, including, but not limited to, the City's obligation to Complete (as defined in the LDDA) the Public Improvements pursuant to the LDDA and the

City's maximum financial contribution pursuant to Section 3.3.1.1.1 of the LDDA. Any failure of the City to Complete any Public Improvement, including any SCA/MMRPs allocated to the City on Exhibit C and any related remedies of the Developer shall be controlled exclusively by the LDDA, and therefore shall not be an Event of Default under this Agreement.

3.8.3 SCA/MMRPs Allocated to Developer and City. Unless otherwise agreed in writing among the Parties as an amendment to this Agreement pursuant to Article XI, where both the City and Developer are identified as being responsible for implementation of an SCA/MMRP: (a) the City shall be responsible with respect to the construction of the Public Improvements, subject to Section 3.8.2, and (b) Developer shall be responsible with respect to the construction and operation of the Private Improvements, as applicable, subject to Section 3.8.1.

3.8.4 Revisions to SCA/MMRP. The Parties acknowledge the provisions of Item 14 of Exhibit 15 to the LDDA which states in part:

"More feasible and/or cost effective measures may be considered by the Parties so long as those measures meet CEQA requirements and do not themselves cause any potentially significant effect on the environment, as determined by the City through the DA/PUD process."

Consistent with this language, the Parties further agree that with respect to the following SCA/MMRPs, if the events identified in the EIR which require the implementation of a SCA/MMRP associated with a cumulative impact have not occurred within the time period contemplated in the EIR or a Party proposes a more cost effective or feasible mitigation measure that meets the applicable CEQA requirements and do not themselves cause any potentially significant effect on the environment, the City may delete or amend

the applicable SCA/MMRPs, so long as the City, in its capacity as the Lead Agency under CEQA for the Project, takes the appropriate action under CEQA to amend or delete the applicable SCA/MMRP, as follows:

- a. at the request of Developer and with the City's prior written consent which shall not be unreasonably withheld or delayed, the SCA/MMRPs allocated to Developer pursuant to Exhibit C and Sections 3.8.1 and/or 3.8.3 of this Agreement; and
- b. in the sole and absolute discretion of the City, the Delayed Public Improvements, which the Parties hereby agree refer specifically to the cumulative off-site traffic improvements listed in Mitigation Measures 3.16-17 through 33 and related Recommended Measures, inclusive, of the SCA/MMRP and are a subset of the Public Improvements.

In the event a SCA/MMRP is deleted pursuant to this Section, the applicable Party shall have no obligation to implement the applicable SCA/MMRP under this Agreement, the LDDA and/or CEQA, as applicable. In the event that a SCA/MMRP is amended pursuant to this Section, the applicable Party shall be deemed to have satisfied its obligation under this Agreement, the LDDA and CEQA, as applicable, by implementing the amended SCA/MMRP.

3.8.5 Survival of Termination. The Parties agree that Section 3.8 shall survive any termination of this Agreement.

3.8.6 Corrections to SCA/MMRP. The Parties agree that technical corrections made by the City to the SCA/MMRP, including previously adopted but omitted Standard Conditions and/or Mitigation Measures, will be incorporated herein and allocated in the same manner as the foregoing.

ARTICLE IV COMMUNITY BENEFITS

4.1 Community Benefits. During such portion of the Term that the LDDA is in effect for any Phase, Developer shall comply with the Community Benefit requirements set forth in Article IV of the LDDA for such Phase. During such portion of the Term that a Ground Lease is in effect for any Phase, Developer shall comply with the Community Benefit requirements set forth in Section 37.6 of the applicable Ground Lease for such Phase. In addition, the parties hereby agree to amend the Construction Jobs Policy for the Public Improvements to require weekly compliance reporting through the website proposed by the California Capital & Investments Group, Inc.

ARTICLE V INDEMNITY AND INSURANCE

5.1 Prior Indemnity Agreement. The Parties acknowledge that they have previously entered into that certain Oakland Army Base Environmental Review Funding and Indemnity Agreement Associated with Initial Project Approvals, dated October 23, 2012 (the "Prior Indemnity Agreement"). Nothing in this Agreement shall amend the provisions of the Prior Indemnity Agreement.

5.2 Developer Indemnity Regarding City Approvals. To the maximum extent permitted by law, Developer shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission and their respective agents, officers, employees and volunteers (hereafter collectively called "City Parties") from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs,

attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Agreement or any City Approvals approved concurrently herewith or any Subsequent Approval or the implementation of the same. The City may elect, in its sole discretion, to participate in the defense of said Action and Developer shall reimburse the City for its reasonable legal costs and attorneys' fees.

Within ten (10) calendar days of the filing of any Action as specified in the preceding paragraph, Developer shall execute a Joint Defense Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the City Approval or any Subsequent Approval requested by Developer. Failure to timely execute the Letter Agreement does not relieve the Developer of any of the obligations contained in this Section or other requirements or Conditions of Approval that may be imposed by the City.

5.3 Developer Indemnity Regarding Other Matters. Subject to the provisions of Section 5.1 and 5.2 with respect to such matters included within the scope of such Sections, during such portion of the Term that a Ground Lease is in effect for any Phase, Developer shall defend, indemnify, protect and hold harmless the City Parties, from and against any and all Actions related to such Phase, in accordance with the indemnification obligations of the tenant as set forth in the applicable Ground Lease.

5.4 Insurance. During such portion of the Term that a Ground Lease is in effect for any Phase, Developer shall, at no cost to City, maintain and cause to be in effect with respect to

each Phase, the same types and amounts of insurance required of the tenant under the Ground Lease for such Phase.

ARTICLE VI

ANNUAL REVIEW OF COMPLIANCE

6.1 Annual Review. City and Developer shall annually review this Agreement, and all actions taken pursuant to the terms of this Agreement with respect to the Project, in accordance with the provisions of Section 17.138.090 of the Development Agreement Ordinance and this Article VI. Nothing herein is intended to, nor does, (a) preclude earlier review by City at its reasonable request with thirty (30) days' notice to Developer, or (b) either Party providing notice of noncompliance, breach or default of this Agreement to the other Party in accordance with, as applicable, the terms of the LDDA (for Events of Default arising under the LDDA), the terms of the applicable Ground Lease (for Events of Default arising under the applicable Ground Lease) or the applicable dispute resolution provisions of this Agreement detailed in Article VIII (for all other Events of Default under this Agreement).

6.2 Developer's Submittal. Not later than the first anniversary date of the Effective Date, and not later than each anniversary date of the Effective Date thereafter during the Term, Developer shall apply for annual review of this Agreement, as specified in Section 17.138.090.A of the Development Agreement Ordinance. Developer shall pay with such application the City Application Fee for annual review of Development Agreements under Existing City Regulations in effect at the time the application is submitted. Developer shall submit with such application a written report to City's Director, Department of Planning and Building ("Director of City Planning"), with a copy to the City Attorney, describing Developer's good faith substantial compliance with the terms of this Agreement during the preceding year. Such report shall

include a statement that the report is submitted to City pursuant to the requirements of Government Code Section 65865.1, and Section 17.138.090 of the Development Agreement Ordinance, on the top of the first page of the report, in clearly marked bold, twelve point typeface, substantially as follows:

**"THIS REPORT IS SUBMITTED UNDER GOVERNMENT
CODE SECTION 65865.1 AND SECTION 17.138.090 OF
THE DEVELOPMENT AGREEMENT ORDINANCE. CITY
HAS 45 DAYS TO RESPOND."**

6.3 Finding of Compliance. Within forty-five (45) days after Developer submits its report hereunder, the Director of City Planning shall review Developer's submission to ascertain whether Developer has demonstrated good faith substantial compliance with the material terms of this Agreement. If the Director of City Planning finds and determines that Developer has in good faith substantially complied with the material terms of this Agreement, the Director of City Planning shall prepare and issue a certificate of compliance pursuant to Section 6.5 below. If the Director of City Planning does not make a determination and issue a certificate of compliance within forty-five (45) days of receipt of Developer's report under Section 6.2 above (unless extended by Developer in writing), Developer shall submit a second letter notifying the Mayor, Council President, Director of City Planning, City Administrator, and City Attorney that the 45-day determination period has expired. The second notification letter shall inform the City representatives that if the Director of City Planning does not make a determination and issue a certificate of compliance, within 30 days after receipt of the second notification letter, the annual review shall be deemed concluded and Developer shall be entitled to a certificate of compliance pursuant to Section 6.5.

If the Director of City Planning initially determines that such report is inadequate in any respect, he or she shall provide written notice to that effect to Developer, and Developer may supply such additional information or evidence as may be necessary to demonstrate good faith substantial compliance with the material terms of this Agreement. Developer's written response of additional information/evidence must be submitted within 30 days of City notification. If the Director of City Planning again concludes that Developer has not demonstrated good faith substantial compliance with the material terms of this Agreement, he or she shall so notify Developer within 30 days after receipt of Developer's additional information or evidence. If the Director of City Planning does not agree with Developer's response, then he/she shall provide written notice of the commencement of the Meet and Confer/Mediation Process within 30 days of the receipt of the response, and the dispute resolution procedures and process detailed in Article VIII will apply, commencing with Section 8.4 (Meet and Confer/Mediation Process).

6.4 Failure to Conduct Annual Review. Failure of the City to conduct an annual review shall not be an Event of Default under this Agreement by the City and shall not constitute a waiver by the City of its rights to require subsequent annual reviews pursuant to this Article VI. Failure of the City to conduct an annual review shall not cause the Developer to be in Default under this Agreement, but it does not relieve the Developer of the obligation to submit the Annual Review report as required by Section 6.2.

6.5 Certificate of Compliance. Upon Developer's written request following the annual review process described in Article VI, if the Director of City Planning (or the City Council, if applicable) finds good faith substantial compliance by Developer with the material terms of this Agreement (or the City fails to timely conduct an annual review and the Developer has complied with all submittal requirements of Section 6.2), the Director of City Planning shall

issue a certificate of compliance within twenty (20) days thereafter, certifying Developer's good faith compliance with the material terms of this Agreement through the period of the applicable annual review. Such certificate of compliance shall be in recordable form and shall contain such information as may be necessary to impart constructive record notice of the finding of good faith compliance hereunder. Developer shall have the right to record the Certificate of Compliance in the Official Records of the County of Alameda.

ARTICLE VII

FORCE MAJEURE; SUPERSEDURE BY SUBSEQUENT LAWS

7.1 Force Majeure. During such portion of the Term that the LDDA is in effect for any Phase, the provisions of Section 10.1 of the LDDA shall apply to such Phase. During such portion of the Term that a Ground Lease is in effect for any Phase, the provisions of Article 16 of the applicable Ground Lease shall apply to such Phase.

7.2 Supersedure By Subsequent Laws.

7.2.1 Effect of Conflicting Law. Except as prohibited by Government Code Section 65869.5 or other applicable state or federal law, to the extent any future rules, ordinances, regulations or policies applicable to development of the Project Site are inconsistent with the land use designations or permitted or conditionally permitted uses on the Project Site, density and intensity of use, rate or timing of construction, design requirements, maximum building height and size, or provisions for reservation and dedication of land or other conditions of approval or terms under the City Approvals as defined herein and as provided in this Agreement, the terms of the City Approvals and this Agreement shall prevail. As specified in Government Code Section 65869.5, if any Law enacted after the date of this Agreement prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent Feasible, be modified or suspended by City as may be

necessary to comply with such new Law. Immediately after becoming aware of any such new Law, the Parties shall meet and confer in good faith to determine the Feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. At the conclusion of such meet and confer process, and to the extent Feasible in any event no later than ninety (90) days after such new Law takes effect, City shall initiate proceedings for the modification or suspension of this Agreement as may be necessary to comply with such new Law. Such proceedings shall be initiated by public notice given in accordance with the Applicable City Regulations, and the City Council shall make the determination of whether modifications to or suspension of this Agreement is necessary to comply with such new Law. The City Council's determination shall take into account the results of the meet and confer process between the Parties, including all data and information exchanged in connection therewith. To the extent Feasible, the City Council shall make its determination hereunder within sixty (60) days after the date the proceedings hereunder are initiated.

7.2.2 Contest of New Law. Either Party shall have the right to contest the new Law preventing compliance with the terms of this Agreement, and, in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect. The City Council, in making its determination under Section 7.2.1, shall take into account the likelihood of success of any contest pending hereunder, and if the contesting Party has obtained interim relief preventing enforcement of such new Law, then the City Council shall delay consideration of action on modifications to or suspension of this Agreement pursuant to Section 7.2.1 above until such contest is concluded or such interim relief expires.

ARTICLE VIII

EVENTS OF DEFAULT; REMEDIES; ESTOPPEL CERTIFICATES

8.1 Events of Default. Subject to the provisions of this Agreement, any failure by a Party to perform any material term or provision of this Agreement shall constitute an "Event of Default," if, following the notice, meet and confer and cure processes specified below, the Party in default has not timely cured said default. Notwithstanding the foregoing to the contrary, (a) subject to the applicable limitations under the LDDA on cross-defaults between the Phases, during such portion of the Term that the LDDA is in effect for any Phase, any "Event of Default" (as defined in the LDDA) related to such Phase under the LDDA shall be deemed an Event of Default under this Agreement, (b) subject to the applicable limitations under the Ground Leases on cross-defaults between the Ground Leases, during such portion of the Term that a Ground Lease is in effect for any Phase, any "Event of Default" (as defined in the applicable Ground Lease) related to such Phase under the applicable Ground Lease shall be deemed an Event of Default under this Agreement and (c) the provisions of Section 8.2 through 8.6, inclusive, and the notice provisions of Section 8.8 shall not apply to "Events of Default" under the LDDA or the applicable Ground Lease.

8.2 Notice of Noncompliance. If either Party determines there is noncompliance with this Agreement, said Party must provide the other Party written notice of such noncompliance, which shall specify in reasonable detail the grounds therefor and all facts demonstrating such noncompliance or failure, so the other Party may address the issues raised in the notice of noncompliance or failure on a point-by-point basis.

8.3 Response to Notice of Noncompliance. Within thirty (30) days of receipt of the notice of noncompliance, the Party receiving such notice shall respond in writing to the issues raised in the notice of noncompliance on a point-by-point basis. If the noticing Party agrees with

and accepts the other Party's response, no further action shall be required. If the noticing Party does not agree with the response, then it shall provide to the other Party written notice of the commencement of the Meet and Confer/Mediation Process within thirty (30) days of the receipt of the response.

8.4 Meet and Confer/Mediation Process. Within fifteen (15) days of receipt of a meet and confer notice, the Parties shall initiate a Meet and Confer/Mediation Process pursuant to which the Parties shall meet and confer in good faith in order to determine a resolution acceptable to both Parties of the bases upon which either Party has determined that the other Party has not demonstrated good faith substantial compliance with the material terms of this Agreement.

8.5 Hearing Before City Council to Determine Compliance.

(a) Pursuant to the Annual Review Process of Article VI, or if City determines, after the Meet and Confer/Mediation Process, that there still remain outstanding noncompliance issues, the City Council shall conduct a noticed public hearing pursuant to Section 17.138.090 of the Development Agreement Ordinance to determine the good faith substantial compliance by Developer with the material terms of this Agreement. At least ten (10) days prior to such hearing, the Director of City Planning shall provide to the City Council, Developer, and to all other interested Persons requesting the same, copies of the City Council agenda report, agenda related materials and other information concerning the Annual Review Process of Article VI and/or Developer's good faith substantial compliance with the material terms of this Agreement and the conclusions and recommendations of the Director of City Planning. The results and recommendations of the Meet and Confer/Mediation Process shall be presented to the City Council for review and consideration. At such hearing, Developer and any

other interested Person shall be entitled to submit evidence, orally or in writing, and address all the issues raised in the staff report on, or with respect or germane to, the issue of Developer's good faith substantial compliance with the material terms of this Agreement.

(b) The City Council may, in its sole discretion, require an additional Meet and Confer/Mediation Process with a designated third party or mediator. The results and recommendations of said process shall be presented to the City Council for review and consideration at a duly noticed meeting.

(c) If, after receipt of any written or oral response of Developer, and/or results and recommendations from the Meet and Confer/Mediation Process that may have occurred, and after considering all of the evidence at such public hearing, or a further public hearing, the City Council finds and determines, on the basis of substantial evidence, that Developer has not substantially complied in good faith with the material terms of this Agreement, the City Council shall specify to Developer the respects in which Developer has failed to comply, and shall also specify a reasonable time for Developer to meet the terms of compliance that shall reasonably reflect the time necessary to adequately bring Developer's performance into good faith substantial compliance with the material terms of this Agreement. If the areas of noncompliance specified by the City Council are not corrected within the time limits prescribed by the City Council hereunder, subject to the Permitted Delay provisions of Section 7.1, above, the City Council may by subsequent noticed hearing extend the time for compliance for such period as the City Council may determine (with conditions, if the City Council deems appropriate), Terminate or modify this Agreement, or take such other actions as may be specified in the Development Agreement Legislation and the Development Agreement Ordinance.

8.6 Effect of City Council Finding of Noncompliance; Rights of Developer. If the City Council determines that Developer has not substantially complied in good faith with the material terms of this Agreement pursuant to this Article VIII, and takes any of the actions specified in this Article VIII with respect to such determination of noncompliance, Developer shall have the right to contest any such determination of noncompliance by City Council pursuant to Section 8.7, below.

8.7 Remedies. Upon the occurrence of an Event of Default, each Party shall have the right, in addition to all other rights and remedies available under this Agreement, to (a) bring any proceeding in the nature of specific performance, injunctive relief or mandamus, and/or (b) bring any action at law or in equity as may be permitted by Laws or this Agreement. Notwithstanding the foregoing, however, neither Party shall ever be liable to the other Party for any consequential or punitive damages on account of the occurrence of an Event of Default (including claims for lost profits, loss of opportunity, lost revenues, or similar consequential damage claims), and the Parties hereby waive and relinquish any claims for punitive damages on account of an Event of Default, which waiver and relinquishment the Parties acknowledge has been made after full and complete disclosure and advice regarding the consequences of such waiver and relinquishment by counsel to each Party.

8.8 Time limits; Waiver; Remedies Cumulative. Failure by a Party to insist upon the strict or timely performance of any of the provisions of this Agreement by the other Party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. In the event a Party determines that the other Party has not complied with any applicable time limit governing performance under this Agreement by such other Party or governing the time within which such

other Party must approve a matter or take an action, then the Party affected by such circumstance shall, prior to taking any other action under this Agreement or exercising any other right or remedy under this Agreement, notify such other Party of such failure of timely performance or such failure to render an approval or take an action within the required time period.

In the case of City, Developer shall send such notice to Director of Planning with copy to the head of any board or commission, the President of the City Council, or the Mayor, having responsibility for performance, approval or action, as applicable, and to the City Administrator, and City Attorney.

Any such notice shall include a provision in at least twelve point bold face type as follows:

"YOU HAVE FAILED TIMELY TO PERFORM OR RENDER AN APPROVAL OR TAKE AN ACTION REQUIRED UNDER THE AGREEMENT: [SPECIFY IN DETAIL]. YOUR FAILURE TO COMMENCE TIMELY PERFORMANCE AND COMPLETE SUCH PERFORMANCE AS REQUIRED UNDER THE AGREEMENT OR RENDER SUCH APPROVAL TO TAKE SUCH ACTION WITHIN THIRTY (30) DAYS AFTER THE DATE OF THIS NOTICE SHALL ENTITLE THE UNDERSIGNED TO TAKE ANY ACTION OR EXERCISE ANY RIGHT OR REMEDY TO WHICH IT IS ENTITLED UNDER THE AGREEMENT AS A RESULT OF THE FOREGOING CIRCUMSTANCES."

The failure of the Party receiving such notice to proceed to commence timely performance and complete the same as required, or render such approval or take such action, within such thirty (30) day period shall entitle the Party giving such notice to take any action or exercise any right or remedy available under this Agreement, subject to any additional notice, cure or other procedural provisions applicable thereto under this Agreement.

Any deadline in this Agreement that calls for action by the City Council or other body that is subject to the requirements of the Ralph M. Brown Act (Government Code Sections 54950 et seq.), City Sunshine Ordinance (Oakland Municipal Code Chapter 2.20), or other noticing and procedural requirements, shall be automatically extended as may be reasonably necessary to comply with such requirements and with City's ordinary scheduling practices and other procedures for setting regular public meeting agendas.

No waiver by a Party of any failure of performance, including an event of default, shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such failure. No express written waiver shall affect any other action or inaction, or cover any other period of time, other than any action or inaction and/or period of time specified in such express waiver. One or more written waivers under any provision of this Agreement shall not be deemed to be a waiver of any subsequent action or inaction, and the performance of the same or any other term or provision contained in this Agreement.

Nothing in this Agreement shall limit or waive any other right or remedy available to a Party to seek injunctive relief or other expedited judicial and/or administrative relief to prevent irreparable harm.

8.9 Effect of Court Action. If any court action or proceeding is brought within the applicable statute of limitations by any third Person to challenge the City Council's approval of (a) this Agreement or any portion thereof, or (b) any Project approval concurrently adopted with this Agreement, then (i) Developer shall have the right to Terminate this Agreement upon thirty (30) days' notice in writing to City, given at any time during the pendency of such action or proceeding, or within ninety (90) days after the final determination therein (including any appeals), irrespective of the nature of such final determination, and (ii) any such action shall constitute a permitted delay under Article VII.

8.10 Estoppel Certificate. Either Party may, at any time, and from time to time, deliver written notice to the other Party requesting such other Party to certify in writing that: (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments, and identifying any administrative implementation memoranda entered into by the Parties, and (c) to the knowledge of such other Party, neither Party has committed an event of default under this Agreement, or if an event of default has to such other Party's knowledge occurred, to describe the nature of any such event of default. A Party receiving a request hereunder shall execute and return such certificate within forty five (45) days following the receipt thereof, and if a Party fails so to do within such 45-day period, the requesting Party may submit a second request (which shall also be sent to the City Council President, City Administrator and City Attorney) and if a Party fails to execute and return such certificate within thirty (30) days after the receipt of the second request, the information in the requesting Party's notice shall conclusively be deemed true and correct in all respects. The Director of City Planning, as to City, shall execute certificates requested by Developer hereunder. Each Party

acknowledges that a certificate hereunder may be relied upon by Transferees and Mortgagees. No Party shall, however, be liable to the requesting Party, or third Person requesting or receiving a certificate hereunder, on account of any information therein contained, notwithstanding the omission for any reason to disclose correct and/or relevant information, but such Party shall be estopped with respect to the requesting Party, or such third Person, from asserting any right or obligation, or utilizing any defense, which contravenes or is contrary to any such information.

8.11 Special Cure Provisions. During such portion of the Term that a Ground Lease is in effect for any Phase, the provisions of Section 18.3 of the applicable Ground Lease shall apply to such Phase.

ARTICLE IX

MORTGAGES/MORTGAGEE PROTECTION

9.1 Mortgages/Mortgagee Protection. During such portion of the Term that a Ground Lease is in effect for any Phase, the provisions of Article 34 ("Mortgages") and Section 18.2 ("Special Provisions Concerning Mortgages and Events of Default") of the applicable Ground Lease govern and shall apply to all Mortgages with respect to such Phase.

ARTICLE X

TRANSFERS AND ASSIGNMENTS

10.1 Transfer/Assignment; Release. During such portion of the Term that the LDDA is in effect for any Phase, (a) Developer shall not be entitled to Transfer all or any portion of its rights or obligations under this Agreement related to such Phase separate or apart from a Transfer that is permitted pursuant to the LDDA and (b) if Developer makes a permitted Transfer of all or any portion of its rights or obligations under the LDDA with respect to any Phase, Developer's rights and obligations under this Agreement related to such Phase with respect to such Phase shall automatically transfer to the Transferee under the LDDA. During such portion

of the Term that a Ground Lease is in effect for any Phase, (y) Developer shall not be entitled to Transfer all or any portion of its rights or obligations under this Agreement related to such Phase separate or apart from a Transfer that is permitted pursuant to the applicable Ground Lease and (z) if Developer makes a permitted Transfer all or any portion of its rights or obligations under the applicable Ground Lease with respect to any portion of the Project Site, Developer's rights and obligations under this Agreement with respect to such portion of the Project Site shall automatically transfer to the Transferee under the applicable Ground Lease (other than such a Transferee that is a subtenant under such Ground Lease). In either event, no such Transfer shall release or relieve Developer from any of its obligations under this Agreement unless, and only to the extent, expressly set forth in the documentation for such Transfer under, as applicable, the LDDA or the applicable Ground Lease.

10.2 Effect of Transfer; No Cross Default. A Transferee shall become a Party to this Agreement only with respect to the interest Transferred to it under the Transfer and then only to the extent set forth in Section 10.1 above. Subject to the preceding sentence, from and after the effective date of the Transfer, (a) an Event of Default by the Developer under this Agreement shall have no effect on the Transferee's rights and obligations under this Agreement; (b) an Event of Default with respect to any Transferee shall have no effect on the Developer's rights and obligations under this Agreement; and (c) an Event of Default by a Transferee under this Agreement shall have no effect on the rights and obligations of any other Transferee under this Agreement.

ARTICLE XI

AMENDMENT AND TERMINATION

11.1 Amendment or Cancellation. Except as expressly provided in this Agreement, this Agreement may be Terminated, modified or amended only by the consent of the Parties

made in writing, and then only in the manner provided for in Section 17.138.080 of the Development Agreement Ordinance. Neither this Agreement nor any term, covenant, condition or provision herein contained shall be subject to initiative or referendum after the Effective Date.

11.2 Certain Actions Not an Amendment. Notwithstanding the provisions of Section 11.1 above, a minor modification to this Agreement may be approved by mutual agreement of City and Developer and shall not require a noticed public hearing or any action by the Planning Commission or City Council before the Parties execute such modification, but shall require the giving of notice pursuant to Section 65867 of the Development Agreement Legislation as specified by Section 65868 thereof. Modifications related to the Term, City Development Fees, Community Benefits, the allocations of SCA/MMRP as set forth in this Agreement or modifications that would increase the obligations of the City under this Agreement are expressly excluded from the definition of a "minor modifications" and shall require the approval of the City Council. Subject to the foregoing, for purposes hereof, "minor modification" shall be determined as set forth in Section 10.12 of the LDDA. The Developer shall forward to all City Council members any and all "minor modifications" within ten (10) days after execution of such.

Upon the expiration of such notice period, any such matter shall automatically be deemed incorporated into the Project and vested under this Agreement. The granting or amendment of a Project Approval or Subsequent Approval shall not require notice under Section 65867 and shall not be considered an amendment to this Agreement. Instead, any such matter automatically shall be deemed to be incorporated into the Project and vested under this Agreement.

ARTICLE XII

NOTICES

12.1 Procedure. Subject to the provisions of Section 8.8, all formal notices to a Party shall be in writing and given by delivering the same to such Party in person or by sending the

same by registered or certified mail, or Express Mail, return receipt requested, with postage prepaid, or by overnight courier delivery, to such Party's mailing address. A Party may provide courtesy notice via electronic mail or facsimile, which notice shall not be deemed official notice under this Agreement. The respective mailing addresses of the Parties are, until changed as hereinafter provided, the following:

City: City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, California 94612
Attention: Rachel Flynn, Director of Planning and Building
Email: rflynn@oaklandnet.com

City of Oakland
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, California 94612
Attention: Doug Cole, Army Base Project Manager
Email: dcole@oaklandnet.com

Oakland City Attorney's Office
One Frank H. Ogawa Plaza, 6th Floor
Oakland, California 94162
Attention: Mark Wald
Email: mwald@oaklandcityattorney.org

Developer: Prologis CCIG Oakland Global, LLC
Pier 1, Bay 1
San Francisco, CA 94111
Attn: Mr. Mark Hansen
Email: mhansen@prologis.com

With a copies to:

Prologis CCIG Oakland Global, LLC
c/o California Capital & Investments, Inc.
The Rotunda Building
300 Frank Ogawa Plaza, Suite 340
Oakland, CA 94612
Attn: Mr. Phil Tagami
Email: tagami@californiagroup.com

Prologis, Inc.
4545 Airport Way

Denver, CO 80239
Attn: General Counsel
Facsimile: (303) 567-5761

Stice & Block, LLP
2201 Broadway, Suite 604
Oakland, CA 94612
Attention: Marc Stice, Esq.
Email: mstice@sticeblock.com

Notices and communications with respect to technical matters in the routine performance and administration of this Agreement shall be given by or to the appropriate representative of a Party by such means as may be appropriate to ensure adequate communication of the information, including written confirmation of such communication where necessary or appropriate. All formal notices under this Agreement shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed or sent by courier, on the delivery date or attempted delivery date shown on the return receipt or courier records. Any notice which a Party desires to be a formal notice hereunder and binding as such on the other Party must be given in writing and served in accordance with this Section 12.1.

12.2 Change of Notice Address. A Party may change its mailing address at any time by giving formal written notice of such change to the other Party in the manner provided in Section 12.1 at least ten (10) days' prior to the date such change is effected.

ARTICLE XIII

COVENANTS RUNNING WITH THE LAND

13.1 Covenants Running With The Land. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other Persons that acquire a legal or equitable interest of Developer in the Project Site, or any portion thereof, or any interest

therein, or any improvement thereon, whether by operation of Laws or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and permitted assigns as Transferees, as covenants running with the land pursuant to Section 65868.5 of the Development Agreement Legislation. This Agreement and the covenants as set forth herein shall run in favor of City without regard to whether City has been, remains or is an owner of any land or interest in the Project Site.

13.2 Successors to City. For purposes of this Article XIII, "City" includes any successor public agency to which land use authority over the Project may be transferred, which public agency shall, as part of such Transfer, by written instrument satisfactory to City and Developer, expressly (a) assume all of City's rights, duties and obligations under this Agreement; and (b) release and Indemnify City from all obligations, claims, liability or other Losses under this Agreement.

ARTICLE XIV

MISCELLANEOUS

14.1 Negation of Partnership. The Parties specifically acknowledge that the Project is a private development, that neither Party is acting as the Agent of the others in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the Parties in the businesses of Developer, the affairs of City, or otherwise, or cause them to be considered joint venturers or members of any joint enterprise. This Agreement is not intended and shall not be construed to create any third party beneficiary rights in any Person who is not a Party or a Transferee; and nothing in this Agreement shall limit or waive any rights Developer may have or

acquire against any third Person with respect to the terms, covenants or conditions of this Agreement.

14.2 Approvals. Unless otherwise provided in this Agreement or, if applicable, the LDDA or any applicable Ground Lease, whenever approval, consent, satisfaction, or decision (herein collectively referred to as an "Approval"), is required of a Party pursuant to this Agreement, it shall not be unreasonably withheld or delayed. If a Party shall disapprove, the reasons therefore shall be stated in reasonable detail in writing. Approval by a Party to or of any act or request by the other Party shall not be deemed to waive or render unnecessary approval to or of any similar or subsequent acts or requests.

14.3 Not a Public Dedication. Except for Exactions made in accordance with this Agreement, and then only when made to the extent so required, nothing herein contained shall be deemed to be a gift or dedication of the Project, or portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever, it being the intention and understanding of the Parties that this Agreement be strictly limited to and for the purposes herein expressed for the development of the Project as private property.

14.4 Severability. If any phrase, clause, section, subsection, paragraph, subdivision, sentence, term or provision of this Agreement, or its application to a particular situation, shall be finally found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, then notwithstanding such determination, such term or provision shall remain in force and effect to the extent allowed by such ruling and all other terms and provisions of this Agreement or the application of this Agreement to other situations shall remain in full force and effect. Notwithstanding the foregoing, if any material term or provision of this Agreement or the application of such material term or condition to a particular situation is finally found to be void,

invalid, illegal or unenforceable by a court of competent jurisdiction, then the Parties hereto agree to work in good faith and fully cooperate with each other to amend this Agreement to carry out its intent.

14.5 Exhibits. The exhibits listed below, to which reference is made herein, are deemed incorporated into this Agreement in their entirety by reference thereto:

- Exhibit A: Project Site Legal Description
- Exhibit B: City Approvals
- Exhibit C: Allocation of SCA/MMRP's
- Exhibit D-1: Project Conceptual Site Plan
- Exhibit D-2: Development Program

14.6 Entire Agreement. This written Agreement and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Except as otherwise specified in this Agreement, any prior correspondence, memoranda, agreements, warranties or representations are superseded in total by this Agreement and exhibits hereto, and such administrative implementation memoranda. Neither the conduct or actions of the Parties, nor the course of dealing or other custom or practice between the Parties, shall constitute a waiver or modification of any Term or provision of this Agreement; and this Agreement may be modified or amended only in the manner specified in this Agreement.

14.7 Construction of Agreement. All of the provisions of this Agreement have been negotiated at arms-length between the Parties and after advice by counsel, who have reviewed this Agreement, and other representatives chosen by each Party, and the Parties are fully informed with respect thereto. Therefore, this Agreement shall not be construed for or against either Party by reason of the authorship or alleged authorship of any provisions hereof, or by reason of the status of either Party. The provisions of this Agreement and the exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against

any Party and consistent with the provisions hereof, in order to achieve the objectives and purpose of the Parties hereunder. The captions preceding the text of each article, section and the table of contents hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement.

14.8 Mitigation of Damages. In all situations arising out of this Agreement, each Party shall attempt to avoid and minimize the damages resulting from the conduct of the other Party. Each Party shall take all necessary measures to effectuate the provisions of this Agreement. Such actions shall include, but not be limited to, good faith and active participation in any meet and confer and cure process.

14.9 Further Assurances; Covenant to Sign Documents. Each Party shall take all actions and do all things, and execute, with acknowledgment or affidavit if required, any and all documents and writings, which may be necessary or proper to achieve the purposes and objectives of this Agreement.

14.10 Covenant of Good Faith and Fair Dealing. Neither Party shall do anything which shall have the effect of harming or injuring the right of the other Party to receive the benefits of this Agreement; each Party shall refrain from doing anything which would render its performance under this Agreement impossible; and each Party shall do everything which this Agreement contemplates that such Party shall do in order to accomplish the objectives and purposes of this Agreement. The Parties intend by this Agreement to set forth their entire understanding with respect to the terms, covenants, conditions and standards for the development, use and occupancy of the Project and by which the performance of the rights, duties and obligations of the Parties hereunder shall be measured or judged.

14.11 Governing Law. This Agreement, and the rights and obligations of the Parties, shall be governed by and interpreted in accordance with the Laws of the State of California.

14.12 References; Terminology. Unless otherwise specified, whenever in this Agreement, reference is made to the table of contents, any article or section, or any defined term, such reference shall be deemed to refer to the table of contents, article or section or defined term of this Agreement. The use in this Agreement of the words "including," "such as" or words of similar import, when following any general term, statement or matter, shall not be construed to limit such statement, term or matter to specific items or matters, whether or not language of nonlimitation, such as "without limitation" or "but not limited to," or words of similar import, are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.

14.13 Irregularity in Proceeding. No action, inaction or recommendation by a Party pursuant to this Agreement, or of City in connection with a City approval, shall be held void or invalid, or be set aside by a court on the grounds of improper admission or rejection of evidence, or by reason of any error, irregularity, informality, neglect or omission (collectively, an "Error") as to any matter pertaining to petition, application, notice, finding, record, hearing, report, recommendation or any matters of procedure whatsoever, unless after an examination of the entire record with respect to such error, including the evidence, the court finds that the Error complained of was prejudicial, and that by reason of the Error, the complaining Party, or third Person, sustained and suffered substantial injury, and that a different result would have been probable if the Error had not occurred or existed. No presumption shall arise that an Error is prejudicial, or that injury resulted from an Error, solely as a result of a showing that Error occurred.

14.14 Judicial Proceeding to Challenge Termination. Any challenge made by Developer to City's termination, modification, or amendment of this Agreement pursuant to a right so to do granted by this Agreement, shall be subject to review in the Superior Court of the County of Alameda and solely pursuant to California Code of Civil Procedure Section 1094.5(c).

14.15 Conflicts of Interest. Developer shall use all diligent efforts to ensure that no member, officer, employee, or consultant of City who participates in any way in the Project or in the making of this Agreement, or a member of such Person's immediate family, shall have any personal financial interest in the Project or this Agreement or receive any personal financial benefit from the Project. Developer warrants that it has not paid or given, and will not pay or give, to any third Person any money or other consideration in exchange for obtaining this Agreement. Not in limitation of any other indemnity obligation of Developer, Developer shall Indemnify City from any claims for real estate commissions or brokerage fees, finders or any other fees in connection with this Agreement.

14.16 Nonliability. No member, official, employee, agent, or member of any board or commission of City shall be personally liable to Developer, or any Transferee, in the event of any Event of Default committed by City or for any amount that may become due to Developer or a Transferee under the terms of this Agreement.

14.17 Developer's Warranties. Developer represents and warrants that it: (i) has access to professional advice and support to the extent necessary to enable Developer to fully comply with the terms of this Agreement and otherwise carry out the Project, (ii) is duly organized and validly existing under the Laws of the State of California, and (iii) has the full power and authority to undertake the Project; and (iv) that the Persons executing and delivering this Agreement are authorized to execute and deliver this Agreement on behalf of Developer.

14.18 Exercise of Police Power. The Parties acknowledge that City has exercised its police power in the interest of the Parties, the citizens of City and the general public, by enacting this Agreement as its legislative act, and that full implementation of this Agreement will confer substantial benefits to the citizens of City and the general public.

14.19 Intentionally Omitted.

14.20 City of Oakland Campaign Contribution Limits. Developer has dated and executed and delivered to City an acknowledgement of campaign contributions limits form as required by Chapter 3.12 of the Oakland Municipal Code.

14.21 Disabled Access. Developer shall construct the Project in compliance with all applicable federal, state, and local requirements for access for disabled Persons.

14.22 City Subject to Brown Act and Sunshine Ordinance Requirements. Developer acknowledges that all City Council and Planning Commission actions are subject to the requirements of the provisions of the Sunshine Ordinance (Oakland Municipal Code Chapter 2.20) and the Ralph M. Brown Act (Government Code Sections 54950, et seq.), and the published agenda of the City Council and Planning Commission and regular procedures applicable thereto. City shall cause all City Council and Planning Commission actions to conform to the foregoing requirements and Developer shall take no action which would violate the foregoing requirements.

14.23 Signature Pages. This Agreement may be executed in counterparts, and in facsimile and/or electronic form, and all so executed, shall constitute one Agreement that shall be binding upon all Parties hereto, notwithstanding that the signatures of all Parties' designated representatives do not appear on the same page.

14.24 No Third Party Beneficiary. Nothing in this Agreement shall confer any rights in favor of any third party or third parties.

14.25 Time. Time is of the essence of this Agreement and of each and every term and condition hereof.

14.26 Recitals True and Correct. The Parties acknowledge and agree that the Recitals are true and correct and are an integral part of this Agreement.

14.27 Conflict with LDDA or Ground Lease. Notwithstanding any provision in this Agreement to the contrary, with the exception of Sections 3.8.4(b) and 3.8.6 and the addition of weekly compliance reporting referenced in Section 4.1, which are intended to control, (a) except as otherwise expressly set forth in the LDDA, in the event of any conflict between any provision of this Agreement and any provision of the LDDA, the provision of the LDDA shall govern and control; and (b) except as otherwise expressly set forth in the Ground Lease, in the event of any conflict between any provision of this Agreement and any provision of any applicable Ground Lease, the provision of the applicable Ground Lease shall govern and control.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

AUTHORIZED SIGNATURE OF CITY:
CITY OF OAKLAND, a California charter city

By: Deanna Schen

Its: City Administrator

APPROVED AS TO FORM AND LEGALITY:

By: Mark P. Wald
Deputy City Attorney

AUTHORIZED SIGNATURE OF DEVELOPER:

PROLOGIS CCIG OAKLAND GLOBAL,
A Delaware limited liability company,

By: [Signature]
Name: Richard Volubis
Title: President

APPROVED AS TO LEGAL FORM:

By: [Signature]
Attorney for Developer

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

AUTHORIZED SIGNATURE OF CITY:
CITY OF OAKLAND, a California charter city

By: _____

Its: _____

APPROVED AS TO FORM AND LEGALITY:

By: _____
Deputy City Attorney

AUTHORIZED SIGNATURE OF DEVELOPER:

PROLOGIS CCIG OAKLAND GLOBAL,
A Delaware limited liability company,

By: [Signature]
Name: Mark Hansen
Title: Senior Vice President

APPROVED AS TO LEGAL FORM:

By: [Signature]
Attorney for Developer

ACKNOWLEDGMENT

State of California
County of Alameda

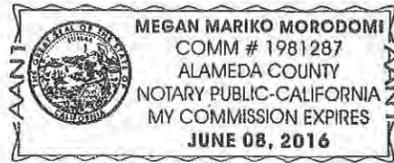
On October 17, 2013 before me, Megan Morodomi, Notary Public
(insert name and title of the officer)

personally appeared Phil Tagami
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



ACKNOWLEDGMENT

State of California
County of Alameda

On October 18, 2013 before me, Kathy Kimura-Barnes, Notary Public
(insert name and title of the officer)

personally appeared Deanna J. Santana
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



ACKNOWLEDGMENT

State of California
County of Alameda

On October 18, 2013 before me, Kathy Kimura-Barnes Notary Public
(insert name and title of the officer)

personally appeared Mark Hansen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathy Kimura-Barnes (Seal)



EXHIBIT A

Project Site

[See attached]

Legal Description

1. CENTRAL GATEWAY PARCELS:

PARCEL 7, PARCEL MAP NO. 10095, FILED AUGUST 13, 2013, PARCEL MAP BOOK 324, PAGES 6-15, INCLUSIVE, ALAMEDA COUNTY RECORDS
2. EAST GATEWAY PARCELS:

PARCELS 4 AND 6, PARCEL MAP NO. 10095, FILED AUGUST 13, 2013, PARCEL MAP BOOK 324, PAGES 6-15, INCLUSIVE, ALAMEDA COUNTY RECORDS
3. WEST GATEWAY PARCELS:

A. PARCELS 9 AND 10, PARCEL MAP NO. 10095, FILED AUGUST 13, 2013, PARCEL MAP BOOK 324, PAGES 6-15, INCLUSIVE, ALAMEDA COUNTY RECORDS

B. The Railroad R/O/W Property described in Exhibit A-2
4. BILLBOARD SITES

See Exhibit A-3

OWNER'S STATEMENT

THE UNDERSIGNED HAS HEREBY STATED THAT IT IS THE OWNER OF THE LAND DESCRIBED AND ENCLOSED WITHIN THE PARCEL MAP BOUNDARY LINES (EXCEPT PARCELS 9 AND PARCEL 10) SHOWN ON THE HEREBY ENCLOSED MAP ENTITLED "PARCEL MAP NO. 10095, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA," THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE ORIGINAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA, AND THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY RECEIVED IN FEE FOR PUBLIC PURPOSES, THE PARCELS OF LAND LINGUIN WITHIN THE PARCEL MAP BOUNDARY LINES OF THIS MAP DESIGNATED AS PARCELS 4, 6, 7, 9 AND 10, AS SHOWN AS BOUNDARY LINES, MAPS, MAPS, MAPS, AND PARCELS 5, FOR THE PURPOSE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE _____ DAY OF _____, 2013.

OWNER: CITY OF OAKLAND

BY: *[Signature]*
FRANK H. OSWAIN, PLAZA
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

BY: *[Signature]*
FRANK H. OSWAIN, PLAZA
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

BY: *[Signature]*
FRANK H. OSWAIN, PLAZA
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

CITY ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF THE CITY OF OAKLAND, AND IS BASED ON THE RECORDS OF THE COUNTY OF ALAMEDA, CALIFORNIA, AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TERRITORY MAP (IF ANY) THAT ALL INSTRUMENTS ARE OF THE RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA, AND THAT SAID INSTRUMENTS ARE OR WILL BE EXPRESSED TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 6-24-2013

SCOTT A. SHURTLEWORTH, U.S. NO. 8841

CITY ENGINEER'S STATEMENT

I, FRANK J. JENSEN, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE DUTIES OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, HAVE EXAMINED THE HEREBY ENCLOSED PARCEL MAP ENTITLED "PARCEL MAP NO. 10095, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA," THAT THE SUBDIVISION AS SHOWN THEREON CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND COMPLES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, AND THAT SAID INSTRUMENTS ARE OR WILL BE EXPRESSED TO ENABLE THE SURVEY TO BE RETRACED.

THE PARCELS A, B, C, AND D RESERVATIONS MADE HEREIN THE ENCLOSED MAP FOR PUBLIC PURPOSES ARE HEREBY CONDITIONALLY ACCEPTED IN ACCORDANCE WITH SECTION 64241(d)(2) OF THE OAKLAND MUNICIPAL CODE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 24th DAY OF July, 2013.

[Signature]
FRANK J. JENSEN, CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

OWNER'S ACKNOWLEDGEMENT

I, *[Signature]*, **Alameda**, A HEREBY PUBLICLY PROVED TO ME ON THE BASIS OF SAID INSTRUMENTS TO BE THE PERSON(S) WHOSE NAMING IS SET FORTH IN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE INSTRUMENT WAS EXECUTED BY THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE INSTRUMENT, OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) WERE EXECUTED THE INSTRUMENT.

I HEREBY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES BY HAND AND OFFICIAL SEAL.

SEAL: *[Signature]*
ANTHONY J. REESE
BY: *[Signature]*
ANTHONY J. REESE
MY COMMISSION EXPIRES: 5-27-14
PRINCIPAL COUNTY OF BUSINESS: Alameda

PARCEL MAP NO. 10095

A SUBDIVISION OF PARCELS 5-2, 9-3, 9-4, 9-5, 14, AND 15-9 FOR GRANT MADE BY 2013-00707, MAPS, & FOR GRANT MADE BY 2013-00707, AND A RE-SUBDIVISION OF PARCELS 1 AND 2 PER PARCEL MAP NO. 10095, PARCELS 4 AND 6, PARCELS 9 AND 10, AND PARCELS 14-16 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

FRANK J. JENSEN - AZAR & ASSOCIATES
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PESAMENOS, CALIFORNIA
(925) 247-2400

JOB NO. 11095
JUNE 2013

SHEET 1 OF 10 SHEETS

EXHIBIT A-2

The Railroad R/O/W Property

Exhibit A-2

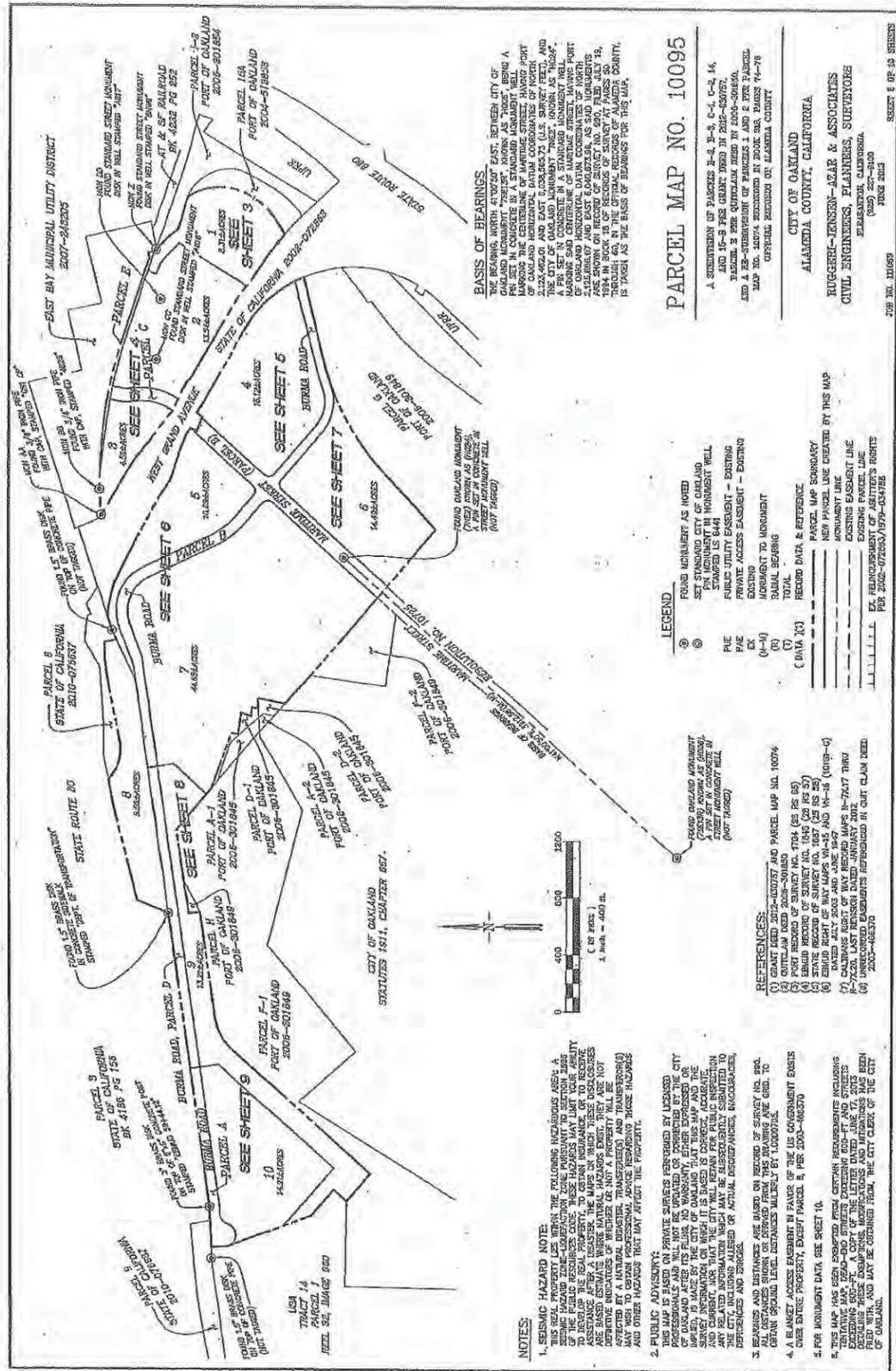


EXHIBIT- "A"

Plat 11 – Railroad Right of Way- North Gateway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portions of Lots 1 and 2 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive Official Records of said County, and being more particularly described as follows:

Beginning at the northwest corner of said Lot 2, same corner being on a curving line to the right from which point the center bears South 11° 47' 21" West; Thence along the north lines of Lots 1 & 2 for the following six (6) courses: (1) in a southeasterly direction 399.73 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 06° 54' 24", (2) South 71° 17' 43" East - 326.54 feet, (3) South 70° 28' 52" East - 279.52 feet, (4) South 13° 11' 35" East - 15.15 feet, (5) North 79° 58' 02" East - 2.12 feet to the beginning of a curve to the right, from which point the center bears South 36° 18' 08" West, and (6) in a southeasterly direction 138.66 feet along the arc of said curve to the right, having a radius of 599.96 feet and through a central angle of 13° 14' 31"; Thence crossing through Lots 1 & 2 for the following eight (8) courses: (1) North 70° 57' 49" West- 127.43 feet for the beginning of a curve to the right, (2) in a northwesterly direction 38.17 feet along the arc of said curve to the right, having a radius of 638.80 feet and through a central angle of 03° 25' 24", (3) North 67° 32' 25" West - 205.60 feet for the beginning of a curve to the left, (4) in a northwesterly direction 61.30 feet along the arc of said curve to the left, having a radius of 935.37 feet and through a central angle of 03° 45' 18", (5) North 71° 17' 43" West - 258.36 feet for the beginning of a curve to the left, (6) in a northwesterly direction 68.53 feet along the arc of said curve to the left, having a radius of 1126.28 feet and through a central angle of 03° 29' 10", (7) North 74°

46' 53" West - 261.90 feet for the beginning of a curve to the left, and (8) in a northwesterly direction 114.77 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 02° 18' 41" to a point on the west line of Lot 2; Thence along said west line, North 12° 35' 53" East - 58.50 feet to **POINT OF BEGINNING**, containing 63,528 square feet (1.4 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 11 – Railroad Right of Way), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

Date

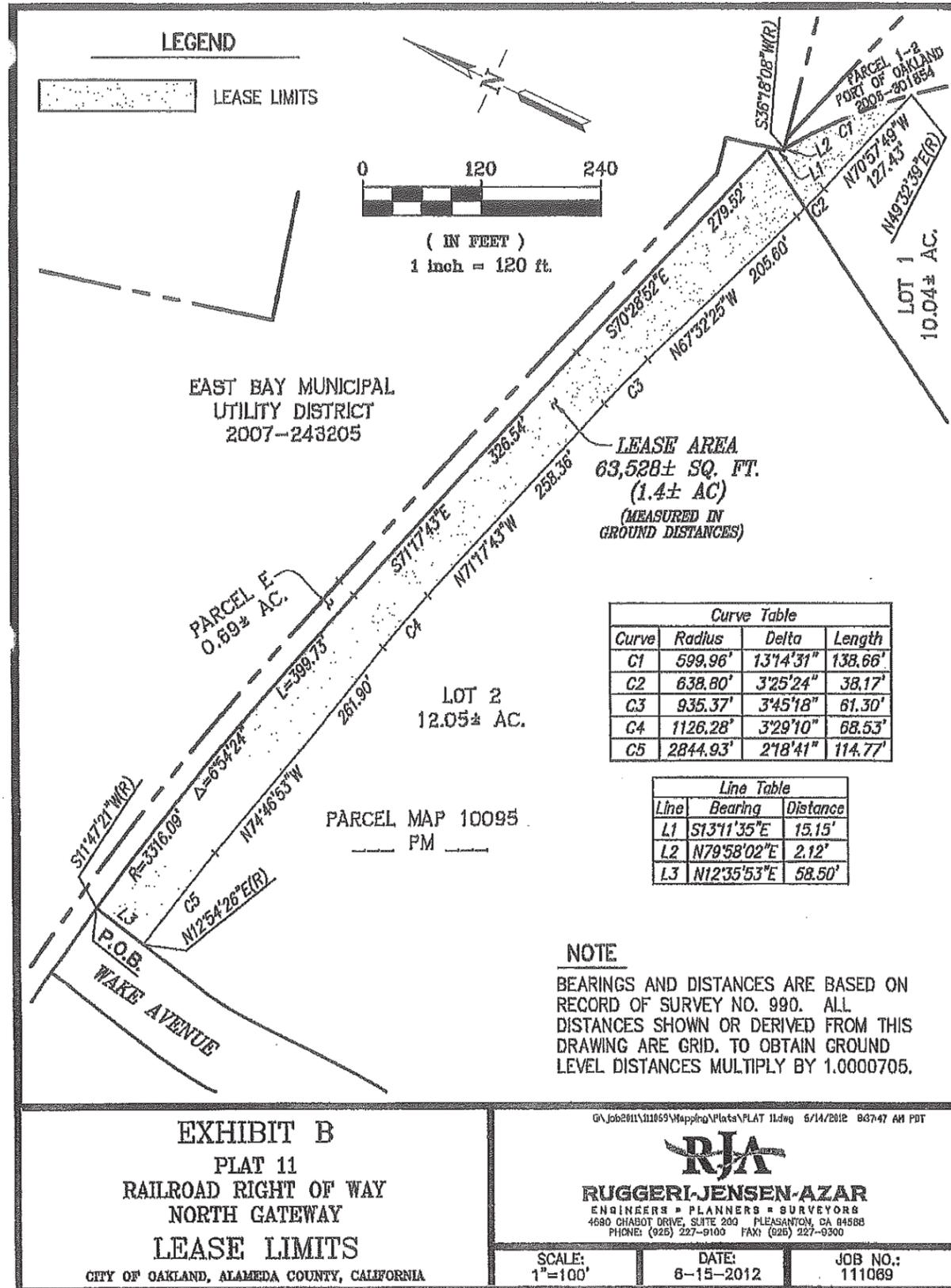


EXHIBIT- "A"

Plat 12- Railroad Right of Way- North Gateway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portions of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, Official Records of said County, and being more particularly described as follows:

Beginning at the northwest corner of said Lot 3, same corner being on a curving line to the right from which point the center bears South 08° 32' 47" East; Thence along the north line of Lot 3 for the following four (4) courses: (1) in a easterly direction 177.04 feet along the arc of said curve to the right, having a radius of 1252.80 feet and through a central angle of 08° 05' 48" to the point of compound curvature, another curve to the right from which point the center bears South 00° 34' 42" East, (2) in a southeasterly direction 121.05 feet along the arc of said curve to the right, having a radius of 3336.10 feet and through a central angle of 02° 04' 44" to the northwest corner of Parcel E as shown upon Parcel and Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, Official Records of said County, (3) South 82° 08' 02" East – 308.54 feet to the beginning of a curve to the right, from which point the center bears South 06° 48' 23" West, and (4) in a southeasterly direction 210.35 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 03° 38' 04" to the northeast corner of Lot 3; Thence along the east line of Lot 3, South 12° 35' 53" West- 57.13 feet for the beginning of a curve to the left, from which the center bears South 11° 20' 11" West; Thence crossing through Lot 3 for the following four (4) courses: (1) in a northwesterly direction 166.24 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 03° 20' 53", (2) North 82°

Curve Table			
Curve	Radius	Delta	Length
C1	599.96'	131°4'31"	138.66'
C2	638.80'	3°25'24"	38.17'
C3	935.37'	3°45'18"	61.30'
C4	1126.28'	3°29'10"	68.53'
C5	2844.93'	2°18'41"	114.77'

Line Table		
Line	Bearing	Distance
L1	S13°11'35"E	15.15'
L2	N79°58'02"E	2.12'
L3	N12°35'53"E	58.50'

NOTE
 BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.

EXHIBIT B
 PLAT 11
 RAILROAD RIGHT OF WAY
 NORTH GATEWAY
 LEASE LIMITS
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4680 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1"=100'	DATE: 6-15-2012	JOB NO.: 111089
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00' 42" West – 283.53 feet for the beginning of a curve to the left, (3) in a southwesterly direction 231.50 feet along the arc of said curve to the left, having a radius of 553.69 feet and through a central angle of 23° 57' 21", and (4) South 74° 01' 57" West – 13.23 feet to a point on the southerly line of Lot 3; Thence along said southerly line for the following two (2) courses: (1) North 59° 14' 43" West – 64.95 feet, and (2) North 57° 29' 34" West – 66.49 feet to **POINT OF BEGINNING**, containing 44,844 square feet (1.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 12 – Railroad Right of Way), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

Date

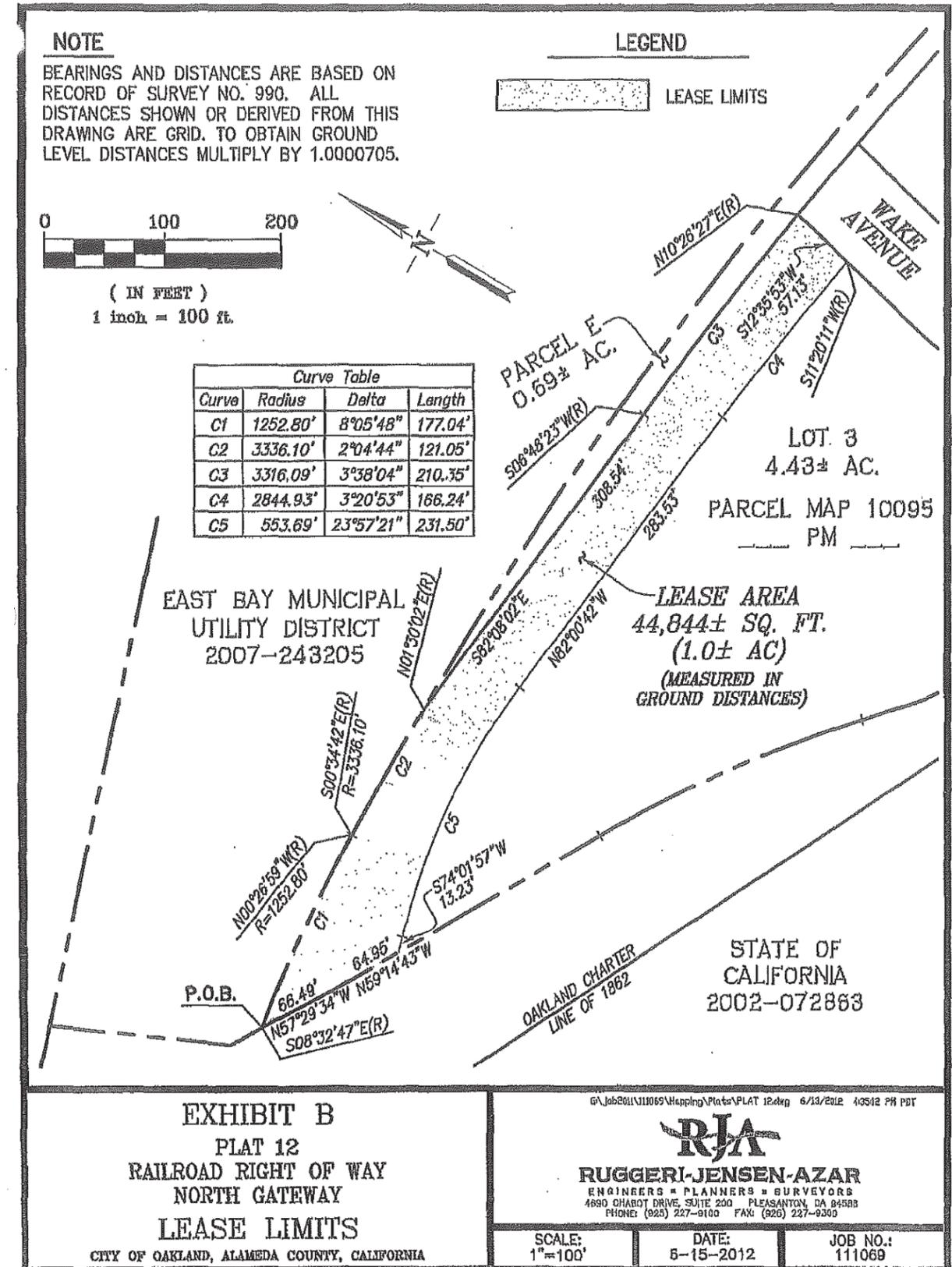


EXHIBIT B
PLAT 12
RAILROAD RIGHT OF WAY
NORTH GATEWAY
LEASE LIMITS
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

GA:\job2011\111069\Maping\Plats\PLAT 12.dwg 6/13/2012 4:35:12 PM PDT

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4690 CHARLOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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SCALE: 1"=100'
DATE: 6-15-2012
JOB NO.: 111069

EXHIBIT- "A"

Easement 7 - Railroad Right of Way Under Freeway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

Beginning at the most westerly corner of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, in the Official Records of said County, same corner being on the north line of said Parcel 56444; Thence along said north line for the following two (2) courses: (1) South 57° 29' 34" East - 66.49 feet, and (2) South 59° 14' 43" East - 64.95 feet; Thence crossing through Parcel 56444 for the following three (3) courses: (1) South 74° 01' 57" West - 65.38 feet to the beginning of a curve to the right, (2) in a southwesterly direction 83.51 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 08° 03' 34", and (3) South 82° 05' 31" West - 331.26 feet to a point on the south line of Parcel 56444; Thence along said south line for the following two (2) courses: (1) North 63° 07' 59" West - 116.25 feet to the beginning of a curve to the left, from which point the center bears South 18° 06' 24" West, and (2) in a northwesterly direction 13.72 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through a central angle of 00° 32' 23"; Thence crossing through Parcel 56444 for the following three (3) courses: (1) North 68° 30' 30" East - 25.57 feet to the beginning of a curve to the right, (2) in a northeasterly direction 126.66 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 12° 13' 24", and (3) North 80° 43' 54" East - 331.10 feet to a point on the north line of Parcel 56444; Thence along said north line, South 57° 29' 34" East - 5.94 to the **POINT OF BEGINNING**, containing 46,941 square feet (1.0 acres), more or less,

A-2-B

measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Easement 7 - Railroad Right of Way Under Freeway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

Date

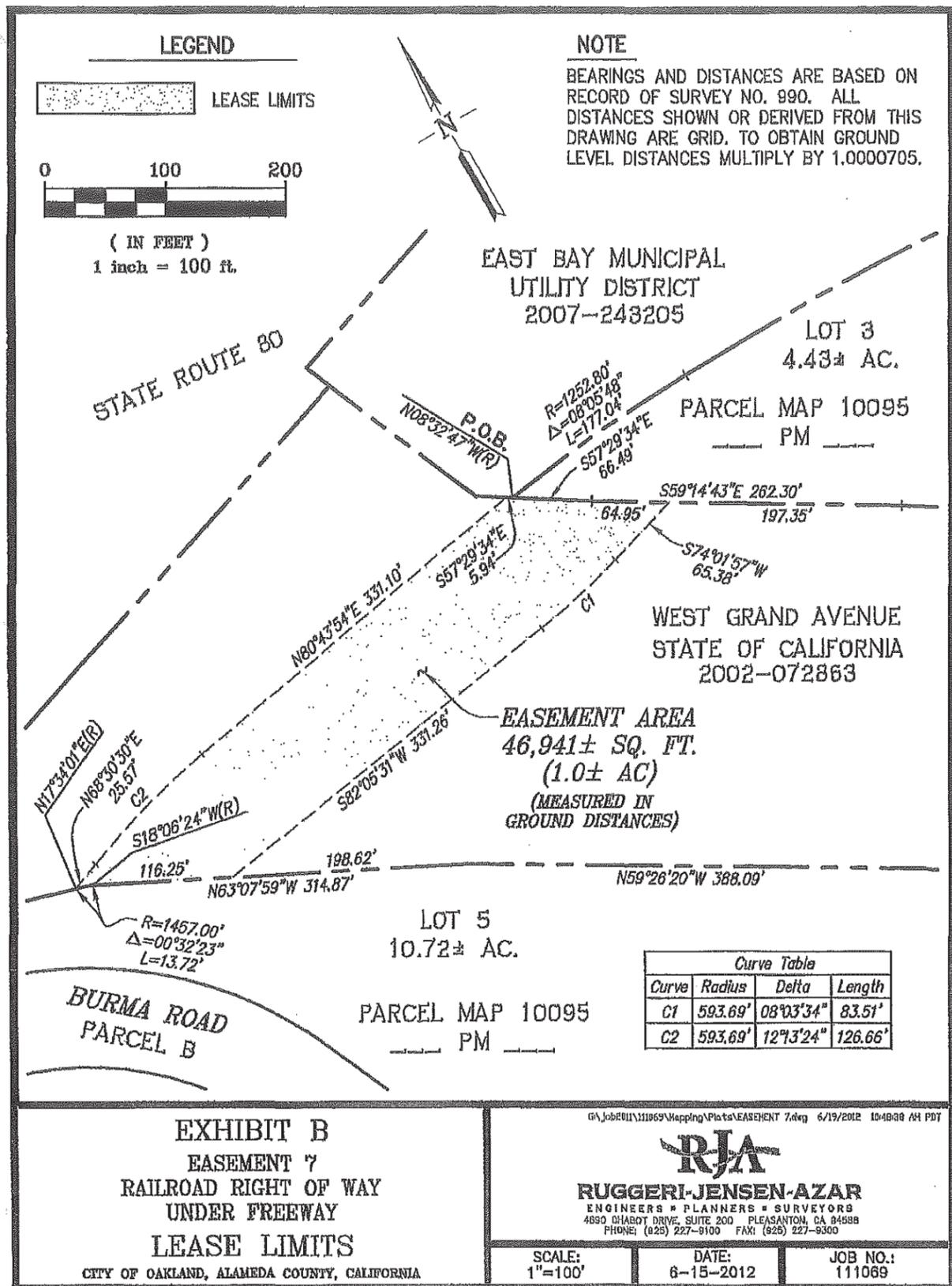


EXHIBIT-"A"

Plat 5 - Railroad Right of Way- Central Gateway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, Official Records of said County, and being more particularly described as follows:

Commencing at a northern corner of said Lot 5 being at the easterly terminus of the course labeled "North 71° 46' 34" East - 111.45 feet", same corner being at the beginning of a curve to the right from which point the center bears South 08° 37' 39" West; Thence with the north line of Lot 5 in a southeasterly direction 227.33 feet along the arc of said curve to the right, having a radius of 1457.00 feet and through a central angle of 08° 56' 22" for the **Point of Beginning** hereof; Thence continuing along said north line for the following two (2) courses: (1) in a southeasterly direction 13.72 feet along the arc of said curve to the right, having a radius of 1457.00 feet and through a central angle of 00° 32' 23", and (2) South 63° 07' 59" East - 116.25 feet; Thence across Lot 5, South 82° 05' 31" West- 122.15 feet to a point on the southerly curving line of Lot 5, being a curve to the left from which point the center bears South 33° 50' 17" West; Thence with said south line in a northwesterly direction 90.60 feet along the arc of said curve to the left, having a radius of 343.00 feet and through a central angle of 15° 08' 04"; Thence across Lot 5, North 68° 30' 30" East- 91.60 feet to **POINT OF BEGINNING**, containing 7,422 square feet (0.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 5 - Railroad Right of Way), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys,

Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

Date

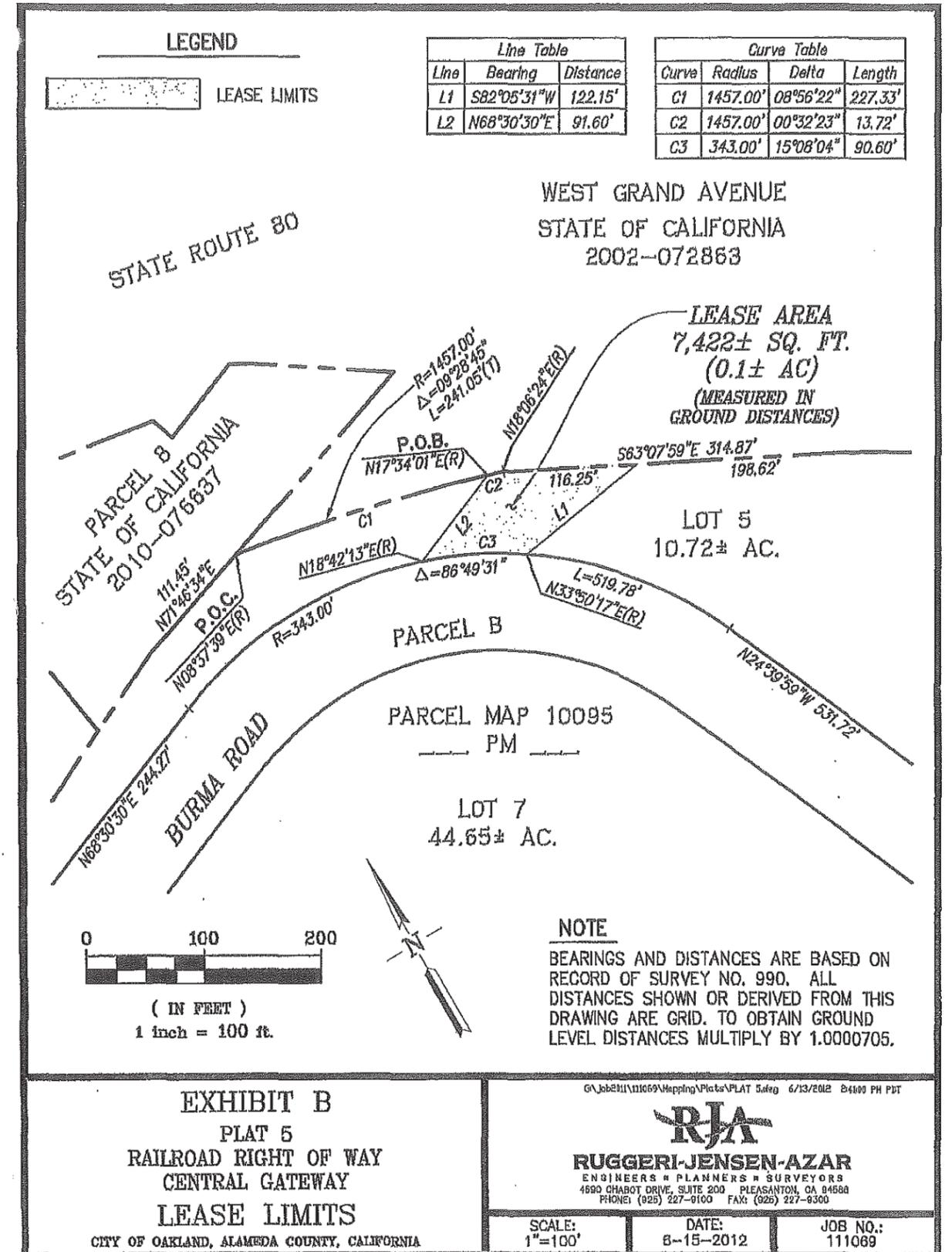


EXHIBIT - "A"

Plat 14A - Railroad Right of Way- Central Gateway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 7 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15 inclusive, Official Records of said County, and being more particularly described as follows:

Beginning at the Northwest corner of Lot 7; Thence along the north line of Lot 7 for the following four (4) courses: (1) North $81^{\circ} 36' 26''$ East - 749.36 feet to the beginning of a curve to the left, (2) in a northeasterly direction 76.36 feet along the arc of the curve to the left, having a radius of 334.00 feet and through a central angle of $13^{\circ} 05' 56''$, (3) North $68^{\circ} 30' 30''$ East - 205.60 feet to the beginning of a curve to the right, and (4) in a southeasterly direction 172.87 feet along the arc of said curve to the right, having a radius of 262.00 feet and a central angle of $37^{\circ} 48' 16''$; Thence crossing through Lot 7 for the following four (4) courses: (1) South $68^{\circ} 34' 54''$ West- 89.58 feet, (2) South $62^{\circ} 09' 09''$ West -212.71 feet for the beginning of a curve to the right, from which point the center bears North $27^{\circ} 39' 03''$ West, (3) in a southwesterly direction 231.70 feet along the arc of the curve to the right, having a radius of 615.27 feet and through a central angle of $21^{\circ} 34' 36''$, and (4) South $81^{\circ} 33' 14''$ West- 677.72 feet to a point on the west line of Lot 7; Thence along said west line, North $08^{\circ} 55' 17''$ West- 87.47 feet to the Point of Beginning.

Containing 93,874 square feet (2.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 14A - Central Gateway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

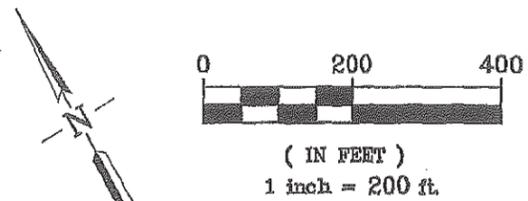
This description and its accompanying plat were prepared by me, or under my direction, in September 2012.

Scott A. Shortlidge, LS 6441

Date

NOTE

BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.



LEGEND

LEASE LIMITS

Curve	Radius	Delta	Length
C1	334.00'	13°05'56"	76.36'
C2	262.00'	37°48'16"	172.87'
C3	615.27'	21°34'36"	231.70'

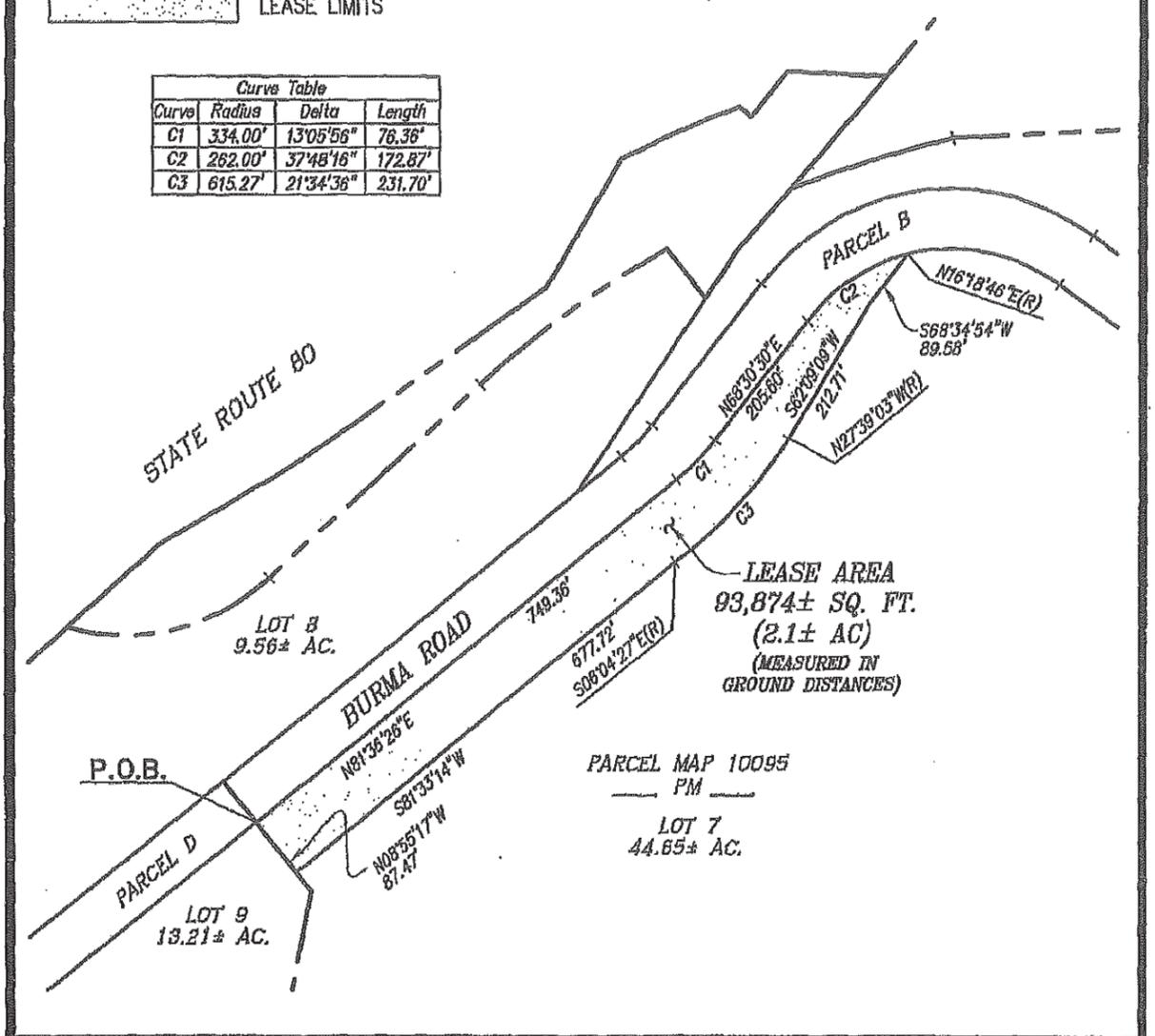


EXHIBIT- "A"
Plat 2 – Sliver Area – Central Gateway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, Official Records of said County, and being more particularly described as follows:

Beginning at the southeast corner of Lot 8 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6-15, inclusive, Official Records of said County, same corner being on the north line of said Lot 5; Thence along said north line for the following four (4) courses: (1) North 64° 17' 11" East -77.77 feet, (2) North 71° 46' 34" East- 111.45 feet to the beginning of a curve to the right, from which point the center bears South 08° 37' 39" West, (3) in a southeasterly direction 241.05 feet along the arc of said curve to the right, having a radius of 1457.00 feet and through a central angle of 09° 28' 45", and (4) South 63° 07' 59" East - 116.25 feet; Thence across Lot 5, South 82° 05' 31" West- 122.15 feet to a point on the southerly curving line of Lot 5, being a curve to the left from which point the center bears South 33° 50' 17" West; Thence along said southerly line for the following four (4) courses: (1) in a westerly direction 331.23 feet along the arc of said curve to the left, having a radius of 343.00 feet and through a central angle of 55° 19' 47", (2) South 68° 30' 30" West - 244.27 feet to the beginning of a curve to the right, (3) in a southwesterly direction 59.90 feet along the arc of said curve to the right, having a radius of 262.00 feet and through a central angle of 13° 05' 56", and (4) South 81° 36' 26" West- 80.22 feet to the most westerly corner of Lot 5; Thence along the north line of Lot 5, North 64° 17' 11" East - 319.84 feet to **POINT OF BEGINNING**, containing 38,108 square feet (0.8 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 2 – Sliver Area), attached and hereby made part of the land description.

EXHIBIT B
PLAT 14A – CENTRAL GATEWAY

CENTRAL GATEWAY
LEASE LIMITS

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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RJA
RUGGERI-JENSEN-AZAR
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4680 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1"=200'	DATE: 8-31-2012	JOB NO.: 111069
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Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

End of Description

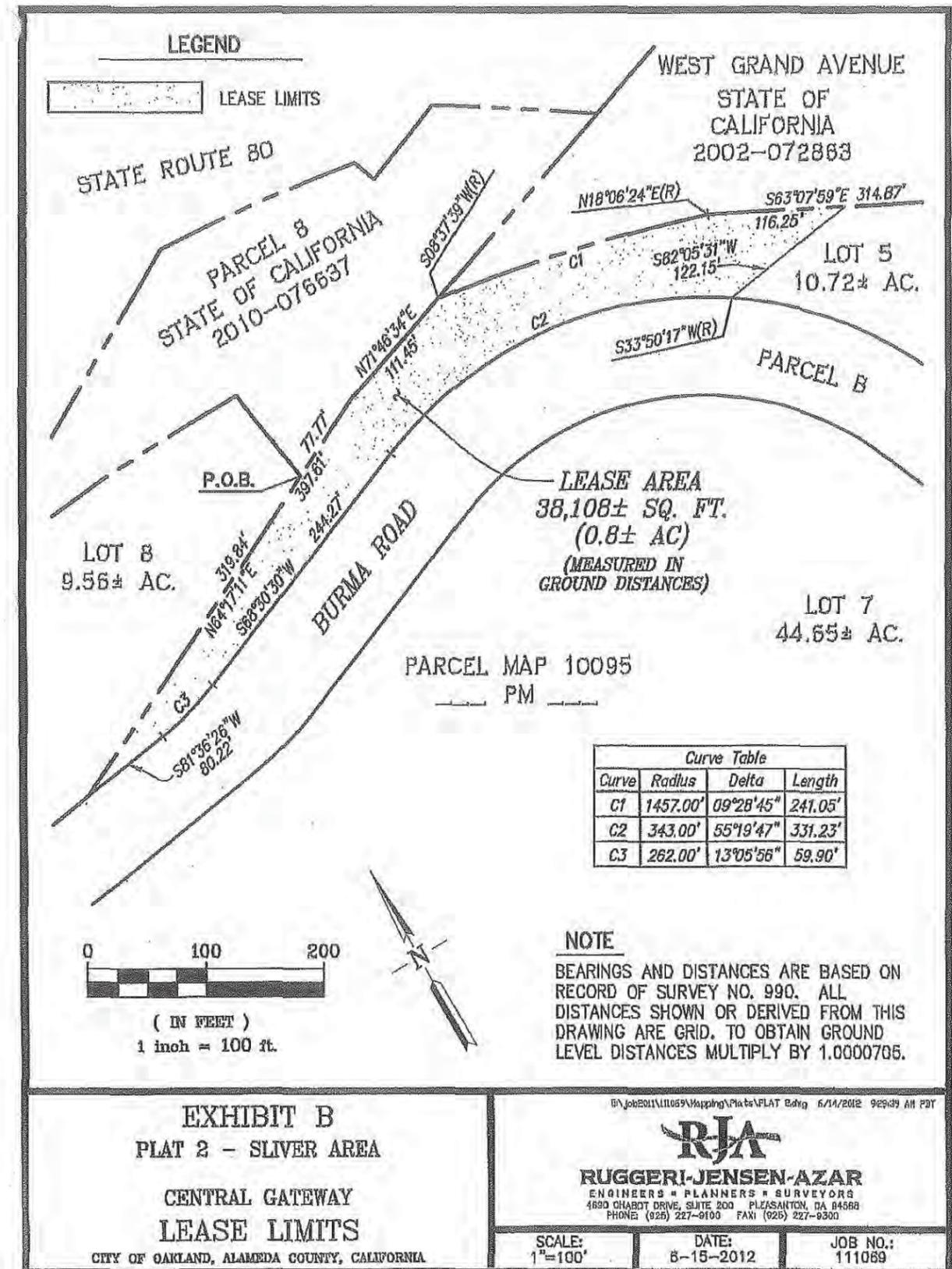
This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

Date

Page 2 of 2

A-2-18



A-2-19

EXHIBIT- "A"

Plat 7 - Sliver Area - Caltrans Under Freeway

Land Description of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

Beginning at the southwest corner of said Parcel 56444, same being a northern corner of Lot 5 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 324 Official Records of said County; Thence along the west line of Parcel 56444 (West Grand Avenue) for the following two (2) courses: (1) North 71° 46' 34" East - 328.35 feet, and (2) North 72° 19' 59" East - 313.59 feet to the northwest corner of Parcel 56444 (West Grand Avenue); Thence along the north line of Parcel 56444 (West Grand Avenue) for the following two (2) courses: (1) South 23° 49' 55" East - 152.50 feet, and (2) South 57° 29' 34" East - 25.31 feet; Thence across Parcel 56444 (West Grand Avenue) for the following three (3) courses: (1) South 80° 43' 54" West - 331.10 feet for the beginning of a curve to the left, (2) in a westerly direction 126.66 feet along the arc of said curve to the left, having a radius of 593.69 feet and through a central angle of 12° 13' 24", and (3) South 68° 30' 30" West - 25.57 feet to a point on the south curving line of Parcel 56444 (Wake Avenue), being a curve to the left from which point the center bears South 17° 34' 01" West; Thence in a northwesterly direction 227.33 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through a central angle of 08° 56' 22" to **POINT OF BEGINNING**, containing 72,935 square feet (1.6 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat 7 - Sliver Area - Caltrans Under Freeway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

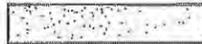
End of Description

This description and its accompanying plat were prepared by me, or under my direction, in June 2012.

Scott A. Shortlidge, LS 6441

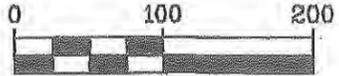
Date

LEGEND

 LEASE LIMITS

NOTE

BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.



(IN FEET)
1 inch = 100 ft.

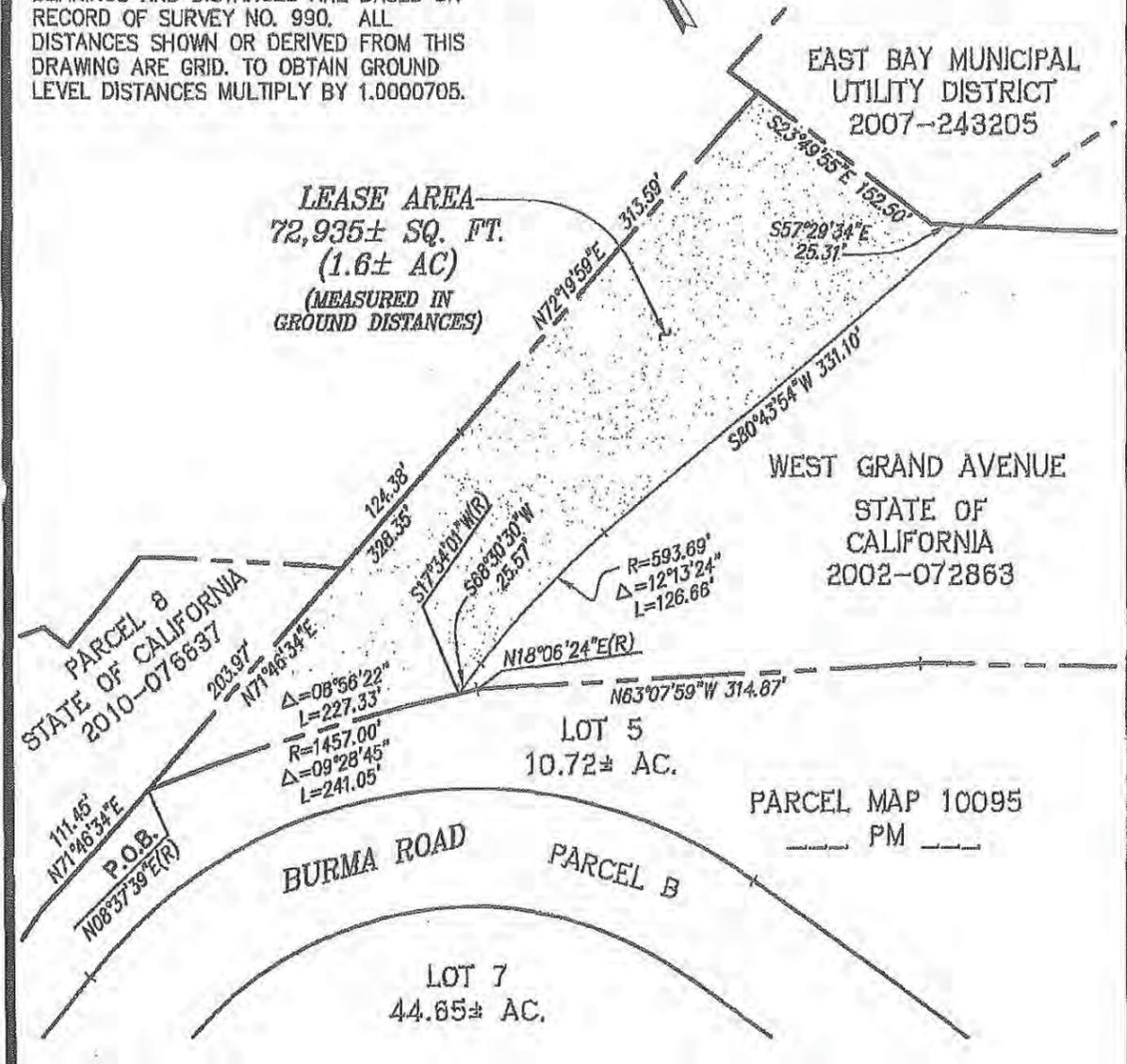
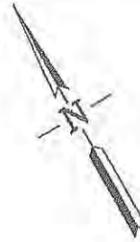


EXHIBIT A-3
Billboard Sites

EXHIBIT B
PLAT 7
SLIVER AREA - CALTRANS
UNDER FREEWAY
LEASE LIMITS
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

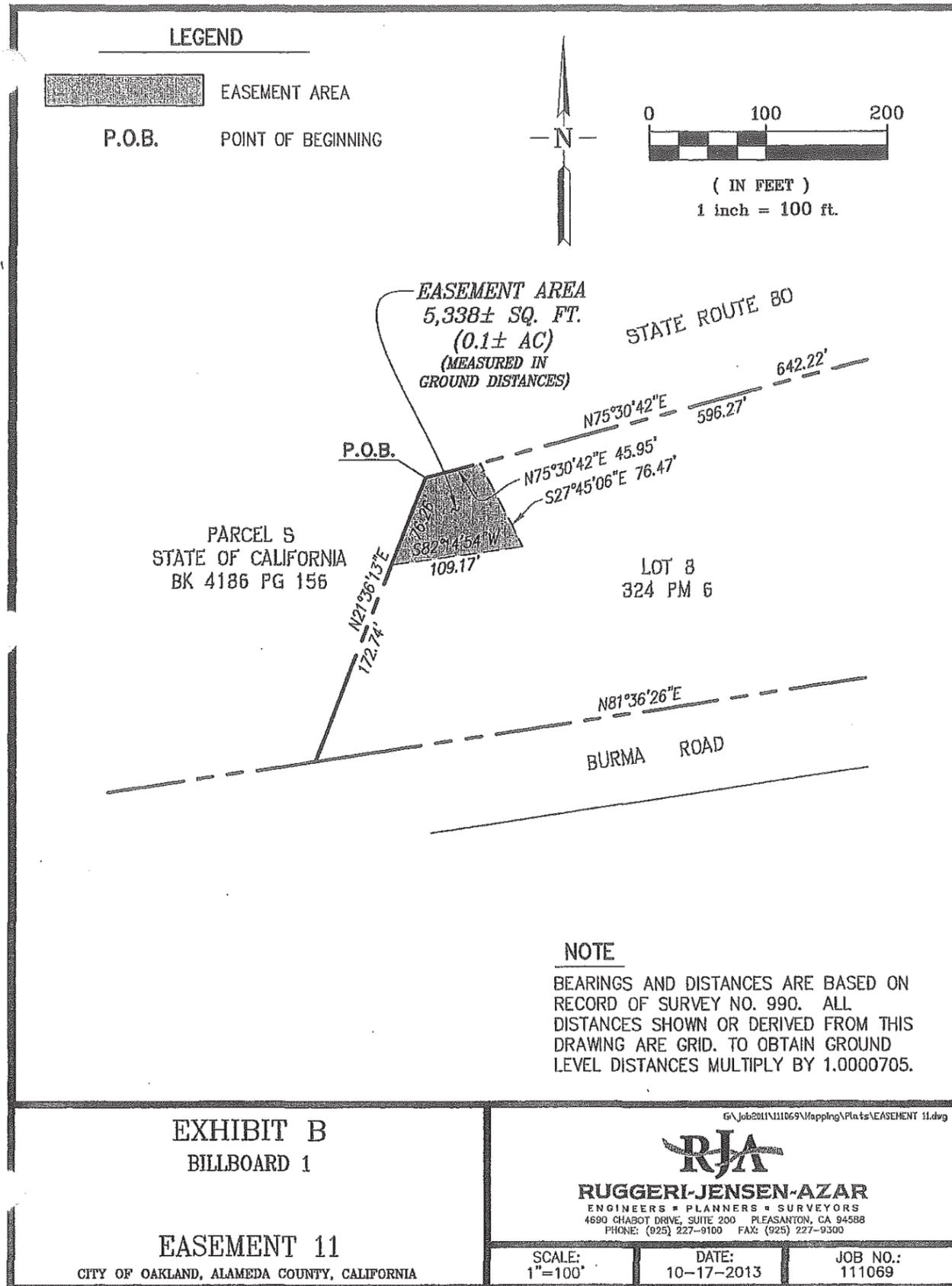
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4890 CHARLOT DRIVE, SUITE 203 PLEASANTON, CA 94689
PHONE: (925) 227-9100 FAX: (925) 227-9300

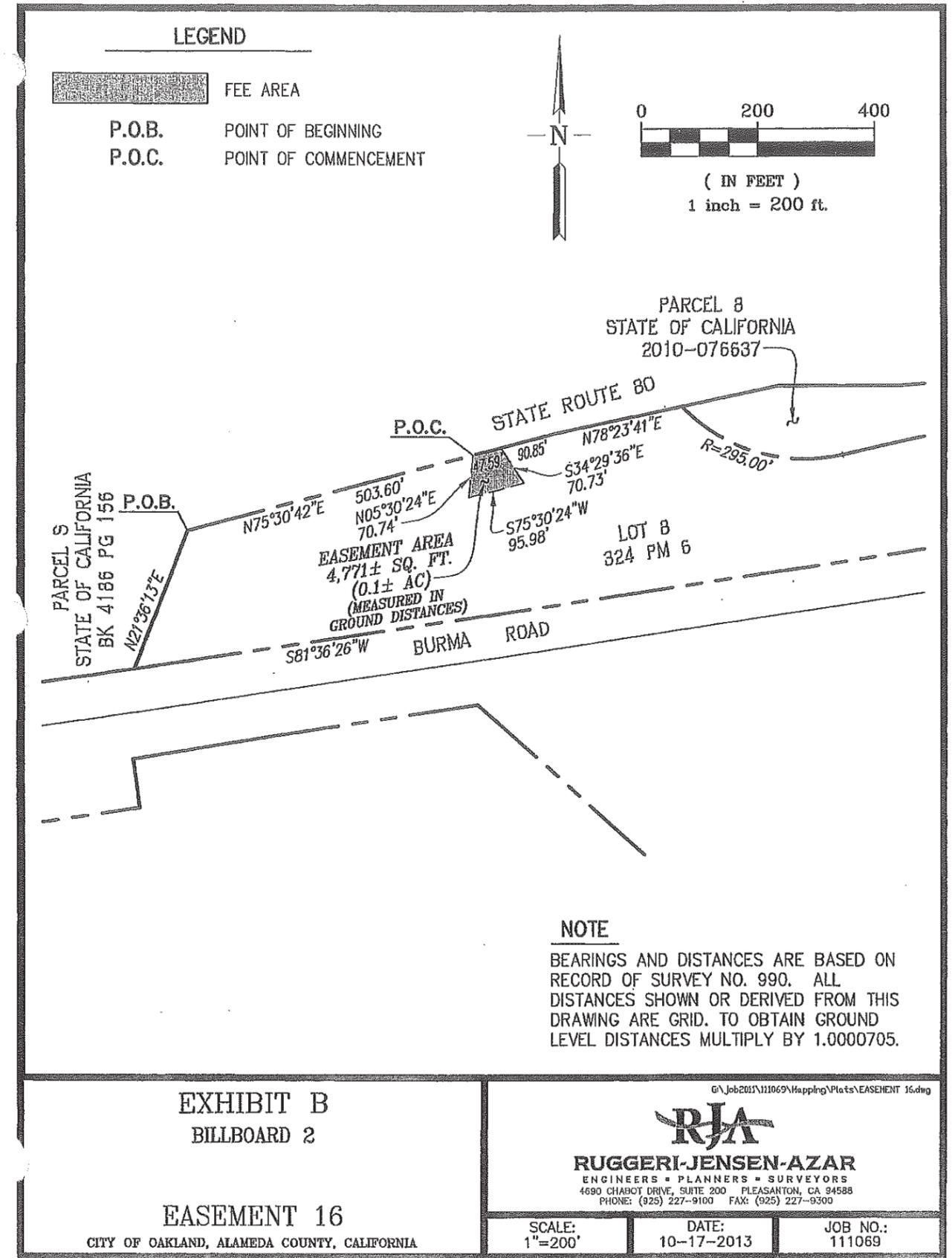
SCALE: 1"=100'	DATE: 9-5-2012	JOB NO.: 111069
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Exhibit A-3-1

A-2-22



A-3-2



A-3-3

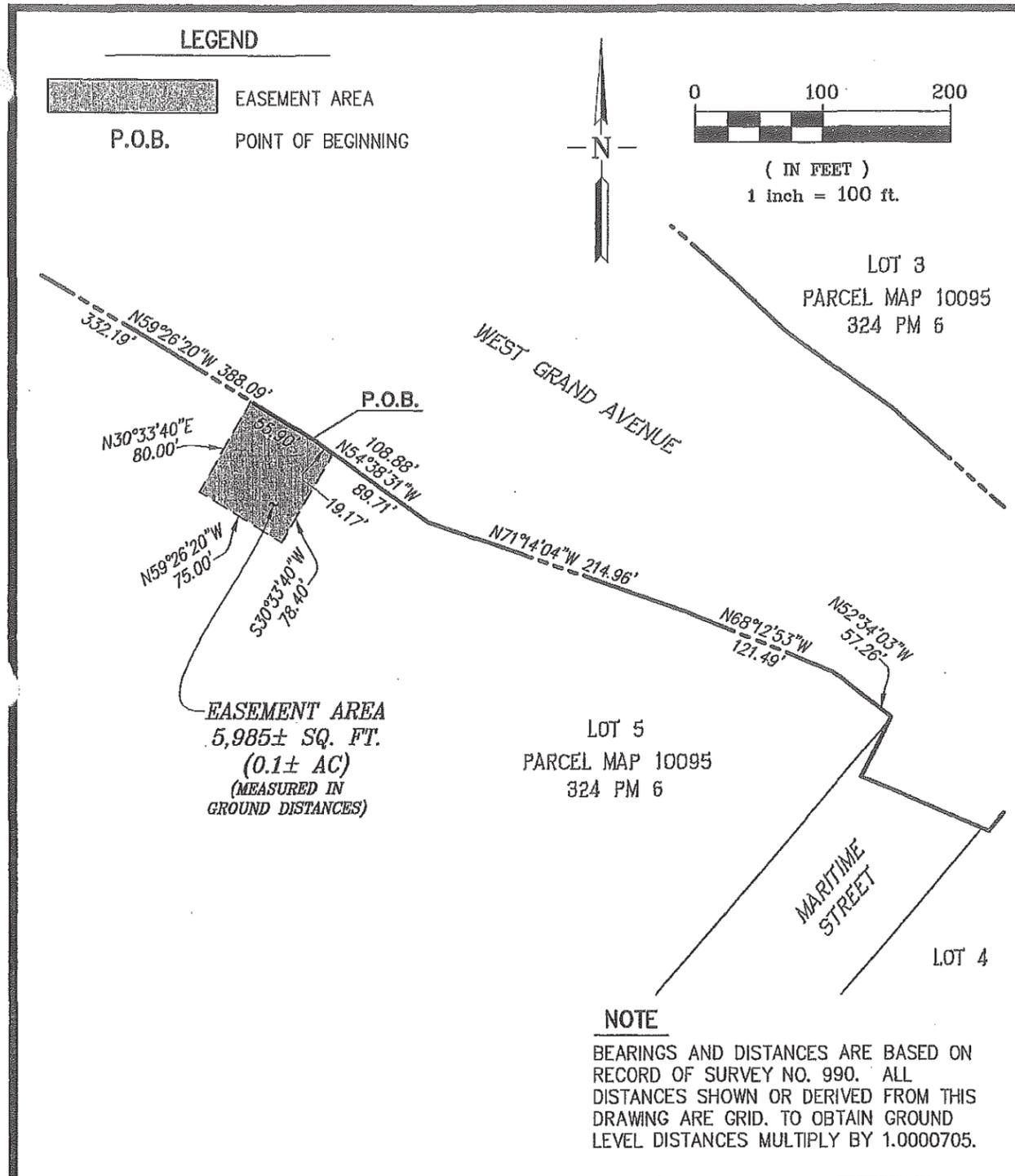


EXHIBIT B
 BILLBOARD 3

EASEMENT 13
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

GA\Job2011\111069\Mapping\Plats\BILLBOARD 3.dwg

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1"=100'	DATE: 10-17-2013	JOB NO.: 111069
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A-3-4

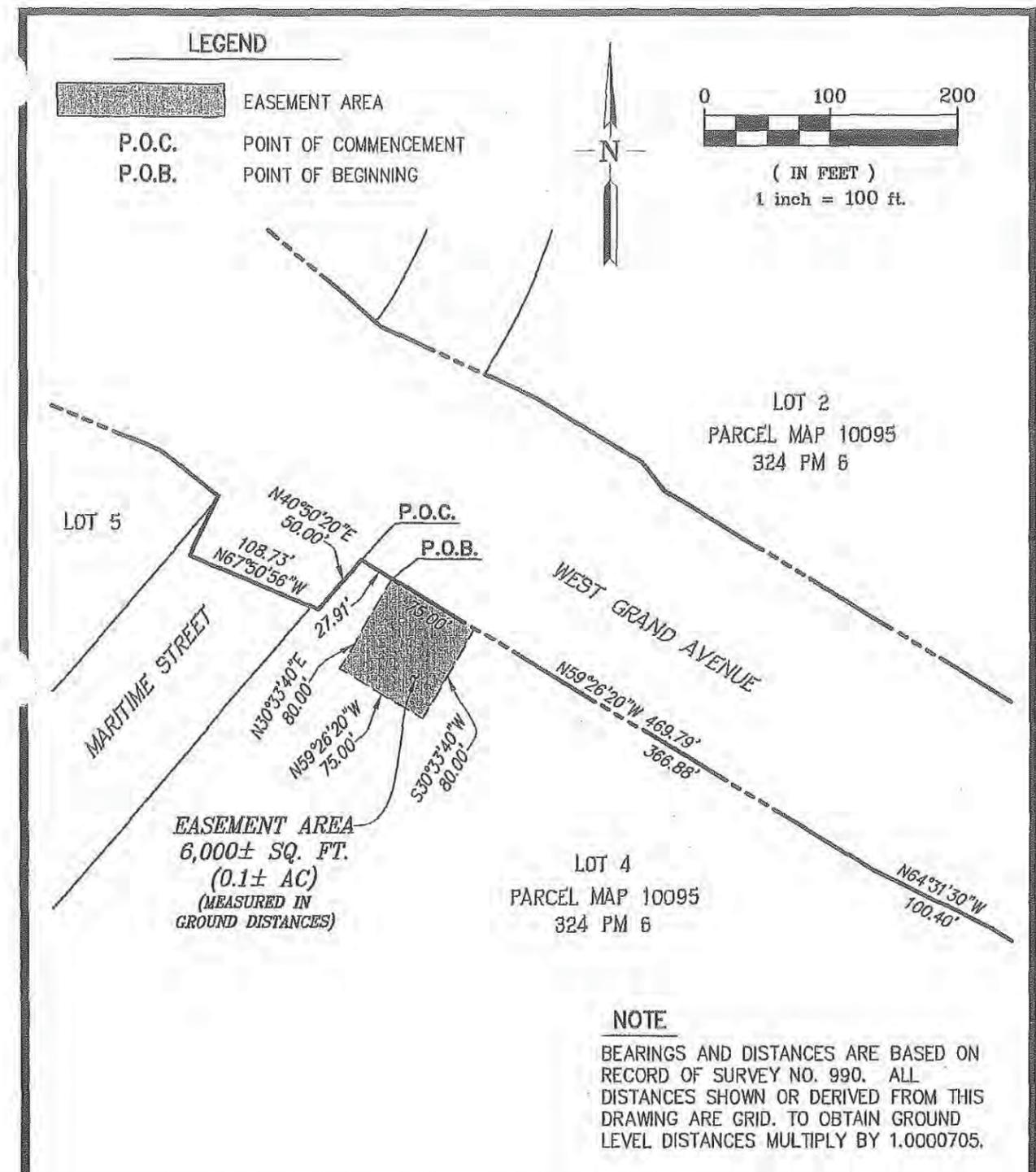


EXHIBIT B
 BILLBOARD 4

EASEMENT 14
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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RJA
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SCALE: 1"=100'	DATE: 10-17-2013	JOB NO.: 111069
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A-3-5

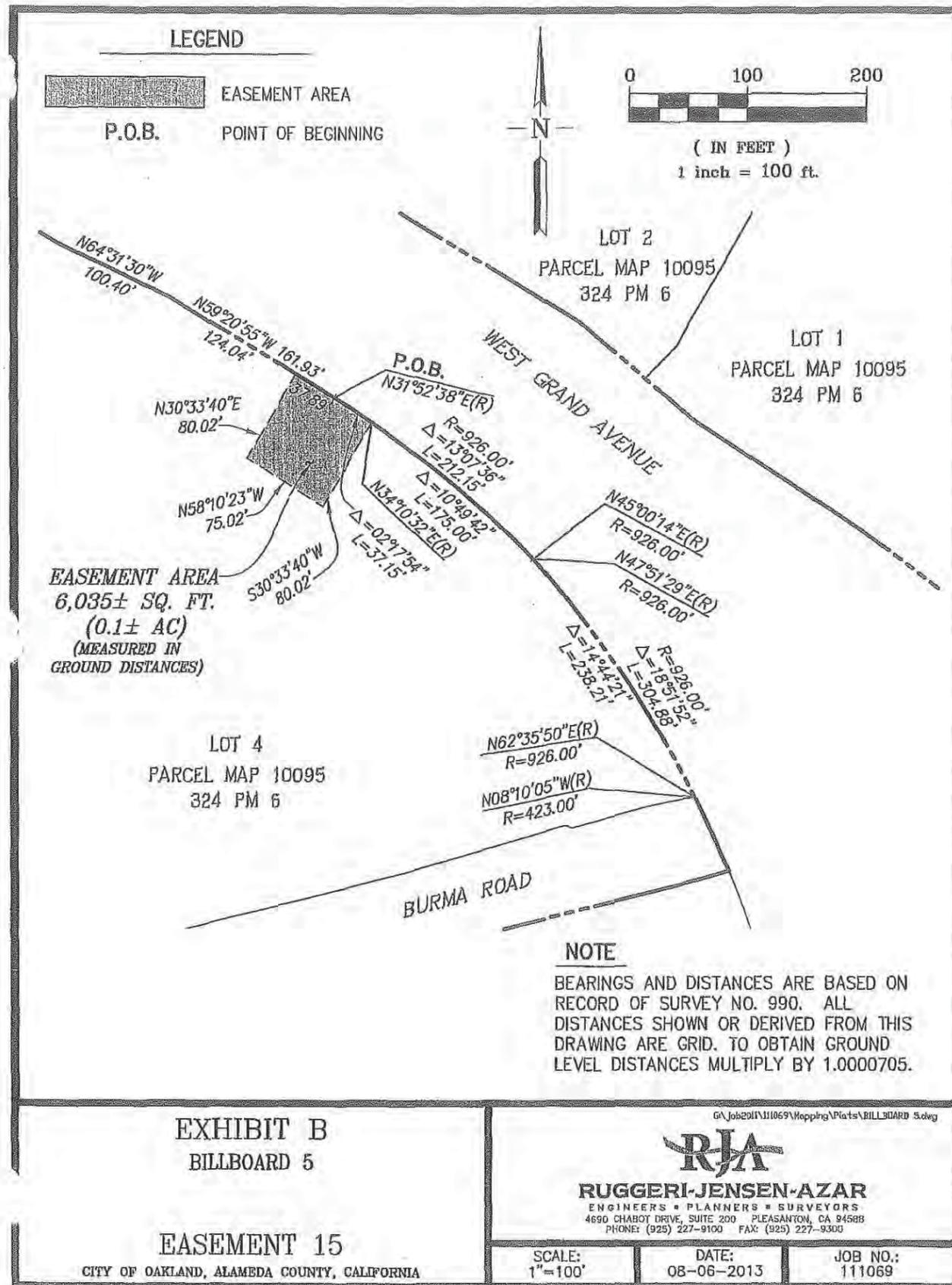


EXHIBIT B
City Approvals

1. The 2002 Oakland Army Base Redevelopment Plan Environmental Impact Report and the 2012 OARB Initial Study/Addendum ("EIR");
2. The Oakland Army Base Redevelopment Plan (as amended prior to the Adoption Date);
3. The Oakland Army Base Reuse Plan (as amended prior to the Adoption Date);
4. The LDDA;
5. The Gateway Industrial zoning district (Ordinance No. 13182 C.M.S.); and
6. The Gateway Industrial Design Standards (Resolution No. 84498 C.M.S).

True and correct copies of the above-mentioned City Approvals shall be included in the binders prepared by the City pursuant to Section 3.4.3.

EXHIBIT B
BILLBOARD 5

EASEMENT 15
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

Exhibit B

A-3-6

EXHIBIT C
Allocation of SCA/MMRPs

[See attached]

Exhibit C

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
 City/Developer Allocation of Responsibility/Cost

Standard Conditions of Approval/Mitigation Measure	Responsibility/Cost
Aesthetics, Wind and Shadows	
SCA-AES-1: Lighting Plan	City Developer
Mitigation 4.11-1: Lighting Design	City Developer
Mitigation 4.11-2: Active and passive solar systems	Developer
Mitigation 4.11-4: New construction within the Gateway development area adjacent to parcels containing permitted or existing active or passive solar systems	Developer
Mitigation 4.11-5: Design of new, permanent buildings constructed along the Port/Gateway boundary to minimize conflicts over solar access	Developer
Mitigation 4.11-6: Design of new construction adjacent to a public park or open space	Developer
Air Quality	
SCA AIR-2: Construction-Related Air Pollution Controls (Dust and Equipment Emissions)	City Developer
Mitigation 4.4-3b: Mixture and port-related emission reduction plan	Developer
Mitigation 4.4-4: Truck diesel emission reduction program	Developer
Mitigation Measure 4.4-5: Transportation Control Measures (TCMs)	Developer
SCA AIR-1: Construction Management Plan	City Developer
Mitigation 4.4-5f: Title 26 compliance re new construction	Developer
Mitigation Measure 5.4-1: Emission reduction demonstration projects that promote technological advances in improving air quality	City Developer
SCA AIR-3: Exposure to Air Pollution (Toxic Air Contaminants: Particulate Matter) Indoor/Outdoor	City Developer

C-2

¹ Standard Conditions of Approval/Mitigation Measures listed herein reference the 2012 OARS Project SCA/MMRP (as revised by City Council on 7-16-13).

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

Biological Resources	
SCA BIO-1: Tree removal during breeding season.	City Developer
SCA BIO-5: Regulatory permits and authorizations for construction in or near the water.	City Developer
Mitigation Measure 4.12-5: Qualified observer for in-water construction activities near potential herring spawning areas between December 1 and March 1.	City Developer
Mitigation Measure 4.12-6: Redirection of construction if spawning is observed.	City Developer
Modified Mitigation Measure 4.12-11: For Berths 7 and 8 (Wharves 6/5 and 7), development and implementation of carrier ballast water education program.	Developer
Modified Mitigation Measure 4.12-12: For Berths 7 and 8 (Wharves 6/5 and 7), support international and U.S. efforts to adopt uniform international or national standards to avoid introduction of exotic species through shipping activities.	Developer
Mitigation Measure 3.4-1a: Landscape Plan.	Developer
Mitigation Measure 3.4-1b: Lighting Plan with raptor deterrents as required.	Developer
SCA BIO-2: Tree Removal Permit.	City Developer
SCA BIO-3: Tree Replacement Plantings.	City Developer
SCA BIO-4: Tree Protection During Construction.	City Developer
Cultural Resources	
SCA CULT-1: Compliance with Policy 3.7 of the Historic Preservation Element (Property Relocation Rather than Demolition).	City Developer
Mitigation Measure 4.6-2: Commemoration site, including preparation of a Master Plan for such a site, at a public plaza located within the Gateway development area.	Developer
Mitigation Measure 4.6-3: Public access to commemoration site.	Developer
Mitigation Measure 4.6-5: Military history web site.	Developer
Mitigation Measure 4.6-7: Distribution of copies of "A Job Well Done" documentary video published by the Army.	Developer
Mitigation Measure 4.6-9: Salvage as whole timber posts, beams, trusses and siding of warehouses to be deconstructed.	City
Mitigation Measure 4.6-10: Brochure describing history and architectural history of the OARQ.	Developer
Modified Mitigation Measure 4.6-14: Limits on demolition or deconstruction of contributing structures to the OAKS Historic District.	City Developer
SCA CULT-12: Archaeological Resources.	City Developer

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

SCA CULT-2: Human Remains.	City Developer
SCA CULT-3: Paleontological Resources.	City Developer
Geology and Soils	
SCA GEO-2: Soils Reports.	City Developer
SCA GEO-3: Geotechnical Reports.	City Developer
Mitigation 4.13-1: Conformance with IBC, soil investigation and construction requirements established in the Oakland General Plan, the Bay Conservation and Development Commission Safety of Fill Policy, and wharf design criteria established by the Port of Oakland (depending on the location of the wharf).	City Developer
Mitigation 4.13-2: Conformance with site-specific geotechnical evaluation.	City Developer
SCA GEO-1: Erosion and Sedimentation Control Plan.	City Developer
Mitigation 4.13-4: Review of available building and environmental records.	City Developer
Mitigation 4.13-5: Due diligence regarding underground utilities and facilities.	City Developer
Greenhouse Gas	
SCA GEO-1: Greenhouse Gas (GHG) Reduction Plan.	Developer
Hazardous and Hazardous Materials	
SCA HAZ-1: Best Management Practices for Soil and Groundwater Hazards.	City Developer
SCA HAZ-2: Hazards Best Management Practices.	City Developer
SCA HAZ-3: Hazardous Materials Business Plan.	City Developer
SCA HAZ-4: Asbestos Removal in Structures.	City
SCA HAZ-5: Lead-Based Paint/Coatings, Asbestos, or PCB Containment Assessment.	City
SCA HAZ-6: Lead-Based Paint Remediation.	City
SCA HAZ-7: Other Materials Classified as Hazardous Waste.	City Developer
SCA HAZ-8: Health and Safety Plan per Assessment.	City

² The parties' allocation of environmental obligations may be more specifically addressed in other written agreements, which are controlling.

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

Mitigation 4.7-3: Implement BAP/RMP.	Developer
Mitigation 4.7-4: For the project areas not covered by the DTSC-approved BAP/RMP, investigate potentially contaminated sites.	City Developer
Mitigation 4.7-5: For the project areas not covered by the DTSC-approved BAP/RMP, remediate soil and groundwater contamination consistent with the City of Oakland LUR Program.	City Developer
Mitigation 4.7-6: LDP sampling prior to demolition.	City
Mitigation 4.7-7: ACM sampling prior to demolition.	City
Mitigation 4.7-8: PCB sampling prior to demolition.	City
Mitigation 4.7-9: Implement BAP/RMP for above-ground and underground storage tanks.	City Developer
Mitigation 4.7-11: Sampling and management of LBP-impacted soil, ground area.	City Developer
Mitigation 4.7-12: Annual ACM assessment.	Developer
Mitigation 4.7-13: Use consistent with Reuse Plan.	Developer
Mitigation 4.7-16: Investigation of oil-filled electrical equipment.	City Developer
Mitigation 4.7-17: Disposal of PCB-containing equipment.	City Developer
Hydrology and Water Quality	
SCA HYD-1: Stormwater Pollution Prevention Plan (SWPPP).	City Developer
Mitigation 4.15-1: Prior to in-water construction, water quality protection plan.	City Developer
Mitigation 4.15-2: Comply with permit conditions from the Corps, RWQCB and BDCB.	City Developer
Mitigation 4.9-1: Coordinate and consult with EBRMD and if necessary construct storm drain improvements resulting from increased elevation in the North Gateway area.	City
SCA HYD-2: Post-Construction Stormwater Management Plan.	City Developer
SCA HYD-3: Maintenance Agreement for Stormwater Treatment Measures.	City Developer
SCA HYD-4: Stormwater and Sewer Improvements and Maintenance.	City Developer
Mitigation 4.25-5: Post-construction controls of stormwater shall be incorporated into the design of new redevelopment elements to reduce pollutant loads.	City Developer

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

Mitigation 4.14-1: Prohibition on installation of groundwater extraction wells into the shallow water-bearing zone or Merritt Sand aquifer for any purpose other than construction de-watering and remediation.	City Developer
Mitigation 4.14-2: Minimize extraction of groundwater for construction de-watering or remediation.	City Developer
Mitigation 4.15-6: Site-specific design and best management practices shall be implemented to prevent runoff of recycled water to receiving waters.	City Developer
Recommended Measure: Prepare a Sea Level Rise Adaptation Plan for City of Oakland for review and approval.	City Developer
None	
SCA NOI-1: Days/Hours of Construction Operations.	City Developer
SCA NOI-2: Noise Control.	City Developer
SCA NOI-3: Noise Complaint Procedures.	City Developer
SCA NOI-4: Pile Driving and Other Extreme Noise Generators.	City Developer
SCA NOI-5: Interior Noise.	City Developer
SCA NOI-6: Operational Noise-General.	City Developer
Public Outreach	
Mitigation 4.0-1: Stakeholder Review of Air Quality and Timing Plans	City Developer
Public Utilities	
SCA PSU-1: Underground Utilities.	City
SCA PSU-2: Fire Safety Phasing Plan.	City Developer
Mitigation 4.9-2: Increased firefighting and medical emergency response services via fireboat to serve the OARB sub-district.	Developer
Mitigation 4.9-2: Work with OES to ensure changes in local area circulation are reflected in the revised Response Concept.	Developer
Mitigation 4.9-3: Requirement to notify OES in advance of construction or remediation activities.	City Developer
Traffic and Transportation	

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

Mitigation Measure 3.16-1: 7th Street & I-880 Northbound On-Ramp (R12) ¹ .	City
Mitigation Measure 3.16-2: San Pablo Ave & Ashby Avenue (#12)	City
Mitigation Measure 3.16-3: 7 th Street & Harrison Street (#15)	City
Mitigation Measure 3.16-4: 12 th Street & Castro Street (#25). Submit plans specifications and estimates (P&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.	City
SCA TRANS-1: Parking and Transportation Demand Management.	City/Developer
Mitigation 4.3-5: Design of roadways, bicycle and pedestrian facilities, parking lots, and other transportation features.	City/Developer
Mitigation 4.3-7: Truck management plans.	Developer
Mitigation 4.3-8: Emergency service programs and emergency evacuation plan using waterborne vessels.	Developer
<u>With regard to Maritime Street between 7th Street and West Grand Avenue:</u> Mitigation Measure 3.16-5: Shoulder with a minimum width of 8 feet on the west side of Maritime Street. Mitigation Measure 3.16-6: 9-foot wide area along the entire west side of Maritime Street. Mitigation Measure 3.16-7: 18-foot wide area along the entire east side of Maritime Street.	City
<u>With regard to North Marina (Formerly Wake Avenue):</u> Mitigation Measure 3.16-8: 2 travel lanes in each direction.	City
<u>With regard to Burma Road between Maritime Street and Railroad Tracks (Burma West):</u> Mitigation Measure 3.16-9: 9-foot wide area along the entire north side of Burma Street. Mitigation Measure 3.16-10: 7-foot wide area along the entire south side of Burma Street.	City
<u>With regard to Burma Road between Maritime Street and Railroad Tracks (Burma West):</u> Mitigation Measure 3.16-11: 9-foot wide area along the entire south side of Burma Street. Mitigation Measure 3.16-12: 20-foot wide area along the entire north side of Burma Street.	City
<u>With regard to Burma Road between Railroad Tracks and Gateway Park (Burma Far West):</u> Mitigation Measure 3.16-13: 8-foot wide area along the entire south side of Burma Street.	City
Mitigation Measure 3.16-14: Shoulder along the entire north side of Burma Street.	City
<u>With regard to Emergency Egress:</u> Mitigation Measure 3.16-15a: Emergency response plan for the 5012 Army Base Project addressing emergency ingress/egress. Mitigation Measure 3.16-15b: Install West Burma Road turn-outs and turn-arounds at the appropriate locations and dimensions as required by the Fire Department.	City/Developer

¹The number appearing after the location of the intersection listed refers to Figure 3.16-1 in the 15/Appendix that illustrates the study intersections.

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

SCA TRANS-9: Railroad Crossings.	City/Developer
Mitigation Measure 3.16-16: Engineers Road, crosswalk just west of the rail crossing on West Burma Road, "KEEP CLEAR" rail crossing angles.	City
Mitigation 4.3-9: Conformance with City of Oakland or Port development standards with facilities that support transportation alternatives to the single-occupant automobile.	City/Developer
Mitigation 4.3-10: Developer-sponsored parking demand study.	Developer
SCA TRANS-2: Construction Traffic and Parking.	City/Developer
Mitigation 4.3-13: Traffic Control Plan (TCP).	City/Developer
Mitigation Measure 3.16-17: West Grand Avenue & I-880 Frontage Road (#2).	City
Mitigation Measure 3.16-18: San Pablo Ave & Ashby Ave (#42).	City
Mitigation Measure 3.16-19: West Grand Avenue & Maritime Street (#1).	City
Mitigation Measure 3.16-20: 7th Street & Union Street (#15).	City
Mitigation Measure 3.16-21: West Grand Avenue & Northgate Avenue (#6).	City
Mitigation Measure 3.16-22: 5th Street & Union Street / I-880 North Ramps (#21).	City
Mitigation Measure 3.16-23: MacArthur Boulevard & Market Street (#33).	City
Mitigation Measure 3.16-24: West Grand Avenue & I-880 Frontage Road (#2).	City
Mitigation Measure 3.16-25: West Grand Avenue & Adeline Street (#4).	City
Mitigation Measure 3.16-26: West Grand Avenue & Market Street (#5).	City
Mitigation Measure 3.16-27: West Grand Avenue & San Pablo Avenue (#6).	City
Mitigation Measure 3.16-28: West Grand Avenue & Harrison Street (#9).	City
Mitigation Measure 3.16-29: 7th Street & Harrison Street (#14).	City
Mitigation Measure 3.16-30: 8th Street & Jackson Street (#20).	City
Mitigation Measure 3.16-31: 12th Street & Brush Street (#23).	City

EXHIBIT D-1

PROJECT CONCEPTUAL SITE PLAN

[See attached]

EXHIBIT C

Standard Conditions Of Approval/Mitigation Monitoring and Reporting Program
City/Developer Allocation of Responsibility/Cost

Mitigation Measure 3.15-32: Powell Street & Hollis Street (#97).	City
Mitigation Measure 3.15-33: Powell Street/Stanford Avenue & San Pablo Avenue (#98).	City
Recommended Measures (Project and Consultants): W. Grand Avenue & Maritime Street (#1) 7 th Street & Maritime Street (#10) 7 th Street & I-580 northbound off-ramp (#12)	City
Underground Utilities	
SCA UTL-3: Underground Utilities.	City
SCA UTL-5: Improvements in the Public Right-of-Way (SPADOC).	City
SCA UTL-6: Payment for Public Improvements.	City
Mitigation 4.9-4: Individual actions with landscaping requirements of one or more acres.	City Developer
Mitigation 4.9-5: Dual planting.	Developer
Mitigation 4.9-6: Use of recycled water.	City Developer
SCA UTL-1a, UTL-1b: Compliance with the Green Building Ordinance, OMC Chapter 23.02.	City Developer
SCA UTL-2: Waste Reduction and Recycling.	City Developer
Mitigation 4.9-7: Deconstruction program.	City
Mitigation 4.9-8: Concrete and asphalt removed during demolition/construction.	City

C-9

Exhibit D-2

Project Development Program

A. East Gateway: (The development of the following shall be subject to the provisions of the applicable Ground Lease.)

1. Trade & Logistics Uses: Up to 442,560 square feet (at any permissible FAR) of trade and logistics facilities (warehouse, distribution and related facilities), including, but not limited to, general purpose warehouses, cold and refrigerated storage, container freight stations, deconsolidation facilities, truck terminals, and regional distribution centers (collectively, "EGW Trade & Logistics Uses").

2. Ancillary Uses: Developer also may develop and operate, as uses that are ancillary and related to the EGW Trade & Logistics Uses, trailer and container cargo storage and movement, chassis pools, open storage and open truck parking, and other ancillary uses ("EGW Ancillary Uses").

3. Conditional Uses: Trailer and container cargo storage and movement, chassis pools, open storage and open truck parking (collectively, "EGW Conditional Uses"); provided, however, that EGW Conditional Uses may only be developed and operated independent of EGW Trade & Logistics Uses on the continuing condition that, and for so long as, Developer is in compliance with its obligations under the applicable Ground Lease.

4. Support Improvements. Private circulation, utility and rail spur improvements consistent with the Master Plan and ancillary and supplemental to the Public Improvements constructed by the City (collectively, "EGW Support Improvements").

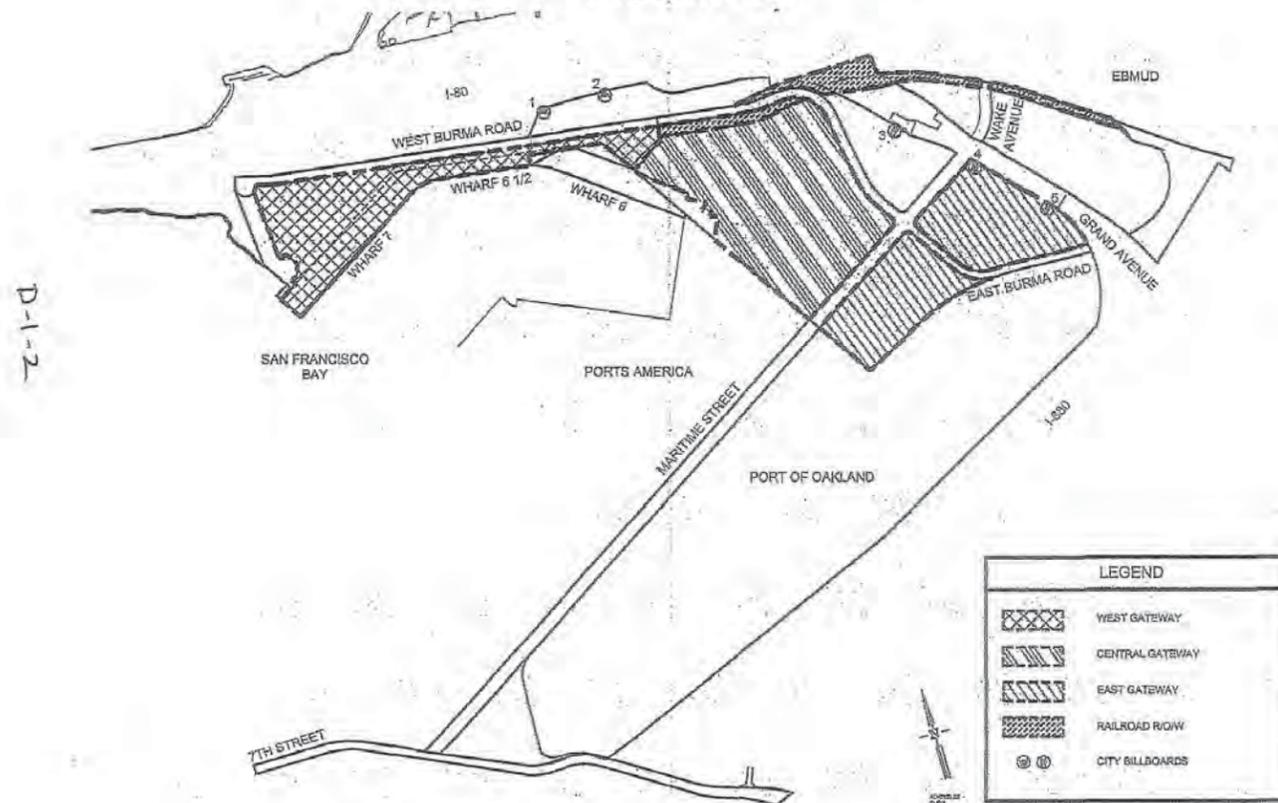
B. Central Gateway: (The development of the following shall be subject to the provisions of the applicable Ground Lease.)

1. Trade & Logistics Uses: Up to 500,210 square feet (at any permissible FAR) of trade and logistics facilities (warehouse, distribution and related facilities), including, but not limited to, general purpose warehouses, cold and refrigerated storage, container freight stations, deconsolidation facilities, truck terminals, and regional distribution centers (collectively, "CGW Trade & Logistics Uses").

2. Ancillary Uses: Developer also may develop and operate, as uses that are ancillary and related to the CGW Trade & Logistics Uses, trailer and container cargo storage and movement, chassis pools, open storage and open truck parking, and other ancillary uses ("CGW Ancillary Uses").

3. Conditional Uses: Trailer and container cargo storage and movement, chassis pools, open storage and open truck parking (collectively, "CGW Conditional Uses");

PROJECT CONCEPTUAL SITE PLAN
EXHIBIT D-1



D-1-2

provided, however, that CGW Conditional Uses may only be developed and operated independent of CGW Trade & Logistics Uses on the continuing condition that, and for so long as, Developer is in compliance with its obligations under the applicable Ground Lease).

4. Support Improvements. Private circulation, utility and rail spur improvements consistent with the Master Plan and ancillary and supplemental to the Public Improvements constructed by the City (collectively, "CGW Support Improvements").

C. West Gateway: (The development of the following shall be subject to the provisions of the applicable Ground Lease.)

1. Bulk Oversized Terminal: A ship-to-rail terminal designed for the export of non-containerized bulk goods and import of oversized or overweight cargo ("Bulk Oversized Terminal").

2. Railroad Improvements: Railroad tracks and related equipment necessary to adequately serve the Bulk Oversized Terminal as shown on the Master Plan. The Railroad Improvements are subject to reduction if Caltrans approves only one (1) rail line pursuant to Section 2.2.6.3 of the Agreement.

3. Ancillary Uses: Developer also may develop and operate, as uses that are ancillary and related to the Bulk Oversized Terminal and, trailer and container cargo storage and movement, chassis pools, open storage and open truck parking, and other ancillary uses (the "WGW Ancillary Uses").

4. Developer Funded Wharf Improvements: If Developer elects to construct the Developer Funded Wharf Improvements pursuant to Section 3.5.1 of the Agreement, Developer shall also construct the Developer Funded Wharf Improvements as defined in the Agreement.

5. Conditional Uses: Trailer and container cargo storage and movement, chassis pools, open storage and open truck parking (collectively, "WGW Conditional Uses"); provided, however, that WGW Conditional Uses may only be developed and operated independent of Bulk Oversized Terminal on the continuing condition that, and for so long as, Developer is in compliance with its obligations under the applicable Ground Lease.

6. Support Improvements: Private circulation, utility and rail spur improvements consistent with the Master Plan and ancillary and supplemental to the Public Improvements constructed by the City (collectively, "WGW Support Improvements").

D. Billboards.

Number	General Billboard Location	Size	Sides	Display Type
1	Bay Bridge approx. 300' East of Toll Plaza – South Line, East & West Face	20'H x 60'W	2	LED
2	Bay Bridge approx. 800' East of Toll Plaza – South Line, West Face	20'H x 60'W	2	Backlit
3	I-880 West Grand approx. 500' North of Maritime – West Line, North & South Face	14'H x 48'W	2	LED
4	I-880 West Grand South of Maritime – West Line, North & South Face	14'H x 48'W	2	Backlit
5	I-880 West Grand approx. 600' South of Maritime – West Line, North & South Face	14'H x 48'W	2	LED

Notes:

Backlit Display: Static translucent sign lit from behind, traditionally has two ad faces (front and back).

LED Display: Changeable digital sign comprised of LED bulbs, can have as many as 12 rotating digital ads.

Exhibit B

Construction Jobs Policy for Vertical Construction

[See attached]

Construction Jobs Policy

Oakland Army Base Project

Vertical Construction

I. Purpose. This Construction Jobs Policy sets forth certain requirements regarding hiring and employment related to Vertical Construction, as defined below, on portions of the Oakland Army Base to be leased and developed pursuant to that certain Lease Development and Disposition Agreement between the City of Oakland and Prologis CCIG Oakland Global, LLC dated _____. Contractors participating in Vertical Construction will agree to comply with terms of this Policy as a condition of construction, as more particularly set forth herein.

II. Definitions. As used herein, the following capitalized terms shall have the following meanings. All definitions include both the singular and plural form.

“**Apprentice**” shall mean an individual who is enrolled in a Registered Apprenticeship Program.

“**Apprentice Work Hours**” shall mean Project Work Hours performed by Apprentices.

“**Background Exceptions**” shall mean: (i) law, regulation or policy of any applicable governmental or quasi-governmental body (including, but not limited to, those established under the Transportation Worker Identification Credential program and the Customs Trade Partnership Against Terrorism); (ii) the Contractor’s good faith determination that the position is of such sensitivity that individuals with particular types of criminal convictions or histories are ineligible; and (iii) the Contractor’s hiring policies that are uniformly applied on a national basis with respect to prospective workers’ history of involvement with the criminal justice system. A Contractor’s hiring policies with respect to prospective workers’ history of involvement with the criminal justice system that are uniformly applied in the State of California, rather than on a national basis, may also be considered a Background Exception pursuant to written approval of the City Administrator. The City Administrator shall reasonably consider any request for such approval by Developer or the applicable Contractor if Developer or such Contractor reasonably demonstrates that a Background Exception is reasonably necessary in order to avoid significant economic or operational hardship for Developer or the Contractor.

“**Billboard Agreement**” shall mean that certain agreement between the City and Prologis CCIG Oakland Global, LLC, to construct and operate up to five (5) billboards on the Oakland Army Base, as authorized under the LDDA, as may be amended from time to time.

“**Billboard Tenant**” shall mean the sublessee and any successors and assigns under the Billboard Agreement.

“**Contractor**” shall mean any entity employing individuals to perform Project Construction Work, including Prime Contractors and subcontractors of any tier.

“**City**” shall mean the City of Oakland.

“**Developer**” shall mean Prologis CCIG Oakland Global, LLC and its approved successors, assigns and transferees, under the LDDA.

“**Ground Lease**” shall mean, as applicable, (a) that certain Army Base Gateway Redevelopment Project Ground Lease for the East Gateway, by and between the City of Oakland and Prologis CCIG Oakland Global, LLC, or its permitted designee, (b) that certain Army Base Gateway Redevelopment Project Ground Lease for the Central Gateway, by and between the City of Oakland and Prologis CCIG Oakland Global, LLC, or its permitted designee; or (c) that certain Army Base Gateway Redevelopment Project Ground Lease for the West Gateway, by and between the City of Oakland and Prologis CCIG Oakland Global, LLC, or its permitted designee; each agreement as amended from time to time.

“**Jobs Center**” shall mean a referral center to be designated by the City as such for purposes of implementation of this Policy.

“**LDDA**” shall mean that Lease Disposition and Development Agreement described in Section I, above, and entered into by the City and Developer respecting the development activities at the Oakland Army Base, as may be amended from time to time.

“**LDDA Execution Date**” shall mean the date the LDDA is signed by all parties as set forth in Section I, above.

“**New Apprentice**” shall mean a Resident who is newly enrolled (less than 3 months) as an Apprentice.

“**Policy**” shall mean this Construction Jobs Policy for Vertical Construction.

“**Prime Contractor**” shall mean a Contractor awarded a contract directly by Developer, any Tenant, Billboard Tenant, or a construction manager to one of those parties, for performance of Project Construction Work.

“**Project**” shall mean the redevelopment activities occurring on the Project Site.

“**Project Construction Work**” shall mean Vertical Construction performed on the Project Site.

“**Project Site**” shall mean the portions of the former Oakland Army Base that may be leased to Developer or its affiliates, successors or assigns pursuant to the LDDA.

“**Project Work Hours**” shall mean hours of Project Construction Work.

“**Registered Apprenticeship Program**” shall mean a labor-management apprenticeship program that is currently registered with the State of California’s Division of Apprenticeship Standards.

“**Resident**” shall mean an individual domiciled in the City for at least six months prior to the date that such individual is hired or assigned to perform the applicable work, with “domiciled” as defined by Section 349(b) of the California Election Code, as in effect as of the LDDA Execution Date attached hereto as Schedule 1.

“**Tenant**” shall mean any entity leasing space in the Project Site.

“**Union**” shall mean construction trades union(s).

“**Vertical Construction**” shall mean construction work related to (i) initial construction under the Billboard Agreement; (ii) initial construction of private site improvements and core and shell

building improvements; (iii) subsequent construction or maintenance under the Billboard Agreement for which the contracts with all Prime Contractors responsible for such work are worth, in the aggregate, over one million dollars (\$1,000,000); or (iv) subsequent construction or maintenance of tenant improvements under a Ground Lease or other leasing arrangement between the City and the Developer, or sublease thereof, for which the contracts with all Prime Contractors responsible for such work are worth, in the aggregate, over one million dollars (\$1,000,000); in all events excluding the cost of any furniture, fixtures or equipment.

“**Vertical PLA**” shall mean any project labor agreement governing Vertical Construction and executed by the Alameda County Building Trades Council and Developer and/or Billboard Tenant.

III. EMPLOYMENT REQUIREMENTS.

A. Alternative Approaches. Each Contractor shall either follow the processes set forth in Section III.B, below, or satisfy the percentage requirement set forth in Section III.C, below.

B. Hiring and Referral Processes.

1. Contractor Procedures. Contractors shall undertake the following steps in the following order, in an effort to retain Residents:

a. Step One: Assign to perform Project Construction Work any current employees who are Residents;

b. Step Two: Utilize name call, rehire, or similar procedures in the relevant collective bargaining agreement to request particular individuals who have been identified, in cooperation with the Unions, as Residents;

c. Step Three: Request that the Union hiring hall refer Residents;

d. Step Four: If the above steps have not enabled satisfaction of the percentage requirement of this Policy related to hiring of Residents, request referral of Residents from the Jobs Center; and

e. Step Five: Fairly consider workers that have been referred by the Jobs Center within three (3) business days of the request therefor.

C. Percentage Requirement.

1. Residents. The percentage requirement of this Section III.C is satisfied if, for each construction trade in which a Contractor performs Project Construction Work, at least fifty percent (50%) of the Project Work Hours in such construction trade are performed by Residents.

2. Credit for Hours Worked on Other Projects. For purposes of determining the percentage of Project Work Hours performed by Residents under Section

III.C.1. any hours of construction work performed by Residents on other construction projects performed by a Contractor (or, if the Contractor is a joint venture, by the entities that comprise the joint venture) during the term of the Contractor's Project Construction Work (i.e., the period commencing on the Contractor's execution of a contract for the performance of Vertical Construction and expiring on the substantial completion of the work required under such contract) shall be considered Project Work Hours performed by Residents in the applicable construction trade (and shall not increase the total number of Project Work Hours, including those applicable to such construction trade).

3. Bonus for Retention of New Apprentices. For every one thousand (1,000) hours beyond an initial one thousand (1,000) hours that any one New Apprentice works, directly or indirectly, for a Prime Contractor (including for such Prime Contractor's subcontractors of any tier) during the term of the Prime Contractor's Project Construction Work, such Prime Contractor shall be entitled to five hundred (500) "bonus" hours that shall be credited against the requirement for Project Work Hours performed by Residents under Section III.C.1.

D. Apprentices.

1. New Apprentice Sponsorship Requirements for Prime Contractors. In each calendar year, for each twenty thousand (20,000) Project Work Hours performed by a Prime Contractor (for the avoidance of doubt, including its subcontractors of any tier), such Prime Contractor and/or any of its subcontractors of any tier shall sponsor one (1) or more New Apprentice(s) and employ such New Apprentice(s) for an aggregate total of at least one thousand (1,000) hours of Project Construction Work and/or construction work on other projects during the term of the Prime Contractor's Project Construction Work.

2. Twenty Percent Utilization Requirement. For all Project Work Hours in aggregate, performed by any Contractor, Apprentice Work Hours shall constitute at least twenty percent (20%) of Project Work Hours.

E. Hiring Discretion. Nothing in this Policy shall require that any Contractor hire any particular individual; each Contractor shall have the sole discretion to make hiring decisions with regard to any individual referred by the Jobs Center or any other person or entity.

F. Funding Restrictions. For any portion of the Project Construction Work on which, based on use of federal or state funds, a federal or state agency prohibits application of the requirements described above, the City will, after consultation with Developer, work collaboratively with the funding agency to adapt the above requirements to the restrictions imposed by the funding agency, advancing the goals of this Policy to the greatest extent permitted by the funding agency. In such cases, Developer and the City shall meet and confer with regard to the adapted requirements agreed to by the City and the funding agency, and such requirements shall be applied to portions of the Project Construction Work in question for the period required by such agency, and shall automatically become terms of this Policy with respect to such Project Construction Work.

G. Contact Person. At least two (2) weeks prior to performance of Project Construction Work, or within two (2) business days after execution of a contract for performance

of Project Construction Work, whichever is later, each Contractor shall provide to the City contact information for a contact person for purposes of implementation of this Policy.

H. Employment Needs Projections.

1. Prime Contractor. Within one (1) month of being awarded a prime contract for Project Construction Work, any Prime Contractor shall project employment needs for performance of the contract, and provide such projection to the Jobs Center and the City. Such projection shall indicate number of workers and apprentices needed by trade, at different stages of performance of the Project Construction Work.

2. Contractors. Each Contractor shall, at least one (1) month before commencing performance of Project Construction Work, or within two (2) business days after execution of a contract for performance of Project Construction Work, whichever is later, project employment needs for performance of the Project Construction Work, and provide such projection to the Jobs Center and the City. Such projection shall indicate number of workers and Apprentices needed by trade to complete the Project Construction Work.

3. Compliance Plan. Prior to commencement of construction, Prime Contractors may request participation from the City in negotiation of a proactive compliance plan with regard to requirements of this Policy. The City shall negotiate in good faith in an attempt to reach agreement on such a plan. Negotiated compliance plans may streamline and clarify responsibilities under this Policy, but may not conflict with this Policy. If such a plan is agreed to by Prime Contractor and the City, then compliance with the plan shall be compliance with this Policy.

I. Worker Qualifications. Unless a criminal background check is required by any of the Background Exceptions, a Contractor shall neither request from prospective workers, nor independently research prospective workers' history of involvement with the criminal justice system. Where a criminal background check is required by any Background Exception, subject to the requirements of such Background Exception the Contractor shall: (a) include the following statement in the position description: "This position is subject to a background check for any convictions related to its responsibilities and requirements. Only criminal histories (i) related to job requirements and responsibilities or (ii) related to violent acts will be considered and will not automatically disqualify a finalist candidate."; (b) undertake the background check only after the initial interview (or, if no interview is undertaken, after a candidate has received a conditional offer of employment for the position in question); (c) consider only criminal histories (i) related to job requirements and responsibilities or (ii) related to violent acts; and (d) take into account the age of the individual at the time of the offense, the time that has passed since the offense, the nature and seriousness of the offense, and any evidence of the individual's rehabilitation. Unless a credit history is required by any of the Background Exceptions or Contractor's good faith determination that the position is of such sensitivity that individuals with particular types of credit histories are ineligible, a Contractor shall neither request from prospective workers, nor independently research prospective workers' credit histories.

J. Project Labor Agreement. As more particularly set forth in the applicable Ground Lease or the Billboard Agreement, Developer and Billboard Tenant, respectively, will have entered into a Vertical PLA with the Alameda County Building and Construction Trades Council covering the Project Construction Work, with all contractors and subcontractors to perform work under terms of such Vertical PLA, and such Vertical PLA to be consistent with and facilitate compliance with this Policy.

IV. MISCELLANEOUS.

A. Contracts/Subcontracts. Developer and each Tenant or Billboard Tenant shall include compliance with this Policy as a material term of any contract under which Project Construction Work will be performed (including any applicable construction management agreement). If Developer, Tenant or Billboard Tenant complies with this Section IV.A, such entity shall not be liable for any breach of this Policy by any Contractor. Each Contractor shall include compliance with this Policy as a material term of any subcontract under which Project Construction Work will be performed (including any applicable construction management agreement), with such subcontractor having all rights and responsibilities of a Contractor under this Policy. If a Contractor enters into a subcontract in violation of this Section IV.A, then such Contractor shall be liable for any breach of this Policy with respect to Project Construction Work performed by such subcontractor. If a Contractor complies with this Section IV.A, such Contractor shall not be liable for any breach of this Policy at any sub-tier level.

B. Assurance Regarding Preexisting Contracts. Each Contractor warrants and represents that as of the date that a contract incorporating this Policy became effective, it has executed no contract pertaining to the Project or the Project Site that would have violated this Policy had it been executed after that date, or would interfere with fulfillment of or conflict with terms of this Policy. If, despite this assurance, an entity that has agreed to comply with this Policy has entered into such contract, then upon request from the City it shall either amend that contract to include the provisions required by this Policy, or terminate that contract.

C. Third Party Beneficiaries. The City is an intended third-party beneficiary of any contract that incorporates this Policy, but only for the purposes of enforcing the terms of this Policy. There shall be no other third party beneficiaries of this Policy. The City shall not delegate any of its responsibilities to any other third party, require the consent of any third party or act solely upon the direction of any third party in performing its obligations or exercising its rights under this Policy.

D. Reporting Requirements. Contractors shall submit monthly certified payroll records to the City, with an indication as to which Project Work Hours were worked by Residents and New Apprentices. Each Contractor shall also provide other records or information requested by the City regarding fulfillment of responsibilities under this Policy. All such records and information shall be considered public documents. Prior to such documents being released to the public, the City will redact identifying information from such documents to protect privacy of individuals.

E. Determination of Status. A Contractor's determination of whether any individual is a Resident or New Apprentice shall be binding in determining whether the requirements of this Policy have been satisfied, including the requirements of Sections III.B and III.C, provided that such Contractor obtains reasonable written documentation demonstrating that such individual is a Resident or New Apprentice at the time that such individual is assigned or hired and such Contractor retains such documentation and makes it available to City for inspection at reasonable times.

F. Remedies.

1. Liquidated Damages for Percentage Requirement. If a Contractor fails to satisfy at least one of the alternative approaches required by Section III.A of this Policy, then as the sole and exclusive remedy therefor, such Contractor shall pay to the City liquidated damages in an amount equal to twenty dollars (\$20) for each hour short of the percentage requirement. For example, if there are one thousand (1,000) Project Work Hours, with four hundred fifty (450) Project Work Hours performed by Residents, then the liquidated damages shall be in an amount equal to $\$20 \times 50 = \$1,000$. A Contractor shall not owe liquidated damages if it negotiates a compliance plan with the City pursuant to Section III.H.3, and complies with such negotiated compliance plan. Any liquidated damages collected by the City shall be used solely to support training, referral, monitoring, or technical assistance to advance the purposes of this Policy.

2. Specific Performance. Except with respect to Contractor's failure to satisfy at least one of the alternative approaches required by Section III.A (for which the sole and exclusive remedy is set forth in Section IV.F.1), the City may bring an action for specific performance to ensure compliance with this Policy.

3. No Breach of Certain Agreements. So long as Developer and Billboard Tenant have included compliance with this Policy as a material term of any contract under which Project Construction Work will be performed, a Contractor's noncompliance with this Policy shall not constitute a breach of the LDDA or its related agreements (ground leases and Billboard Agreement, as applicable).

G. Exemptions.

1. For Core Workers. The requirements of Sections III.B and III.C shall not apply to hours of Project Construction Work performed by members of a Contractor's core workforce (and such hours shall not be considered Project Work Hours for purposes of determining satisfaction of the percentage requirements of Section III.C.1). For a Contractor that is certified by the City of Oakland as a Very Small Local Business Enterprise, a Small Local Business Enterprise, or a Local Business Enterprise, a member of the core workforce is a worker who has appeared on payroll records for at least seven hundred fifty (750) hours of work in the one hundred eighty (180) days prior to that Contractor's commencement of the applicable Project Construction Work. For any other Contractor, a member of the core workforce is a worker who has appeared on payroll records for at least one thousand five hundred (1,500) hours

of work in the three hundred sixty five (365) days prior to that Contractor's commencement of the applicable Project Construction Work.

2. For Out-of-State Workers. The requirements of Sections III.B and III.C shall not apply to hours of Project Construction Work performed by residents of states other than the State of California (and such hours shall not be considered Project Work Hours for purposes of determining satisfaction of the percentage requirements of Section III.C.1). Notwithstanding the above, if, for any calendar year, the percentage of Project Work Hours worked by residents of states other than the State of California exceeds thirty percent (30%) of all Project Work Hours in such calendar year, then for all subsequent years of work on the Project, the first sentence of this Section IV.G.2 shall not apply, and the requirements of Sections III.B or III.C shall be applicable to all hours of Project Construction Work, including those performed by residents of states other than the State of California.

H. Material Term. This Policy is a material term of any contract into which it is incorporated.

I. Emergency. Developer, Tenant, Billboard Tenant or Contractors may apply to the City Administrator for a waiver of Sections III.B, III. C, III.D(2) and III(H)(1) of this Policy on a temporary basis with regard to a particular portion of the requesting party's work on grounds of a major emergency or risk of serious damage to property, such as natural disaster or fire. The City Administrator may grant such waiver only for a period of time necessary to respond to the emergency or serious property damage and only where the requesting party demonstrates (i) specific evidence of a major emergency or risk of serious property damage, the response to which requires rapid hiring of a significant number of temporary workers, (ii) that application of Sections III.B and III.C of this Policy would necessarily lead to an inability to address the emergency within the necessary timeframe or without substantial risk to safety of workers or serious damage to property, and (iii) that such inability or such risk cannot be avoided through changes to staffing, supervision, or operations in conjunction with application of Sections III.B, III.C, III.D(2) and III(H)(1) of this Policy. If Developer, Tenant, Billboard Tenant or any Contractor reasonably and in good faith believes that such a major emergency or risk of serious damage to property requires, and such entity undertakes, immediate action prior to obtaining any such waiver, then the City shall reasonably consider granting any requested waiver on a retroactive basis with respect to such actions.

J. Severability. If any of the provisions of this Policy are held by a court of competent jurisdiction to be invalid, void, illegal, or unenforceable, that holding shall in no way affect, impair, or invalidate any of the other provisions of this Policy. If this Policy's six (6)-month requirement for qualification as a Resident is deemed invalid by final decision of a court of competent jurisdiction, then "Resident" shall mean an individual domiciled in the City prior to the date that such individual is hired or assigned to perform the applicable work, with "domiciled" as defined by Section 349(b) of the California Election Code, as in effect on the LDDA Execution Date.

K. Applicable Law and Compliance with Law. This Policy shall be governed by and construed in accordance with the laws of the State of California and the United States and

shall be enforced only to the extent that it is consistent with those laws. Parties who have agreed to comply with this Policy agree: (i) that their understanding is that all terms of this Policy are consistent with federal, state, and local law; and (ii) that this Policy shall be reasonably interpreted so as to comply with any conflicting law.

L. Successors and Assigns. This Policy shall be binding upon and inure to the benefit of successors and assigns of any party to a contract incorporating this Policy. References in this Policy to any entity shall be deemed to apply to any successor of that entity.

M. Warranties and Representation. Each party to a contract incorporating this Policy agrees not to either affirmatively or by way of defense seek to invalidate or otherwise avoid application of the terms of this Policy in any judicial action or arbitration proceeding; has had the opportunity to be consult counsel regarding terms of this Policy, and has agreed to such terms voluntarily as a condition of entering into a contract that incorporates this Policy. This Policy shall not be strictly construed against any entity, and any rule of construction that any ambiguities be resolved against the drafting party shall not apply to this Policy.

Schedule 1

Section 349(b) of the California Election Code

West's Ann.Cal.Elec.Code § 349

§ 349. Residence

(a) "Residence" for voting purposes means a person's domicile.

(b) The domicile of a person is that place in which his or her habitation is fixed, wherein the person has the intention of remaining, and to which, whenever he or she is absent, the person has the intention of returning. At a given time, a person may have only one domicile.

(c) The residence of a person is that place in which the person's habitation is fixed for some period of time, but wherein he or she does not have the intention of remaining. At a given time, a person may have more than one residence.

**PROJECT LABOR AGREEMENT
FOR THE VERTICAL CONSTRUCTION OF THE WEST GATEWAY
OF THE OAKLAND ARMY BASE PROJECT**

This Project Labor Agreement (“Agreement”) is entered into this _____ day of _____, 2015 between Oakland Bulk and Oversized Terminal, LLC, a California limited liability company (“Developer” or “Prime Employer”), and the Building and Construction Trades Council of Alameda County, AFL-CIO (“Council”), and any labor organization affiliated with the Council and signatory to this Agreement, acting on their own behalf and on behalf of their respective affiliates and member organizations whose names are subscribed hereto and who have through their officers executed this Agreement (“Union(s)").

This Agreement shall be binding upon Developer/Prime Employer and upon all contractors and subcontractors at all tiers who become signatory hereto (collectively referred to herein as “Contractor(s)”) and upon the Council and all labor unions that become signatory hereto.

PURPOSE

The purpose of this Agreement is to promote efficiency of construction operations during the vertical construction of the Project, located on the parcels leased to Developer as more fully described in the Lease Disposition and Development Agreement (“LDDA”) between the City of Oakland and Developer dated October 23, 2012, as amended from time to time, and to provide for the peaceful settlement of labor disputes and grievances without strikes, pickets or similar activity, or lockouts, causing disruptions to the construction process, thereby assuring the timely and economical completion of the Project.

The parties recognize the need for the timely completion of the Project as defined herein without interruption or delay. This Agreement is intended to promote efficient construction operations in a safe work environment, to insure an adequate supply of skilled craft workers, and to enhance this cooperative effort through the establishment of a framework for labor-management cooperation and stability.

A central purpose of the parties in executing this Agreement is to guarantee labor peace on the Project by minimizing the jobsite friction that could arise at a common-situs jobsite when union employees of different contractors are required to work alongside non-union employees in their own craft or in those other crafts with which they generally work in close proximity, performing work that is closely related and coordinated, thereby leading to labor disputes that could delay completion of the Project and cause disruption of the work. This Agreement accomplishes these objectives by requiring that all Covered Work be performed by workers who are Union(s) members. For any work that falls outside the scope of this Agreement or that is excluded from Covered Work, the Developer and/or Contractor(s) further protects itself from the potential effects of jobsite friction by prohibiting all strikes, picketing or similar activity for any reason whatsoever on the Project.

The parties desire to mutually establish and stabilize wages, hours and working conditions for the workers employed on the Project by the Contractor(s) and represented by the Union(s) to the

end that a satisfactory, continuous and harmonious relationship will exist among the parties to this Agreement.

This Agreement is not intended to replace, interfere with, abrogate, diminish or modify existing local or national collective bargaining agreements in effect during the duration of the Project, insofar as a legally binding agreement exists between the Contractor(s) and the affected Union(s) except to the extent that the provisions of this Agreement are inconsistent with said local or national agreement(s), in which event, the provisions of this Agreement shall prevail.

In the interest of the future of the construction industry in the local area, of which the Union(s) are a vital part, and to maintain the most efficient and competitive posture possible, the parties signatory to this Agreement pledge to work and cooperate with each other to produce the most efficient utilization of labor and equipment. The parties signatory to this Agreement pledge their full good faith and trust to work towards the mutually satisfactory completion of the Project;

To that end, it is hereby agreed that all Contractor(s) who perform work on this Project at whatever tier must be signatory to, or agree to become signatory to the “Schedule A” Agreement(s) of the Union(s) signatory hereto for the craft work being performed by the Contractor(s).

The Parties understand that this Agreement shall be construed to conform with applicable Federal, State, and local law, and that should any provision of this Agreement or a “Schedule A” Agreement be in conflict with such law, the applicable Federal, State, and/or local law shall prevail.

**ARTICLE I
DEFINITIONS**

1.1 “Agreement” means this Project Labor Agreement.

1.2 “Completion” means when a certificate of completion issues for the core and shell of each structure or when a certificate of occupancy issues for Covered Tenant Improvement work. Completion is measured separately on a structure by structure basis. The definition of “Completion” includes all forms of the word, such as “Complete” or “Completed.”

1.3 “Contractor(s)” means any individual, firm, partnership or corporation, or combination thereof, including joint ventures, and including the Developer and any General Contractor or the equivalent, that is an independent business enterprise, and any of its contractors or subcontractors of any tier, and their successors and assigns, that performs, awards, or subcontracts the vertical construction of any part of the Project under contract terms and conditions incorporated in this Agreement.

1.4 “Construction Contract(s)” means all contracts, approved by the Developer that are necessary to complete the Project, and all subcontracts thereunder.

1.5 “Construction Jobs Policy” or “CJP” shall mean the Construction Jobs Policy, Oakland Army Base Project, Vertical Improvement as set forth in the LDDA.

1.6 “Council” means the Building & Construction Trades Council of Alameda County, AFL-CIO.

1.7 “Covered Work” is all work defined in Section 2.3, below, except as excluded by the terms of Section 2.5.

1.8 “Developer” or “Prime Employer” means Oakland Global Bulk and Oversized Terminal, LLC, a California limited liability company-

1.9 “Lease Disposition and Development Agreement” or “LDDA” means that certain contract pertaining to the Army Base Gateway Redevelopment Project entered into between the City of Oakland, the Oakland Redevelopment Successor Agency and the Developer on October 23, 2012.

1.10 “Effective Date” means the date of execution of this Agreement by the Developer and by the Council, provided however, that this Agreement shall be void *ab initio* as to the Property or any parcel if the Property or any individual parcel described in the LDDA is not transferred to Developer.

1.11 “Letter of Assent” means the letter set forth in Appendix A that shall be signed by all Contractors of any tier as a precondition of working on the Project.

1.12 “Master Agreement(s)” or “Schedule A” Agreement(s) (hereafter referred to collectively as “Schedule A” Agreement(s)) means the local area collective bargaining agreements negotiated from time to time by the Local Unions having jurisdiction over Covered Work, copies of which shall be made available by the Council to Developer upon request and which shall be incorporated herein by reference

1.13 “Project” means the vertical construction to occur on that site identified as the West Gateway as shown on Appendix B, attached hereto.

1.14 “Property” means that certain leased parcel identified as the West Gateway as shown on Appendix B, attached hereto.

1.15 “Union(s)” means any labor organization affiliated with the Building & Construction Trades Council of Alameda County, AFL-CIO, and signatory to this Agreement, acting on their own behalf and on behalf of the respective affiliates and member organizations whose names are subscribed hereto and who have through their officers accepted and executed this Agreement.

ARTICLE II SCOPE OF AGREEMENT

2.1 The Parties: This Agreement shall apply and is limited to the Prime Employer and all Contractor(s) performing Construction Contract(s) on the Project by those contractors and subcontractors of whatever tier that are awarded contracts for Covered Work, and the Council, and the Union(s) affiliated with the Council and signatory to this Agreement.

2.2 The Project: This Agreement covers the Project as set forth in Section 1.13. The final plans for the Project may be modified and/or subject to further approval by the City of Oakland or other public agencies having approval authority over the Project or portions thereof, and this Agreement applies and will apply to the Project as finally approved by all such entities. Once a Construction Contract is Completed, it is no longer covered by this Agreement except when a Contractor is directed to engage in repairs, warranty work or modifications required by its Construction Contract, including any change orders. For the purposes of this Agreement, a Construction Contract shall be considered Completed as set forth in Section 1.2 of this Agreement.

2.3 Covered Work: Except as excluded elsewhere in this Agreement, all of the vertical construction work described in this Paragraph 2.3 and further described within this Agreement is within the scope of the Project and this Agreement, including, without limitation:

(a) all on-site preparation, surveying, construction, alteration, demolition, installation, painting or repair of buildings, structures and other works, and construction-related activities for the Project, including geotechnical and exploratory drilling, temporary HVAC, and landscaping and temporary fencing that is within the craft jurisdiction of one of the Union(s) and which is part of the Project, including, without limitation to the following examples, pipelines (including those in linear corridors built to serve the project), pumps, pump stations, start-up, and modular furniture installation, and on-site soils and material inspection and testing to be performed to complete the Project;

(b) tenant improvement work beginning up to one year following Completion, other than tenant improvement work specifically excluded from this Agreement in Section 2.5, below;

(c) any start-up, calibration, commissioning, performance testing, warranty repair, operational revisions to systems and/or subsystems installed under this Agreement performed within 90 days after Completion;

(d) work done for the Project in temporary yards or areas adjacent to the Project, and at any on-site or off-site batch plant constructed solely to supply materials to the Project;

(e) construction trucking work, such as the delivery of ready-mix, asphalt, aggregate, sand or other fill or similar materials which are incorporated into the construction process, as well as the off-hauling of debris and excess fill, material and/or mud;

(f) on-site fabrication work over which Contractor(s) at all tiers possess the right of control (including work done for the Project in any temporary yard or area established for the Project). This Agreement also covers any off-site work, including fabrication, that is traditionally performed by any of the Union(s) that is directly or indirectly part of the Project, provided such work is currently covered by a provision of a local Master Agreement or a local addendum to a national agreement of the applicable Union(s).

2.4 Effect of Other Agreements: It is agreed that the Prime Employer shall require all Contractors of whatever tier who have been awarded contracts for work covered by this Agreement, to accept and be bound by the terms and conditions of this Agreement by executing

the Letter of Assent (Appendix A) prior to commencing work. The Prime Employer shall assure compliance with this Agreement by the Contractors. It is further agreed that, where there is a conflict, the terms and conditions of this Agreement shall supersede and override terms and conditions of any and all other national, area, or local collective bargaining agreements, except for all work performed under the NTD Articles of Agreement, the National Stack/Chimney Agreement, the National Cooling Tower Agreement, all instrument calibration work and loop checking shall be performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Systems Technicians, and the National Agreement of the International Union of Elevator Constructors, with the exception of Articles XVI, XVII and XVIII of this Agreement, which shall apply to such work.

2.5 Exclusions from this Agreement and/or Covered Work:

(a) Work of non-manual employees if not covered by "Schedule A" Agreement(s) of a Contractor(s), such as executives, managerial employees, staff engineers, supervisors above the level of general foremen, off-site laboratory testers, quality control and assurance personnel, timekeepers, mail carriers and clerks, office workers, messengers, safety personnel, emergency medical and first aid technicians, professional architectural and engineering employees, administrative and supervisory employees, and guards. The parties agree that Trust Fund contributions may be paid to the Union(s) Fringe Benefit Trust Funds on behalf of superintendents employed by Contractor(s) in accordance with the "Schedule A" Agreements.

(b) All work performed by the State, City, County or other governmental entities or their contractors, or by public utilities or their contractors, or off-site work undertaken by Developer or its contractors that is not part of the Project or that is not required to be performed by Developer under the terms of the LDDA.

(c) On-site supervision of work required by a vendor or manufacturer to protect a manufacturer's or vendor's warranty, and, in limited circumstances requiring special knowledge of the particular item(s), on-site installation or application of specialty items may be performed by construction persons of the vendor or manufacturer where necessary to protect a manufacturer's warranty, *provided* the Contractor using the vendor or manufacturer can demonstrate by an enumeration of specific tasks that the work cannot be performed to the specification/requirements of the particular manufacturer or vendor by construction persons employed under this Agreement. All such work to be performed by the employees of a vendor or equipment manufacturer necessary to protect the warranty on such equipment shall be identified and discussed at the relevant pre-job conference as provided in Article XV of this Agreement. Prior to the award of the applicable Covered Work the Contractor, Prime Employer, Council, and affected Unions shall meet and confer to resolve application of this Section. The issue of whether it is necessary to use construction persons of the vendor or manufacturer to protect the manufacturer's warranty shall be subject to the grievance and arbitration provision of this Agreement.

(d) Delivery, movement, placement, and assembly of freestanding furniture and tenant equipment that is not part of a modular office system.

(e) On-going maintenance and landscape maintenance post-completion, non-construction related janitorial work, and security services.

(f) Customer service activity that is not customarily contracted out to a contractor in the construction industry.

(g) Work on the Project undertaken as a result of a threat to life, limb or property, or other work required by an emergency, act of war, terror or threat to public safety.

(h) All off-site maintenance of leased equipment.

(i) All Tenant Improvement Work performed by a single tenant or by the Developer or a Contractor on behalf of a single tenant within an engineer's or architect's cost estimate of less than One Hundred Thousand Dollars (\$100,000.00). Prime Employer, Contractor or Tenant will provide the applicable cost estimate on request. Cost estimates or bids shall not be manipulated for the purpose of avoiding coverage of the Agreement.

(j) All non-craft work not covered by "Schedule A" Agreement(s) relating to the investigation, remediation, mitigation and monitoring of hazardous materials or conditions, including, but not limited to, work performed pursuant to the Final Remedial Action Plan, Oakland Army Base, Oakland, California (the "RAP/RMP") and the Risk Management Plan attached as Exhibit E thereto, prepared for the Oakland Base Reuse Authority and the California Environmental Protection Agency, Department of Toxic Substances Control, and dated September 27, 2002, as said RAP/RMP has been or may be amended from time to time.

(k) All laboratory work for specialty testing or inspections that is not covered by a "Schedule A" Agreement.

(l) The furnishing of supplies, equipment or materials which are stockpiled for later use.

(m) All work on any parcel of the Property from and after the time it is conveyed by Developer to the City of Oakland.

ARTICLE III EFFECT OF AGREEMENT

3.1 By accepting the award of a Construction Contract(s) for the Project, whether as contractor or subcontractor, the Contractor(s) agrees to be bound by each and every provision of this Agreement.

3.2 The provisions of this Agreement shall apply to the Contractor(s), the Council and the Union(s) on this Project only, notwithstanding the provisions of any local and/or national union agreements which may conflict or differ with the terms of this Agreement. Where a subject covered by the provisions of this Agreement is also covered by a "Schedule A" Agreement, the provisions of this Agreement shall prevail. Where a subject is covered by the provisions identified in the applicable "Schedule A" Agreement and is not covered by this Agreement, the provisions of the applicable "Schedule A" Agreement shall prevail.

3.3 This Agreement shall be binding only on the signatory Contractor(s), and it shall not apply to their parents, affiliates, related entities, joint or sole ventures or subsidiaries. This Agreement applies only to the Project, and has and shall have no force or effect on any other construction projects.

3.4 It is agreed that the liability of any Contractor and/or Developer and of the separate Unions under this Agreement are several from, and not joint with, the liability of any other contractor, developer, employer or Union. No employer, Contractor or Developer shall be considered to have a joint employer, single employer or alter ego relationship with any other contractor, developer or employer by virtue of becoming bound by or executing this Agreement. This Agreement does not create any relationship between Prime Employer and any employee of any other Contractor. In no event shall Prime Employer be subject to any withdrawal liability under the Multi-Employer Pension Plan Amendments Act as presently constituted or hereafter amended, unless it directly employs craftworkers on Covered Work

3.5 In the event of their expiration, "Schedule A" Agreements incorporated as part of this Agreement shall continue in full force and effect, including the no-strike/no-lockout provisions of the "Schedule A" Agreements and Articles XVI, XVII and XVIII of this Agreement, until a new or modified "Schedule A" Agreement is reached. Any provisions negotiated in said "Schedule A" Agreement(s) will not apply to the Covered Work if such provisions are more costly to the Contractor or the Prime Employer for such work than those uniformly required of contractors for construction work normally covered by those agreements, nor shall any provision be recognized or applied if it reasonably may be construed to apply exclusively or predominantly to work on the Project. The Unions agree that the "Schedule A" Agreements, renewals, extensions or amendments for Contractors on the Project shall be no less favorable than those negotiated for other signatory contractors.

3.6 Invitations to Bid: It is further agreed that this Agreement shall be included in all invitations to bid or solicitations for proposals from contractors or subcontractors for work on the Project that are issued on and after the Effective Date of this Agreement.

ARTICLE IV SUBCONTRACTING

4.1 Except as set forth in the applicable "Schedule A" Agreement, nothing in this Agreement shall limit the rights of Prime Employer or any Contractor at any tier to subcontract Covered Work or select its contractors or subcontractors. At the time that any Contractor(s) enters into a subcontract with any subcontractor providing for the performance of Covered Work, the Contractor(s) shall provide a copy of this Agreement, as it may from time to time be modified, to said subcontractor and shall require the subcontractor as a condition of accepting an award of a construction subcontract to agree in writing to become bound by this Agreement prior to the commencement of work by executing the "Letter of Assent" attached hereto as "Appendix A."

4.2 Each Contractor agrees that it will only subcontract work on this Project to contractors who are signatory to, or agree to become signatory to the "Schedule A" Agreement(s) of the Union(s) signatory hereto for the Covered Work being performed by the Contractor.

4.3 The Contractor(s) have the primary obligation for performance of all conditions of this Agreement. This obligation cannot be relieved, evaded or diminished by subcontracting. Should the Contractor(s) elect to subcontract, the Contractor(s) shall continue to have such primary obligation.

ARTICLE V WAIVER

5.1 The parties acknowledge that the Prime Employer is an employer in the construction industry and that this Agreement is a lawful pre-hire agreement within the meaning of Section 8(f) of the National Labor Relations Act, and the Contractor(s) and Prime Employer expressly waive any right which it or they may claim to have to repudiate or otherwise void this Agreement. This Agreement applies to this Project only, and shall not affect the Section 9(a) status of any other collective bargaining agreement(s) to which the parties are signatory.

ARTICLE VI UNION SECURITY

6.1 The Contractor(s) recognize the Union(s) as the sole bargaining representative of all craft employees working within the scope of this Agreement.

6.2 All employees who are employed by Contractor(s) to work on the Project will be required to become members of and maintain membership in the appropriate Union(s) on or before the eighth (8th) consecutive or cumulative day of employment on the Construction Contract(s).

ARTICLE VII REFERRAL

7.1 The Union(s) shall be the sole dispatcher of all craft labor employed on the Project. Contractor(s) shall be bound by and utilize the registration facilities and referral systems established or authorized by the Union(s) and contained within the Schedule A Agreement(s) except as otherwise specified in this Agreement. Consistent with the "Schedule A" Agreements, the Contractors shall have the right to determine the competency of all referrals and to reject any applicant referred by the Unions.

ARTICLE VIII CONSTRUCTION JOBS POLICY

8.1 The Unions recognize that the Developer and Contractors at all tiers are, through the terms of the LDDA, bound to the Construction Jobs Policy ("CJP"). To that end, the Council and Unions agree as follows:

(a) The Unions will use their best efforts to assist the Contractors in fulfilling the requirements of the CJP, including, but not limited to, the provisions of Sections III A, B, C and D of the CJP. The Unions and their respective hiring halls further agree that to assist the Contractors in meeting these obligations they will, when requested by the Contractor, permit name call procedures and rehire requests, and then refer "Residents" of the City of Oakland (as

defined in the CJP) on a priority basis, and, if not available in sufficient numbers, allow the Contractor to use qualified referrals from the Jobs Center (as referred to in the CJP).

(b) the Unions shall use all means available thereunder to assist the Contractor(s) in meeting the CJP obligations for the employment of "Apprentices" set forth in Section III D to perform at least twenty percent (20%) of the total Project Work Hours (as defined in the CJP).

(c) the Unions agree to facilitate sponsored Residents into joint labor-management apprenticeship programs, and refer New Apprentices (as defined in the CJP) to Contractor(s) upon request.

(d) if a sponsored Resident is not accepted into a joint labor-management training program, the Union(s), upon request of the City of Oakland or Contractor(s), will provide information regarding the reason(s) for not accepting the worker into the program (to the extent allowed by law) and work collaboratively with the City and the Contractor(s) to resolve obstacles to the enrollment of that worker and other Residents.

(e) The Union(s) agrees to collaborate with and support MC3-certified pre-apprenticeship programs to prepare Residents to become New Apprentices and to assist with the recruitment of Residents for such programs and connecting with Contractors for sponsorship opportunities.

(f) If the foregoing measures reasonably appear unlikely to allow the Contractor(s) to meet the requirements on the CJP, upon request of Developer, the Unions agree to meet and confer with Contractors and/or Developer regarding improving outcomes under the CJP.

8.2 In the event that referral facilities maintained by the Unions are unable to fill the requisition of a Contractor for employees within seventy-two (72) hour period after the Contractor makes such a requisition, excluding Saturdays, Sundays and holidays as designated in the applicable "Schedule A" Agreement, the Contractor shall be free to obtain skilled personnel from other sources. In the event the Contractor hires an employee from another source, the Contractor shall immediately provide the appropriate Union with the name, address and social security number of the employee and shall immediately instruct such employee(s) to satisfy the requirements of Section 6.2.

ARTICLE IX NON-DISCRIMINATION

9.1 The Union(s) and Contractor(s) shall not unlawfully discriminate against any employee or applicant for employment because of race, color, sex, sexual orientation, national origin, age, religion, disability, or any other basis prohibited by law.

ARTICLE X JOB-SITE ACCESS

10.1 In accordance with the Schedule A Agreements, authorized representatives of the Union(s) shall have access to the Project at all times and locations where work is being, has been, or

will be performed by members of their Union(s), and will comply with a reasonable initial safety check, security check and reasonable safety rules.

ARTICLE XI WAGES, HOURS AND WORKING CONDITIONS

11.1 The wages, fringe benefits, hours of work, holidays and designated days off and working conditions on the Project shall be governed by the "Schedule A" Agreement of the applicable craft Union performing the work except as modified by this Agreement.

11.2 To the extent a condition of employment provided for in Industrial Welfare Commission Wage Order 16 is not covered by an applicable "Schedule A" Agreement, the requirements of Wage Order 16 shall be complied with on this Project.

ARTICLE XII APPRENTICES

12.1 Recognizing the need to develop adequate numbers of competent workers in the construction industry, the Contractor(s) shall employ apprentices of a California State-approved Joint Apprenticeship Program in the respective crafts to perform such work as is within their capabilities and which is customarily performed by the craft in which they are indentured.

12.2 Apprentice ratios will be in compliance with the provisions of the applicable "Schedule A" Agreements.

ARTICLE XIII HELMETS TO HARDHATS

13.1 The Contractor(s), the Council and the Union(s) recognize a desire to facilitate the entry into the building and construction trades unions of veterans who are interested in careers in the building and construction industry. The Contractor(s) the Council and the Union(s) agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter "Center") and the Center's "Helmets to Hardhats" program to serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

13.2 The Council, the Union(s) and the Contractor(s) agree to coordinate with the Center to participate in an integrated database of veterans interested in working on the Project and of apprenticeship and employment opportunities for this Project. To the extent permitted by law, the Union(s) will give credit to such veterans for bona fide, provable past experience.

ARTICLE XIV MANAGEMENT RIGHTS

14.1 Consistent with the "Schedule A" Agreements, the Prime Employer retains the right of control and coordination of all construction work on the Project by determining work scheduling,

including starting times, and the necessity for and times of shift work; enforcing any agreed drug and alcohol abuse and testing policy; directly removing any employee, whether employed directly by any Contractor, for breach of reasonable rules promulgated by Prime Employer governing conduct on the job, and ordering corrective action necessary to maintain reasonable and lawful standards for workplace health and safety.

14.2 Prime Employer reserves the right, in its sole discretion, to terminate, delay, suspend, modify, augment and/or expand any and all portions of the Covered Work at any time; including, but not limited to, value engineering, re-packaging, and/or re-bidding any Covered Work or otherwise combining, modifying, consolidating, or canceling contracts identified as part of the Covered Work. Should the Prime Employer remove any work or contract from the Project and thereafter authorize that such Covered Work be commenced, then such work or contract shall be performed under the terms of this Agreement. If required by the City of Oakland, the Prime Employer may require or prohibit some or all work on certain days or during certain hours of the day and/or require such other operational or schedule changes that it may deem necessary.

14.3 Consistent with the "Schedule A" Agreements, the Contractor(s) retain(s) the full and exclusive authority for the management of their operations, determine the number and qualifications of their employees; the promotion, transfer, layoff of their employees; the discipline or discharge of their employees; the selection of forepersons and other supervisors; the assignment and scheduling of work; the promulgation of reasonable work rules that are consistent with this Agreement; and the determination of when overtime will be worked and the number and identity of employees engaged in such work. No rules, customs or practices that limit or restrict productivity, efficiency or the individual and/or joint working efforts of employees shall be permitted or observed, except that the lawful manning and fabrication provisions in the "Schedule A" Agreement(s) shall be recognized and applied on the Project.

14.4 There shall be no limitation or restriction upon the choice of materials or upon the full use and installation of equipment, machinery, package units, factory precast, prefabricated or preassembled materials, tools or other labor saving devices, except as set forth in Covered Work, Section 2.3(f), above.

14.5 The use of new technology, equipment, machinery, tools and/or labor saving devices and methods of performing work may be initiated by Prime Employer or any other Contractor in their respective discretion from time to time. The Council and the Unions agree that they will not in any way restrict the implementation of such new devices or methods of work. If there is any disagreement between a Contractor and a Union concerning the manner or implementation of such device or method of work, the implementation shall proceed as directed by the Contractor and the Union shall have the right to arbitrate the dispute as set forth in Article XVI.

14.6 The foregoing list of management rights is not exclusive; Contractor(s) retain all management and legal rights not specifically enumerated in this Agreement, consistent with the applicable Schedule A.

ARTICLE XV PRE-JOB CONFERENCES

15.1 The Prime Employer shall hold and the Council shall conduct a mandatory pre-job conference with representatives of all involved Contractors and the Unions at a location mutually agreeable to the Council at least twenty-one (21) calendar days prior to:

- (a) The commencement of any Covered Work; and
- (b) The commencement of Covered Work on each subsequently awarded Construction Contract.

15.2 The conference shall be attended by a representative of each participating Contractor, each affected Union, and the Council.

15.3 The pre-job conference will consist of:

- (a) A listing of each Contractor's scope of work;
- (b) The craft work assignments;
- (c) The estimated number of craft workers required to perform the work;
- (d) Transportation arrangements;
- (e) The estimated start and completion dates of the work;
- (f) Discussion of pre-fabricated materials;
- (g) All workforce requirements for the Project; and
- (h) A listing of any specialty work to be performed by the employees of an equipment vendor or manufacturer to protect the warranty on such equipment as described in Section 2.5, above, if any, for which the Contractor using the vendor or manufacturer shall demonstrate by an enumeration of specific tasks that the work cannot be performed by construction persons employed under this Agreement; and
- (i) Discussion of any trucking work

15.4 All Covered Work shall proceed on schedule as assigned at the pre-job conference notwithstanding any pending disputes about the assignment of any portion of that work.

15.5 Review Meetings: In order to ensure the terms of this Agreement are being fulfilled and all concerns pertaining to the Prime Employer, the Union(s), and the Contractor(s) are addressed, the Prime Employer and Secretary-Treasurer of the Council or designated representatives thereof shall meet on request of either party on a periodic basis during the term of construction.

**ARTICLE XVI
GRIEVANCE AND ARBITRATION PROCEDURES**

16.1 With the exception of disputes covered by Article XVII or XVIII, disputes shall be resolved as follows. The Council and the Prime Employer shall each appoint one member to a Joint Administrative Committee. The Joint Administrative Committee shall meet as required to resolve grievances by majority vote with such resolutions to be final and binding on all signatories of the Agreement, consistent with this Article XVI.

16.2 Any grievance concerning the interpretation or application of this Agreement not brought to the attention of the Contractor(s) or Union(s) within ten (10) working days after the grievance is alleged to have occurred, but in no event more than thirty (30) days after the party raising the grievance became or should have become aware of the event giving rise to the grievance shall be null and void.

Step 1: The grieving party shall give notice to and meet with the other party within five (5) business days after the initial notice of the grievance in an attempt to resolve the dispute. Any dispute resolved at Step 1 shall be non-precedential to future disputes on this Project.

Step 2: If the dispute is not resolved informally at Step 1, the grievance shall be reduced to writing and served upon the other party by facsimile, first class mail or email, within five (5) business days after the conclusion of efforts to resolve the dispute at Step 1. Regardless of which party has initiated the grievance proceeding, prior to a Step 2 meeting, the Union(s) shall notify its international union representative(s), which shall advise both parties if it intends on participating in a Step 2 meeting. The Prime Employer and the Council shall have the right to participate in any efforts to resolve the dispute at Step 2.

16.3 If the dispute is not resolved at Step 2, either party may, within five (5) business days thereafter, move the dispute to arbitration. After the request for arbitration is made in writing, an arbitrator shall be selected by each party alternately striking a name from the following list of arbitrators: William Engler, Robert Hirsch, John Kagel, Barry Winograd, William Riker. The party to strike first shall be determined by a coin toss. The following procedures shall then apply:

A. Upon selection of an arbitrator, the Prime Employer shall provide notice to the arbitrator and parties to the grievance. Unless the Parties agree otherwise, any arbitrator who does not respond within seventy-two (72) hours or who is not available within twelve (12) weeks of this notice shall be deemed to have waived the assignment. The grievance shall be referred to the next arbitrator on the list who was last to be struck (and so on, until an arbitrator is selected). The Prime Employer may provide written notice by facsimile, electronic mail, hand delivery, or overnight mail which will be deemed effective upon receipt.

B. The arbitrator shall arrange for a hearing on the earliest date available from the date of her/his selection. The arbitrator's decision shall be confined to the issue(s) posed by the grievance and shall be remedial only. The arbitrator shall not have the authority to modify, amend, alter, cancel, add to or subtract from any provision of this Agreement.

C. A decision shall be given to the parties within five (5) business days after completion of the hearing unless such time is extended by mutual agreement. If any party desires a written opinion, one shall be issued within fifteen (15) days, but its issuance shall not delay compliance with, or enforcement of the award. The requesting party shall be responsible to pay any additional cost associated with the written opinion. The arbitrator's decision shall be final and binding upon all parties to the grievance.

D. The cost of the arbitrator's fees and expenses and any cost to pay for facilities for the hearing shall be borne equally by the parties to the grievance. The cost of a court reporter shall be paid by the requesting party, unless otherwise agreed.

E. Any of the time periods set forth in this Article XVI may be modified in writing by mutual consent of the parties to the grievance, and any written referral or request shall be considered timely if it is personally delivered, faxed, electronically mailed or postmarked during the agreed extended time period. Failure to respond in writing within the time limits provided above, without a mutually agreed upon extension of time, shall be deemed a waiver of such disputes with prejudice.

16.4 The Prime Employer and/or Council may, at its option, participate in any proceeding initiated under this Article XV. However, neither the Prime Employer nor the Council shall be responsible for fees and expenses of the proceeding unless it is a party to the proceeding.

16.5 Failure to timely file and/or process a grievance will constitute a waiver of the grievance. However, the parties may agree (in writing, or orally and confirmed in writing) to extend the time limits set forth herein.

16.6 Any dispute concerning the interpretation of a "Schedule A" Agreement shall be governed by the grievance and arbitration provisions of the applicable "Schedule A" Agreement. Where an issue is addressed in both this Agreement and the "Schedule A" Agreement, this Agreement shall prevail and the arbitration provisions of this Agreement shall govern the dispute resolution. Where an issue is addressed in the "Schedule A" Agreement, and not in this Agreement, the "Schedule A" shall prevail and the arbitration provisions of the "Schedule A" Agreement shall govern the dispute resolution.

16.7 If any listed arbitrator in this Article is no longer working as a labor arbitrator, the Prime Employer and the Council shall mutually agree to a replacement.

**ARTICLE XVII
NO-STRIKE – NO-LOCKOUT PROVISIONS**

17.1 No Strike: It is agreed between the parties that for the duration of the Project, there shall be no strikes, picketing, slowdowns, hand-billing, sickout, refusal to work, advising the public that a labor dispute exists or other work stoppages of any kind, or for any reason at the Project or at any other facility of Prime Employer or Contractor because of a dispute on or arising from the Project.

17.2 No Lockout: It is further agreed between the parties that for the duration of the Project, there shall be no lockout of employees by the Contractor(s) on the project. It is understood that the term "lockout" does not refer to the discharge or termination in accordance with a "Schedule A" Agreement or to the layoff of employees by a Contractor for any reasons in the exercise of its rights under this Agreement or a "Schedule A" Agreement.

17.3 Expiration of Local and Other Applicable Agreements: It is specifically agreed that there shall be no strike, picketing, refusal to work or other work stoppage or lockout as a result of the expiration of any local, regional or other applicable labor agreement having application at the Project and/or failure of the parties to that agreement to reach a new contract. In the event that any applicable "Schedule A" Agreement expires and the parties to that "Schedule A" Agreement fail to reach agreement on a new contract by the date of expiration, the Union(s) shall continue to provide employees to the Contractor(s) working on the Project under all the terms of the expired agreement until a new agreement is negotiated, at which time all terms and conditions of that new agreement shall be applied to covered work at the Project, except to the extent they conflict with any provision of this Agreement. In addition, if the new "Schedule A" Agreement provides for wage or benefit increases, then the Contractor(s) shall, in accordance with the newly negotiated "Schedule A" Agreement, pay to its employees performing Covered Work at the Project during the hiatus between the effective dates of such labor agreements, an amount equal to any such wage and benefit increases established by and in accordance with the new "Schedule A" Agreement for such work performed. All parties agree that such affected Contractor(s) shall be solely responsible for any retroactive supplemental payments to its employees and Trust Funds to comply with newly negotiated wage and benefit increases. Nothing herein will prevent the Union(s) and Contractor(s) upon mutual agreement from deciding to use an interim agreement pending the final negotiations for a new "Schedule A" Agreement.

17.4 Non-Payment of Fringe Benefits and/or Payroll: Notwithstanding the provisions of this Agreement, it is agreed that the particular Union involved retains the right to withhold the services of its members (but not a right to picket) from a particular Contractor who fails to make required and timely payments to the Union's fringe benefit Trust Funds or fails to timely pay its weekly payroll. The Union(s) agree to give the Prime Employer and Contractor seventy-two (72) hours' notice prior to withholding labor under this Section 17.4 for failure to make timely payment of Trust Fund contributions and twenty-four (24) hours' notice for failure to make weekly payroll or when paychecks are determined to be non-negotiable by a financial institution normally recognized to honor such paychecks, to enable the Prime Employer or Contractor to cure the deficiencies. The Prime Employer reserves the right to withdraw the contract and/or subcontract from a Contractor who is in default of its fringe benefit and/or payroll obligations and put such contract and/or subcontract or remainder thereof out for re-bid.

17.5 The Prime Employer or Contractor may elect to issue a joint check for the disputed delinquencies. Alternatively, the Prime Employer shall have the right to guarantee any payment(s) allegedly not made as listed in the notice to the Contractor and/or Prime Employer, and upon the issuance of such a guarantee, the right to withhold services for the alleged untimely payment shall be null and void. Upon written notification to the Union(s) of either election (guarantee or joint check) by the Prime Employer or Contractor, the Union(s) shall promptly order all employees to return to work, or, if within the 24-hour or 72-hour notice period as applicable, shall not withhold labor from the Contractor(s) with whom the Union(s) have a

dispute over, respectively, payroll or trust fund contributions. The Union(s) and subject Contractor(s) agree to use their best efforts to resolve any dispute over trust fund contributions in a prompt and expeditious manner in order to minimize any disruption of work of the subject Contractor(s). This procedure does not diminish in any way the right of the Union(s) and/or Trust Funds to enforce their right to collect the alleged untimely payment(s) under the terms of the applicable "Schedule A" Agreement or Trust Fund provisions.

17.6 Expedited Arbitration Procedure: Any party to this Agreement shall institute the following procedure prior to initiating any other action at law or equity, when a breach of this Article XVII is alleged to have occurred:

A. The party invoking this procedure shall contact the Prime Employer who shall provide notice to Robert Hirsch, Esq., who is the permanent arbitrator under this procedure, and to the parties alleged to be in violation of this Article XVII within twenty-four (24) hours after receipt of notice from the party invoking this procedure. In the event that the permanent arbitrator is unavailable at any time, Barry Winograd shall be appointed the alternate, or if he is unavailable, then a selection shall be made from the list of arbitrators and following the arbitrator selection procedure set forth in Article XVI (Grievance and Arbitration Procedure). Notice to the arbitrator shall be by the most expeditious means available, with notices by facsimile, email, and/or telephone to the party alleged to be in violation, to the Council, and to the involved local Union if a Union is alleged to be in violation.

B. The arbitrator shall hold a hearing within twenty-four (24) hours after receipt of the notice invoking the procedure. The arbitrator shall notify the parties of the place and time chosen for this hearing. Said hearing shall be completed in one session not to exceed twenty-four (24) hours unless otherwise agreed upon by all participating parties. A failure of any party or parties to attend said hearings shall not prevent the arbitration from proceeding, nor delay the hearing of evidence or the issuance of any award by the arbitrator.

C. The sole issue at the hearing shall be whether or not a violation of this Article XVII has occurred. The arbitrator shall not consider any matter in justification, explanation or mitigation of such violation and shall not award damages except as set forth in Section 17.9 below. Damage issues are reserved for court proceedings, if any. The arbitrator's decision shall be issued in writing within three (3) hours after the close of the hearing and may be issued without an opinion. If any party desires a written opinion, one shall be issued within five (5) days but its issuance shall not delay compliance with or enforcement of the award. The requesting party shall be responsible to pay any additional cost associated with the written opinion. The arbitrator may order cessation of the violation of this Article XVII and other appropriate relief and such award shall be served on all parties and the Prime Employer by hand, facsimile or electronic mail.

17.7 Such award may be enforced by any Court of competent jurisdiction, in the following manner. Written notice of the filing of enforcement proceedings shall be served by hand or delivered by certified mail to the other party. In the event the prevailing party initiates a proceeding to obtain a temporary order enforcing the arbitrator's award, all parties waive the right to a hearing and agree that such proceedings may be ex parte. Such agreement does not waive any party's right to participate in a hearing for a final order of enforcement. Any order or

orders enforcing the arbitrator's award shall be served on all parties by hand or delivered by certified mail.

17.8 Any practices, understandings, or agreements between the Contractors and Unions that are not specifically set forth in this Agreement or the applicable "Schedule A" Agreement(s) and that are inconsistent with and/or interfere with the above procedure are hereby waived by the parties to whom they accrue.

17.9 If the arbitrator determines that a violation of this Article XVII has occurred, the breaching party shall, within eight (8) hours after the issuance of the decision, take all steps necessary to immediately cease such activities and return to work. If the breaching party does not cease such activities by the beginning of the next shift following the expiration of the eight (8) hour period after the arbitrator's issuance of the decision, then the breaching party shall pay the sum of \$10,000 per shift as liquidated damages to the Prime Employer until the breach is remedied. The arbitrator shall retain jurisdiction for the purpose of determining compliance with this obligation, and determining the amount of additional liquidated damages, if any; but such retention shall not prevent or delay judicial enforcement of the initial decision.

17.10 Any right created by statute or law governing arbitration proceedings inconsistent with the above procedure or which interferes with compliance are waived by the parties.

17.11 The fees and expenses of the arbitration shall be divided equally among the participating parties to the arbitration proceeding and each party shall bear its own attorneys' fees.

17.12 The Prime Employer and/or the Council, at their option, may participate in any proceeding initiated under this Article XVII. However, the Prime Employer or Council shall not be responsible for fees and expenses under Article XVI or XVII unless it initiates the procedure.

ARTICLE XVIII WORK ASSIGNMENTS AND JURISDICTIONAL DISPUTES

18.1 The assignment of Covered Work will be solely the responsibility of the Contractor(s) performing the work involved; and such work assignments will be in accordance with the Plan for the Settlement of the Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor Plan.

18.2 All jurisdictional disputes on this Project between or among the Union(s) and the Contractor(s) parties to this Agreement, shall be settled and adjusted according to the present Plan established by the Building and Construction Trades Department or any other plan or method of procedure that may be adopted in the future by the Building and Construction Trades Department. Decisions rendered shall be final, binding and conclusive on the Contractor(s) and Union(s) parties to this Agreement.

18.3 If a dispute arising under this Article involves the Northern California Carpenters Regional Council or any of its subordinate bodies, An Arbitrator shall be chosen by the procedures specified in Article V, Section 5 of the Plan from a list composed of John Kagel, Thomas Angelo, Robert Hirsch and Thomas Pagan, and the Arbitrator's hearing on the dispute

shall be held at the offices of the California State Building and Construction Trades Council in Sacramento, California, within 14 days of the selection of the Arbitrator.. All other procedures shall be as specified in the Plan.

18.4 All jurisdictional disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature, and the Contractor(s)' assignment shall be adhered to until the dispute is resolved. Individual employees violating this section shall be subject to immediate discharge. Each Contractor(s) will conduct a pre-job conference with the Council prior to commencing work. The Developer will be advised in advance of all such conferences and may participate if they wish. Pre-job conferences for different Contractor(s) may be held together.

ARTICLE XIX ASSIGNMENT AND SUCCESSORSHIP

19.1 This Agreement is and shall be binding upon (i) any successor to Developer/Prime Employer, whether by merger, consolidation, acquisition, or otherwise, and (ii) any person or entity or assignee of Developer that acquires all or any portion of Developer's right, title or interest in all or a portion of the Project or all or a portion of the Project Property whether by sale, lease or other full or partial transfer, as set forth in this Article XIX. Accordingly, any agreement for (i) a sale, lease, assignment, or other transfer of all or a portion of Project or all or a portion of the Project Property by Developer, or by its successors and assigns, and (ii) any agreement for a merger, acquisition, or consolidation including ownership or control of Developer, or of its successors and assigns, shall include execution by the applicable person or entity ("Assuming Entity") of an express assumption of the obligations and undertakings of Developer under this Agreement, including this Article XIX, in the form set forth in Appendix C (the "Assignment and Assumption Agreement").

19.2 Within five (5) business days following the close of any transaction described in Section 19.1, above, Developer shall provide the Council by certified or registered mail with written notice thereof an original Assignment and Assumption Agreement executed by Developer and the Assuming Entity. Any sham transfer is a breach of this clause.

19.3 In the event of a breach of Paragraph 19.1 above, the breaching Developer or Contractor shall pay liquidated damages for each hour that Covered Work was performed by employees of contractors or subcontractors who are not signatory to this Agreement as follows: fifty percent (50%) of the Master Labor wage and benefit package (total wage package) of the appropriate craft to the qualified pension plan and fifty percent (50%) of the Master Labor wage and benefit package (total wage package) of the appropriate craft to the qualified health and welfare plan, of the Union(s) having jurisdiction over the Covered Work performed by the contractor(s) or subcontractor(s) not signatory to this Agreement. The Arbitrator may include an award of attorneys' fees to the Union, if it prevails, in any arbitration regarding the enforcement of the assignment and successorship provisions of this Agreement.

19.4 Upon execution and delivery of an original, executed Assignment and Assumption Agreement by an Assuming Entity pursuant to the requirements of this Article XIX, and if the

Developer or its successor or assign is not in breach of this Agreement, then the Council shall: (i) release the Developer from all obligations under this Agreement with respect to such portion of the Project, and (ii) execute and deliver the release attached as Exhibit 1 to Appendix C (the "Release"). References in this Agreement to "Developer" or "Prime Employer" shall be deemed to be the Assignee of the Assignment and Assumption Agreement with respect to such portion of the Project. The Unions agree that the Council may execute the Release on behalf of the Unions.

19.5 This Article shall be enforceable under the Grievance Procedure set forth in Article XVI.

19.6 This Agreement is and shall be binding upon any successor to the Council and/or any of the Local Unions whether by merger, consolidation, reorganization, transfer of affiliation or otherwise (including any successor to the craft jurisdiction of the Unions existing as of the Effective Date of this Agreement).

**ARTICLE XX
SAVINGS CLAUSE**

20.1 The Parties agree that in the event any article, provision, clause, sentence or word of this Agreement is determined to be illegal or void as being in contravention of any applicable law, by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect. The parties further agree that if any article, provision, clause, sentence or word of this Agreement is determined to be illegal or void by a court of competent jurisdiction, the parties shall substitute, by mutual agreement, in its place and stead, an article, provision, clause, sentence or word which will meet the objections to its validity and which will be in accordance with the intent and purpose of the article, provision, clause, sentence or word in question.

20.2 The Parties also agree that in the event that a decision of a court of competent jurisdiction materially alters the terms of the Agreement such that the intent of the parties is defeated, then the entire Agreement shall be null and void.

**ARTICLE XXI
MISCELLANEOUS PROVISIONS**

21.1 Consistent with the "Schedule A" Agreements, no standby crews will be required on the Project unless requested by the applicable Contractor at the Contractor's sole discretion and non-working personnel will not be required. "Non-working" personnel shall be described as, but not limited to, delivery monitors/checkers, record keepers, lead mechanics or operators, temporary light and heat standby electricians, equipment maintenance personnel, personnel for temporary heat equipment utilizing automatic controls or self-regulated mechanisms in the proper and safe operation for their intended use, and additional supervisory personnel for similar activity, or multiple crews other than that necessary to productively perform the work as deemed by the Contractor. There shall be no non-working labor stewards.

21.2 This Agreement may be executed in counterparts, such that original signatures may appear on separate pages, and when bound together all necessary signatures shall constitute an

original. Facsimile or emailed PDF signature pages transmitted to other Parties to this Agreement or their agent shall be deemed equivalent to an original signature.

21.4 Each of the persons signing this Agreement represents and warrants that such person has been duly authorized to sign this Agreement on behalf of the Party indicated, and each of the Parties signing this Agreement warrants and represents that such Party is legally authorized and entitled to enter into this Agreement.

21.5 The Parties acknowledge that this is a negotiated agreement, that they have had the opportunity to have this Agreement reviewed by their respective legal counsel, and that the terms and conditions of this Agreement are not to be construed against any party on the basis of such party's draftsmanship thereof.

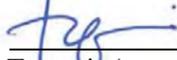
21.6 The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement.

**ARTICLE XXII
TERM**

22.1 The Agreement shall become effective upon the Effective Date and shall be included as a condition of the award of all Construction Contract(s) on the Project including covered tenant improvement work.

21.2 The Agreement shall continue in full force and effect until the completion of all Covered Work on the Project.

Dated: July 29, 2015

By: 
Phil Tagami, Agent of Oakland Global Bulk and Oversized Terminal, LLC
DEVELOPER/PRIME EMPLOYER

Dated: _____

By: _____
BUILDING & CONSTRUCTION TRADES COUNCIL OF ALAMEDA COUNTY, AFL-CIO

ADDENDUM

“APPENDIX A”

Letter of Assent

The undersigned, as a Contractor for the West Gateway of the Oakland Army Base Project (hereinafter “Project”) for and in consideration of the award to it of a contract to perform Covered Work on said Project and in further consideration of the mutual promises made in the Agreement for the Project (hereinafter “Agreement”), a copy of which was received and is acknowledged, hereby:

Accepts and agrees to be bound by the terms and conditions of the Agreement, together with any and all amendments and supplements now existing or which are later made to said Agreement.

Certifies that it has no commitments or agreements which would preclude its full and complete compliance with the terms and conditions of said Agreement.

Agrees to secure from any Contractor(s), as defined in said Agreement, that is or becomes a subcontractor at any tier to it, and from any successors, a duly executed Letter of Assent in form identical to this document.

Subscribes to, adopts and agrees to be bound by the written terms of all applicable legally established trust agreements and plans including, but not limited to, Health and Welfare, Pension, Annuity, Vacation, Apprenticeship, Training and Retraining, pursuant to the appropriate craft agreement, as it may from time to time be amended, the detailed basis upon which contributions are to be made into, and benefits made out of, such Trust Funds, and hereby ratifies and accepts the trustees appointed by the parties to such trust funds.

Contractor: _____ Dated: _____

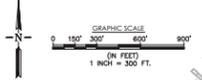
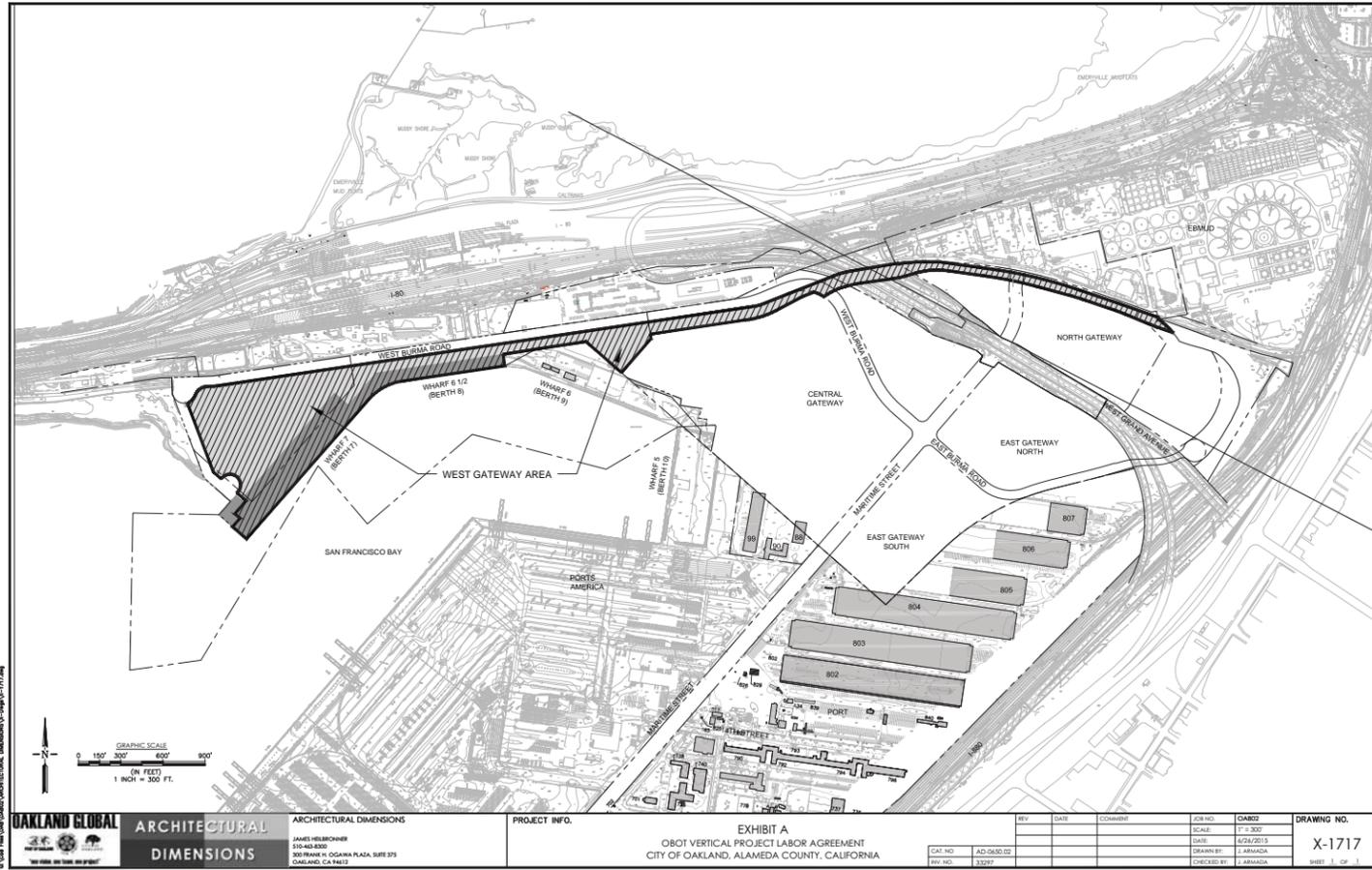
By: _____ Title: _____

(Contractor’s State License #) (Motor Carrier (CA) Permit Number)

Address: _____ Phone Number: _____

FAX #: _____

(Name of Contractor) (Name of Higher Level Subcontractor)



ARCHITECTURAL DIMENSIONS

ARCHITECTURAL DIMENSIONS
 JAMES HELLMUTH OBATA
 310-463-8300
 380 BAKER & OGDEN BLVD, SUITE 875
 OAKLAND, CA 94612

PROJECT INFO.

EXHIBIT A
 OBOT VERTICAL PROJECT LABOR AGREEMENT
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

REV.	DATE	COMMENTS

JOB NO.	DATE
04802	11.1.2007

DRAWING NO.
X-1717
SHEET 1 OF 1

CAT. NO.	REV. NO.
AD-0430-02	3397

DATE	DRAWN BY	CHECKED BY
6/28/2015	J. ARNACK	J. ARNACK