

**From:** [Phan, Johnny](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Preliminary Draft: Exhibit E3.2 FINAL  
**Date:** Tuesday, April 6, 2021 3:20:04 PM  
**Attachments:** [Exhibit E3.2 Park Dedication\\_Delivery\\_Trigger-c.pdf](#)

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**From:** Phan, Johnny  
**Sent:** Monday, March 29, 2021 11:19 AM  
**To:** Straka, Stephanie <[SStraka@coblentzlaw.com](mailto:SStraka@coblentzlaw.com)>; Miller, J. Gregg <[gmler@coblentzlaw.com](mailto:gmler@coblentzlaw.com)>  
**Subject:** FW: Preliminary Draft: Exhibit E3.2 FINAL

Exhibit E.3.2 is final. Thanks. Johnny

## Johnny V. Phan

**Chief Deputy City Attorney**  
**Office of the City Attorney**  
**City of San Jose**  
**200 East Santa Clara Street**  
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**From:** Straka, Stephanie <[SStraka@coblentzlaw.com](mailto:SStraka@coblentzlaw.com)>  
**Sent:** Saturday, March 27, 2021 3:37 PM  
**To:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Miller, Gregg <[gmler@coblentzlaw.com](mailto:gmler@coblentzlaw.com)>  
**Subject:** RE: Preliminary Draft: Exhibit E3.2 FINAL

[External Email]

No can do. Some of the boundaries and shading were changed slightly for accuracy, and we refined the parens next to the City Dedicated and POPOS in the lefthand key to account for date variations previously agreed upon but that had not been picked up here. See attached.

**Stephanie R. Straka** | Special Counsel  
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**From:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>  
**Sent:** Saturday, March 27, 2021 2:51 PM  
**To:** Straka, Stephanie <[SStraka@coblentzlaw.com](mailto:SStraka@coblentzlaw.com)>; Miller, Gregg <[gmiller@coblentzlaw.com](mailto:gmillers@coblentzlaw.com)>  
**Subject:** [EXTERNAL] RE: Preliminary Draft: Exhibit E3.2 FINAL

City staff want to use the prior one sent. Can we use the prior one sent? They believe the prior one provides more clarity. Thanks. Johnny

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**From:** Straka, Stephanie <[SStraka@coblentzlaw.com](mailto:SStraka@coblentzlaw.com)>  
**Sent:** Saturday, March 27, 2021 2:33 PM  
**To:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Miller, Gregg <[gmiller@coblentzlaw.com](mailto:gmillers@coblentzlaw.com)>  
**Subject:** RE: Preliminary Draft: Exhibit E3.2 FINAL

[External Email]

No, we have this attached updated exhibit. Was just about to send. I believe some of the grey shading was removed and street names taken out, with focus on buildings and parks, trigger statements.

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**From:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>  
**Sent:** Saturday, March 27, 2021 2:27 PM  
**To:** Miller, Gregg <[gmliller@coblentzlaw.com](mailto:gmliller@coblentzlaw.com)>; Straka, Stephanie <[SStraka@coblentzlaw.com](mailto:SStraka@coblentzlaw.com)>  
**Subject:** [EXTERNAL] Preliminary Draft: Exhibit E3.2 FINAL

Please confirm this is final. Johnny

## Johnny V. Phan

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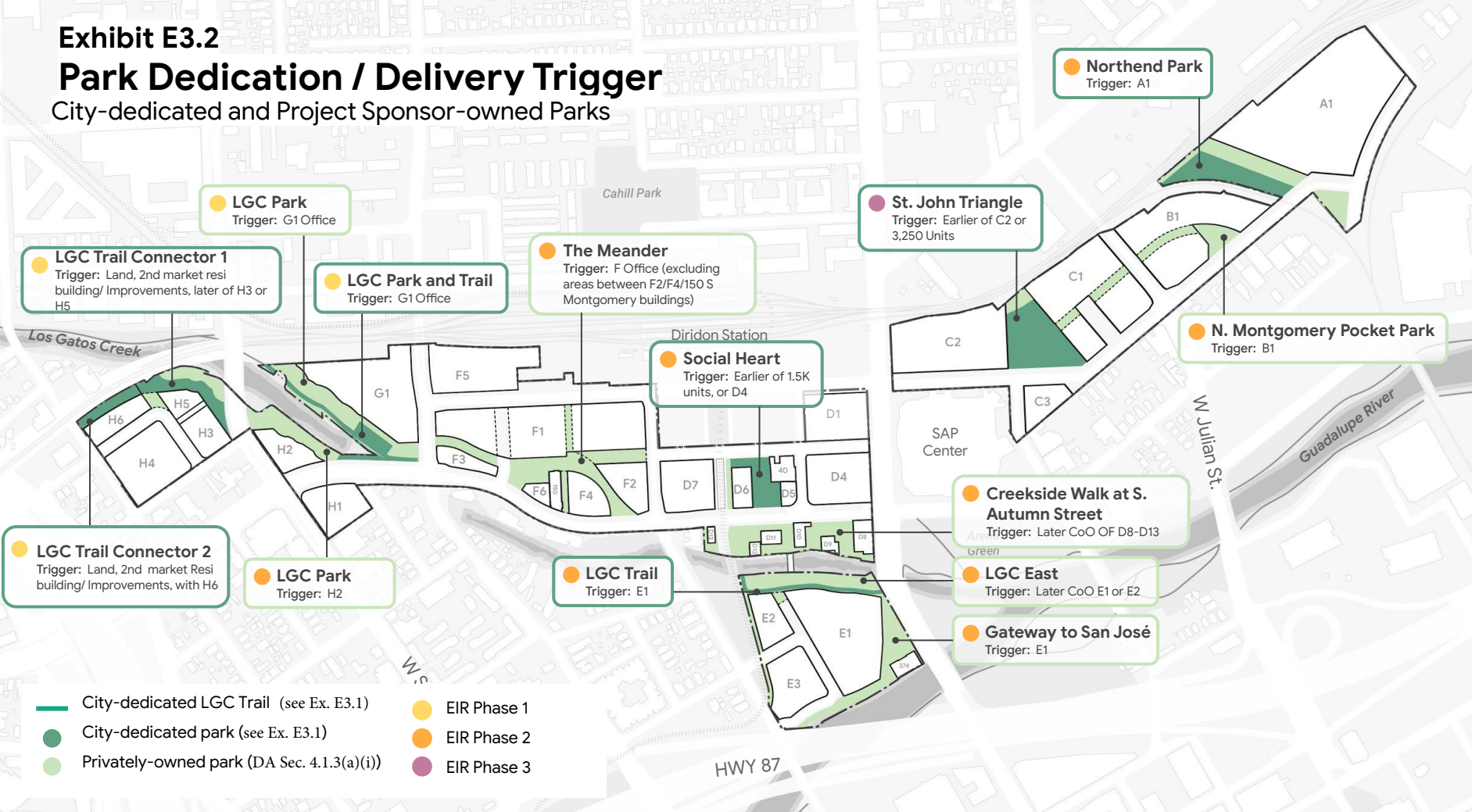
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# Exhibit E3.2

## Park Dedication / Delivery Trigger

City-dedicated and Project Sponsor-owned Parks



**LGC Park**  
Trigger: G1 Office

**LGC Trail Connector 1**  
Trigger: Land, 2nd market resi building/ Improvements, later of H3 or H5

**LGC Park and Trail**  
Trigger: G1 Office

**The Meander**  
Trigger: F Office (excluding areas between F2/F4/150 S Montgomery buildings)

**Social Heart**  
Trigger: Earlier of 1.5K units, or D4

**St. John Triangle**  
Trigger: Earlier of C2 or 3,250 Units

**Northend Park**  
Trigger: A1

**N. Montgomery Pocket Park**  
Trigger: B1

**LGC Trail Connector 2**  
Trigger: Land, 2nd market Resi building/ Improvements, with H6

**LGC Park**  
Trigger: H2

**LGC Trail**  
Trigger: E1

**Creekside Walk at S. Autumn Street**  
Trigger: Later CoO OF D8-D13

**LGC East**  
Trigger: Later CoO E1 or E2

**Gateway to San José**  
Trigger: E1

- City-dedicated LGC Trail (see Ex. E3.1)
- City-dedicated park (see Ex. E3.1)
- Privately-owned park (DA Sec. 4.1.3(a)(i))
- EIR Phase 1
- EIR Phase 2
- EIR Phase 3