

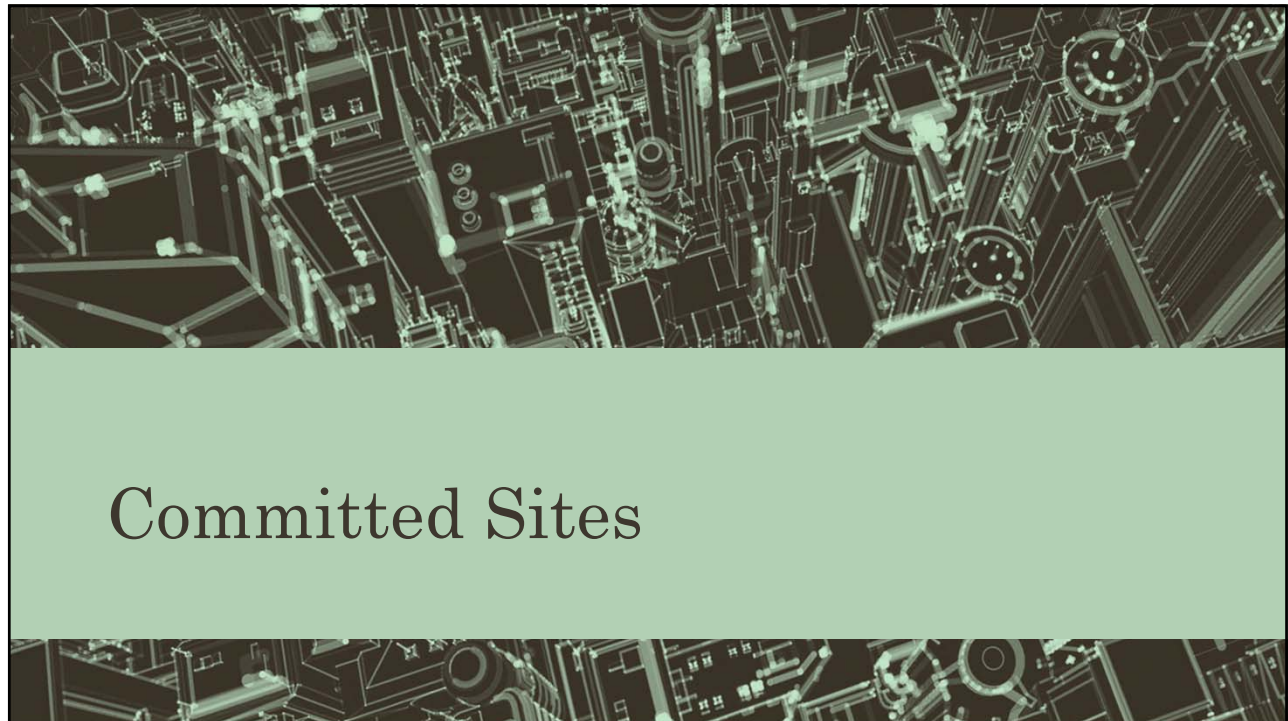


Development Update

July 23, 2019

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 final homes now under construction



Bayfront

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

Residential: 1,392 units

Office: 115,000 square feet

Retail: 90,000 square feet

Flex : 134,000 square feet



Bayfront

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

First phase approved – 172 apartments and ground floor retail under construction with completion set for 2020



Bayfront

Second phase approved in June, 2018

235 apartments with amenity space now under construction.



Bayfront

Third phase approved by Planning Commission in May, 2019

476 apartments on three blocks with amenity space



Safeway

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

Construction underway with opening set for 2nd quarter 2020.

Will also feature Peet's Coffee and Chase Bank.





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

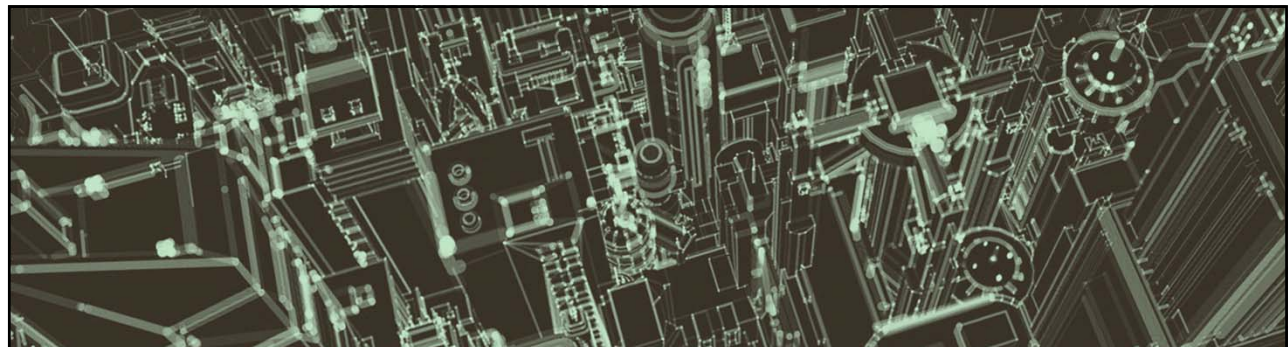
44 acre site proposed for just under 600 unit "Italianate Hilltown" residential community with small retail component.

Development Agreement Amendment approved in April 2018.

Final entitlements to be considered in mid 2019.

Willow/Palm Site

7.1 acre privately owned site approved for a 28,000 sq. ft. auto service park and self-storage facility. First phase to start construction in Summer 2019.



Pending Sites



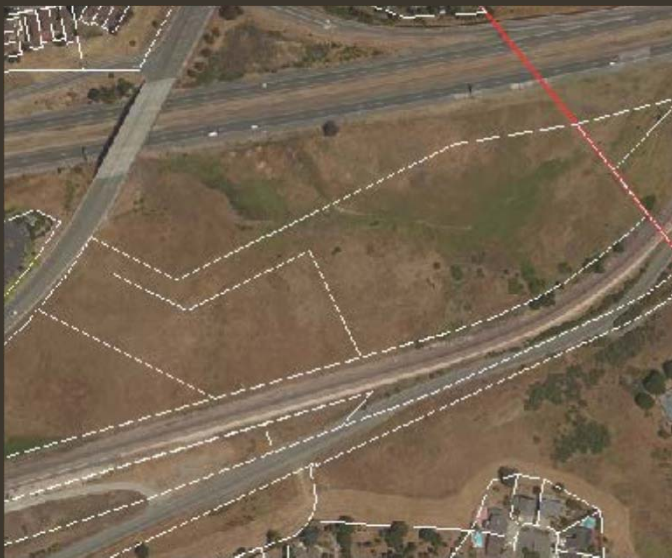


.93 acres with three historic structures being marketed for a small creative campus.



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

Bay Trail and Path to Transit
Phases completed. Bay Trail West
substantially completed.



Regional Intermodal Transportation Center

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

www.HerculesTrainStop.com



Questions?