

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Revised Draft Settlement Agreement
Date: Thursday, May 27, 2021 4:00:35 PM

From: Lucy Lofrumento <lal@lmallp.com>
Sent: Tuesday, May 25, 2021 5:37 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Subject: RE: Revised Draft Settlement Agreement

[External Email]

I spoke with Jess. Exhibit K was wrong – I'm going to circulate the main doc without it, and we'll attach Exhibit K shortly.

L



Lucy Lofrumento

Attorney at Law
One Almaden Blvd., Suite 700
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From: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Sent: Tuesday, May 25, 2021 5:32 PM
To: Lucy Lofrumento <lal@lmallp.com>
Subject: RE: Revised Draft Settlement Agreement

Went straight to voicemail.

From: Lucy Lofrumento <lal@lmallp.com>
Sent: Tuesday, May 25, 2021 5:30 PM

To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>

Subject: RE: Revised Draft Settlement Agreement

[External Email]

Can you please call my cell 408-605-3448



Lucy Lofrumento

Attorney at Law

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From: Phan, Johnny <Johnny.Phan@sanjoseca.gov>

Sent: Tuesday, May 25, 2021 5:10 PM

To: Imwalle, Miles <mimwalle@coblenzlaw.com>; Shimko, Anna C. <AShimko@bwsllaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>; Lucy Lofrumento <lal@lmalp.com>; Roland, Steven D. <SRoland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>

Subject: RE: Revised Draft Settlement Agreement

Send me final version and we can process for signature.

From: Imwalle, Miles <mimwalle@coblenzlaw.com>

Sent: Tuesday, May 25, 2021 5:09 PM

To: Shimko, Anna C. <AShimko@bwsllaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>; Lucy Lofrumento <lal@lmalp.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Roland, Steven D. <SRoland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>

Subject: RE: Revised Draft Settlement Agreement

[External Email]

My software seems to be scrubbing it.

From: Shimko, Anna C. <AShimko@bwsllaw.com>
Sent: Tuesday, May 25, 2021 5:07 PM
To: Day, Cameron <Cameron.Day@sanjoseca.gov>; Imwalle, Miles <mimwalle@coblentzlaw.com>; Lucy Lofrumento <lal@lmalp.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Roland, Steven D. <SRoland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>
Cc: Casey Strong <CStrong@rwglaw.com>
Subject: [EXTERNAL] RE: Revised Draft Settlement Agreement

Yes, Sections 3 and 4 are still missing.

Anna C. Shimko | Partner

Pronouns: she, her, hers

1 California Street, Suite 3050 | San Francisco, CA 94111

d - 415.655.8115 | t - 415.655.8100 | m - 415.860.5305

ashimko@bwsllaw.com | bwsllaw.com



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From: Day, Cameron [<mailto:Cameron.Day@sanjoseca.gov>]
Sent: Tuesday, May 25, 2021 5:07 PM
To: Imwalle, Miles; Shimko, Anna C.; Lucy Lofrumento; Phan, Johnny; Roland, Steven D.; Gray, Matthew S. (SFO)
Cc: Casey Strong
Subject: Re: Revised Draft Settlement Agreement

[EXTERNAL]

Still not right. No City Obligations.

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From: Imwalle, Miles <mimwalle@coblentzlaw.com>
Sent: Tuesday, May 25, 2021 5:04:15 PM
To: Shimko, Anna C. <AShimko@bwsllaw.com>; Lucy Lofrumento <lal@lmalp.com>; Phan, Johnny

<Johnny.Phan@sanjoseca.gov>; Roland, Steven D. <SRoland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: RE: Revised Draft Settlement Agreement

[External Email]

Anna, thank you for catching that. I have no idea what happened, sorry about that.

All, attached is a corrected version.

From: Shimko, Anna C. <AShimko@bwsllaw.com>

Sent: Tuesday, May 25, 2021 4:42 PM

To: Imwalle, Miles <mimwalle@coblenzlaw.com>; Lucy Lofrumento <lal@lmalp.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Roland, Steven D. <SRoland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: [EXTERNAL] RE: Revised Draft Settlement Agreement

It seems the prior Sections 3 and 4 got dropped.

Anna C. Shimko | Partner

Pronouns: she, her, hers

1 California Street, Suite 3050 | San Francisco, CA 94111

d - 415.655.8115 | t - 415.655.8100 | m - 415.860.5305

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From: Imwalle, Miles [<mailto:mimwalle@coblenzlaw.com>]

Sent: Tuesday, May 25, 2021 4:36 PM

To: Lucy Lofrumento; Phan, Johnny; Shimko, Anna C.; Roland, Steven D.; Gray, Matthew S. (SFO)

Cc: Casey Strong; Day, Cameron

Subject: RE: Revised Draft Settlement Agreement

[EXTERNAL]

Attached is the execution version. Johnny, this is not set up for e-signature yet, so please do that for the City and Sharks (although it has a Google legal stamp on it). Google is routing this for signature, but there is a bit of a process and they will do their own e-signature, so you don't need to set this up for their e-signature. This can be signed in counterparts, so I think everyone can sign separately.

Please confirm that all makes sense. My cell is 415-596-0542 if anyone runs into any issues.

From: Lucy Lofrumento <lal@lmallp.com>

Sent: Tuesday, May 25, 2021 4:11 PM

To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Imwalle, Miles <mimwalle@coblentzlaw.com>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: [EXTERNAL] RE: Revised Draft Settlement Agreement

Sounds good!



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From: Phan, Johnny <Johnny.Phan@sanjoseca.gov>

Sent: Tuesday, May 25, 2021 4:11 PM

To: Lucy Lofrumento <lal@lmallp.com>; Imwalle, Miles <mimwalle@coblentzlaw.com>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: RE: Revised Draft Settlement Agreement

My understanding is Google will circulate the executed version by Adobe for electronic signature. If not, City can.

Thanks. Johnny

Johnny V. Phan

Chief Deputy City Attorney
Office of the City Attorney
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905
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Direct No.: (408) 535-1981
Fax No. (408) 998-3131

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From: Lucy Lofrumento <[lal@lmallp.com](mailto:llal@lmallp.com)>

Sent: Tuesday, May 25, 2021 4:09 PM

To: Imwalle, Miles <mimwalle@coblentzlaw.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Anna Shimko <ashimko@bwslaw.com>; Steve Roland <sroland@bwslaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: RE: Revised Draft Settlement Agreement

[External Email]

Thanks, Miles.

We'll look for the execution version of this as soon as you've made the noted correction and inserted the addresses.

Jonathan Becher is standing by to sign as soon as the document is ready.

Best
Lucy



Lucy Lofrumento

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From: Imwalle, Miles <mimwalle@coblenzlaw.com>

Sent: Tuesday, May 25, 2021 3:54 PM

To: Lucy Lofrumento <lal@lmallp.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: RE: Revised Draft Settlement Agreement

Lucy,

I just saw this email, will make this revision in the final.

Can someone please send where notices should go for SSE? With that, I can prepare an execution version.

From: Lucy Lofrumento <lal@lmallp.com>

Sent: Tuesday, May 25, 2021 3:05 PM

To: Imwalle, Miles <mimwalle@coblenzlaw.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: [EXTERNAL] RE: Revised Draft Settlement Agreement

Thanks for the update – sounds encouraging.

By the way, I was re-reading the compiled document that Johnny sent out at 1:30, and it looks like the phrase highlighted below (from Paragraph 5) was inadvertently omitted from that draft:

Nothing in this section in particular, is intended to release the Parties or any other person from any claim that is not related, directly or indirectly, to the Project, the EIR, or the Project Approvals **through and including the Effective Date**. In making this release, SSE acknowledges that Section 1542 of the Civil Code of the State of California provides as follows:

I am sure this is a result of my mistake, sending out the wrong draft initially. The attached email has

the corrected document. Let me know if you have any questions about this.

Regards
Lucy



Lucy Lofrumento

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From: Imwalle, Miles <mimwalle@coblenzlaw.com>
Sent: Tuesday, May 25, 2021 2:54 PM
To: Lucy Lofrumento <lal@lmallp.com>; Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>
Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>
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I am working on getting approval to release, hopefully shortly, but we will be going with your definition of Project Approvals. We also need to make sure that the changes being approved tonight are not effective until the Agreement is effective, but that will be addressed through the Supplemental Memo. I am confirming whether we have anything further.

From: Lucy Lofrumento <lal@lmallp.com>
Sent: Tuesday, May 25, 2021 2:38 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Anna Shimko <ashimko@bwsllaw.com>; Steve Roland <sroland@bwsllaw.com>; Imwalle, Miles <mimwalle@coblenzlaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>
Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>
Subject: [EXTERNAL] RE: Revised Draft Settlement Agreement

Thanks – we'll review.

Do you have an idea of when we should expect to see Google's proposed edits? We are standing by.

Best
Lucy

**Lucy Lofrumento**

Attorney at Law

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San Jose, CA 95113

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From: Phan, Johnny <Johnny.Phan@sanjoseca.gov>

Sent: Tuesday, May 25, 2021 1:30 PM

To: Lucy Lofrumento <lal@lmallp.com>; Anna Shimko <ashimko@bwslaw.com>; Steve Roland <sroland@bwslaw.com>; Imwalle, Miles <mimwalle@coblentzlaw.com>; Gray, Matthew S. (SFO) <mgray@perkinscoie.com>

Cc: Casey Strong <CStrong@rwglaw.com>; Day, Cameron <Cameron.Day@sanjoseca.gov>

Subject: Revised Draft Settlement Agreement

I believe this is the latest draft Settlement Agreement with SSE changes. Thanks. Johnny

Johnny V. Phan

Chief Deputy City Attorney

Office of the City Attorney

City of San Jose

200 East Santa Clara Street

San Jose, CA 95113-1905

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