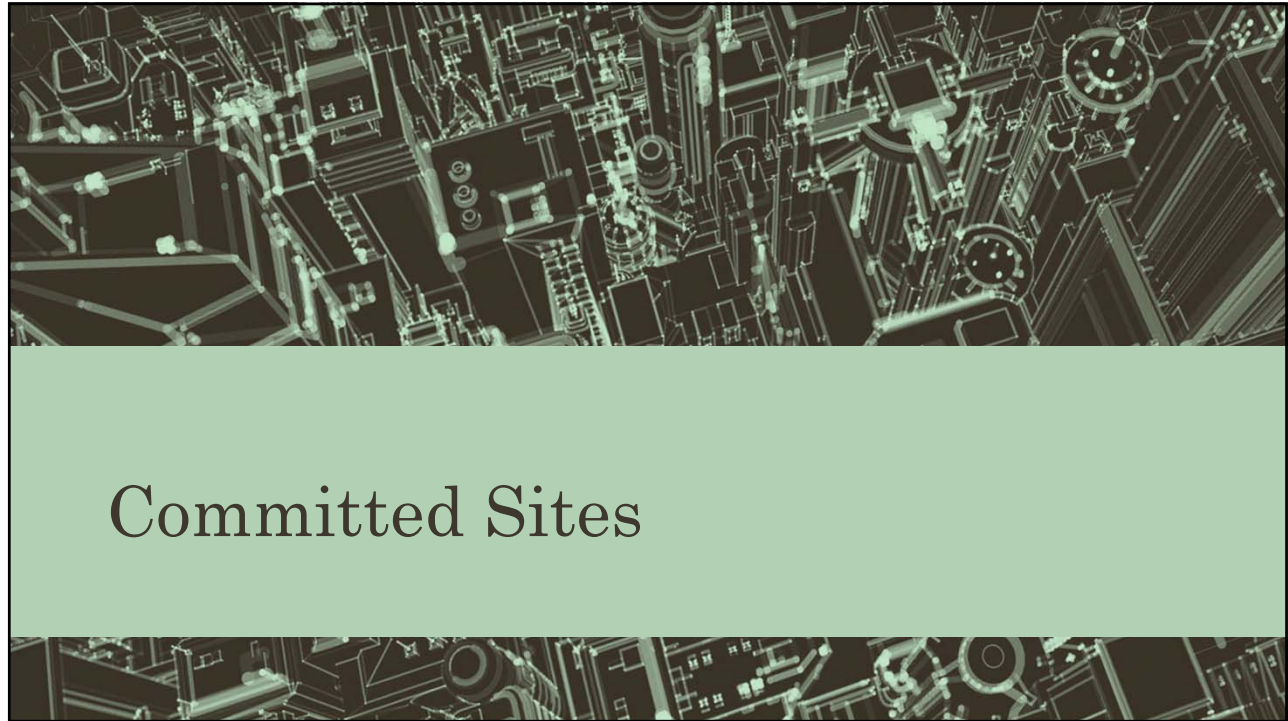


Overview

- Former Redevelopment Properties All Sold to Private Parties
- Investment in Infrastructure Facilitates Development
- New Opportunities Identified
- Remaining Sites Constrained
- Update of Circulation Element Completed Early 2018
- Supported by Strong Economy and Demand
- Aspirational in Outlook and Realistic in Expectations



Committed Sites

Aventine

Completed project with 144 apartments and 10,000 sq. ft. retail.

Four retail spaces now occupied –

Bridal/Florist Shop

Jumping Spoon Korean Restaurant

Nutrition/Tanning

Optometrist





Muir Pointe

144 new home community now under construction on 17 acres with over 30 homes sold and occupied



Bayfront

40 acre transit-oriented development with a mix of residential, retail, office and hospitality.

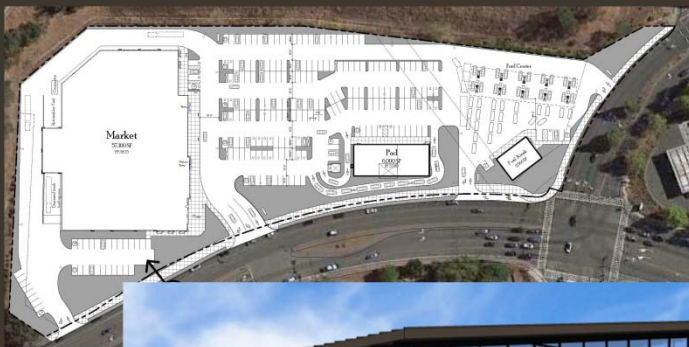
First phase approved – 172 apartments and ground floor retail to start construction in summer 2018



Bayfront

Second phase approved by the Planning Commission in May.

235 apartments with amenity space.



Market Hall/Safeway

New Safeway and fueling center, and 6,000 sq. ft. of shop space on 6.62 acres at San Pablo & Sycamore

All approvals in place, to start construction in March 2019.





Sycamore Crossing

12 acre site at Sycamore & San Pablo being developed by Lewis Operating Companies.

2.6 acres site sold for hotel development – 100 room Hampton Inn.

27,000 sq. ft. retail center planned for 3.22 acres on corner.

Uses for balance of site being explored

Under Planning Commission review.



Hilltown

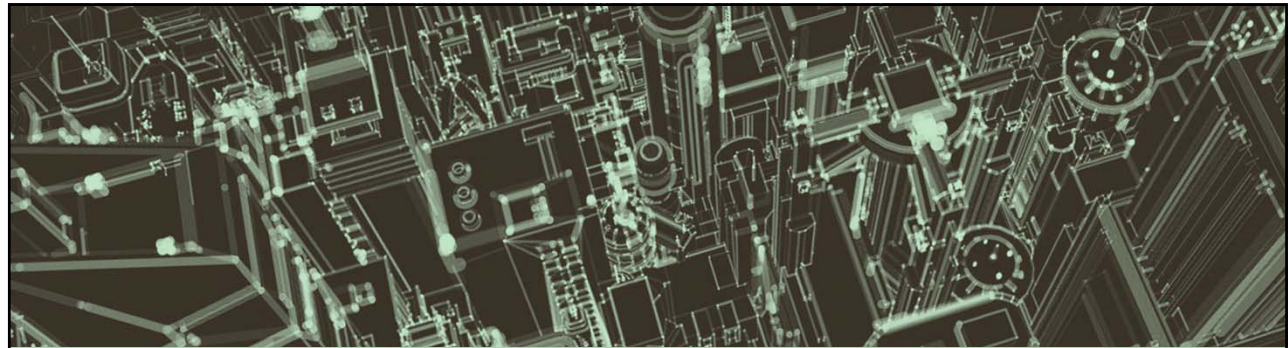
44 acre site proposed for a 640 unit "Italianate Hilltown" residential community with small retail component.

Development Agreement Amendment approved in April 2018.

Final entitlements to be considered in late 2018.

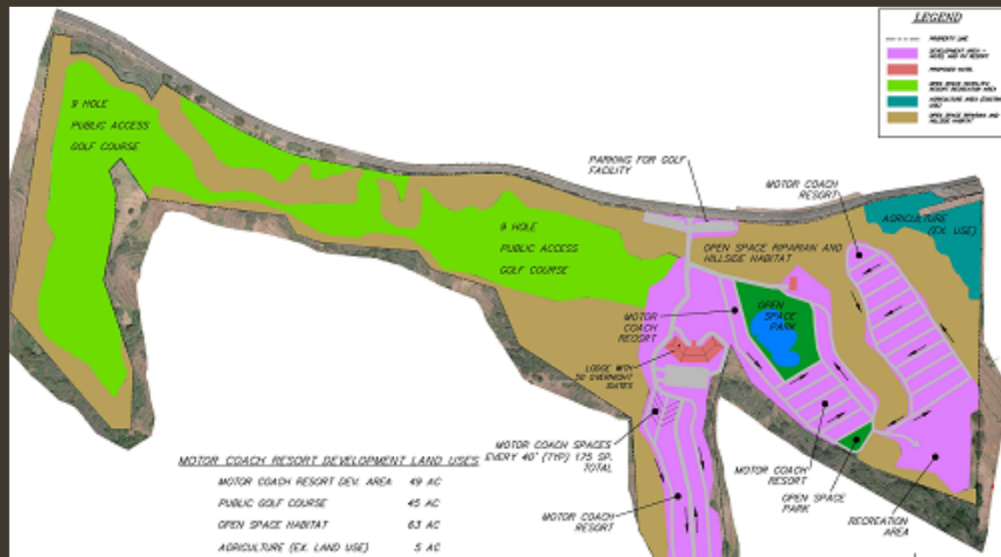
Willow/Palm Site

7.1 acre privately owned site being considered for a 28,000 sq. ft. auto service park and self-storage facility. Development application submitted.



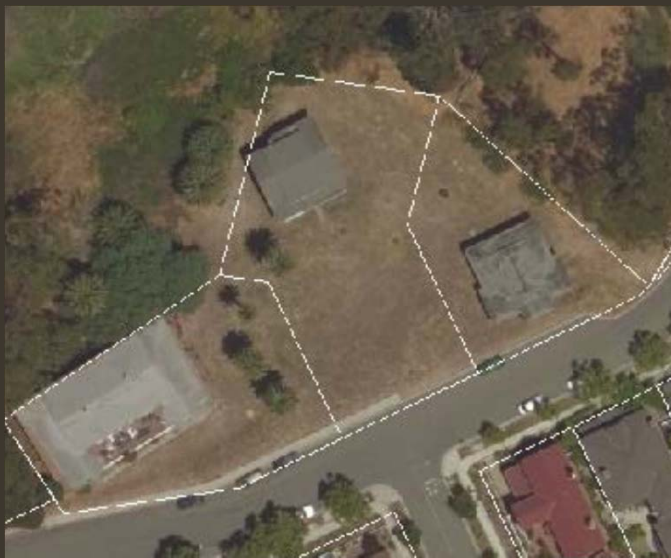
Pending Sites





Franklin Canyon Golf Course

Initial planned development plan review forthcoming for a high-end Recreational Vehicle park with lodging component and 9 hole golf course.



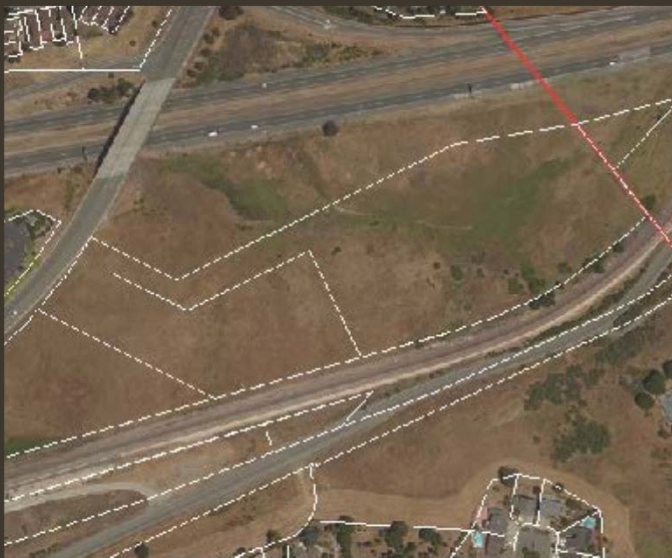
Cury Parcel

.93 acres with three historic structures being marketed for a small creative campus.



Willow Loop

6.25 acre gross site currently for sale suitable for small hotel/retail development.



Willow & Highway 4

6.98 acre gross site currently for sale with commercial potential





Regional Intermodal Transportation Center

Utility relocation, track improvements, and station facilities next phases - seeking funding

www.HerculesTrainStop.com



Questions?