

**From:** [Phan, Johnny](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Revised Draft Settlement Agreement  
**Date:** Thursday, May 27, 2021 4:02:42 PM

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**From:** Lucy Lofrumento <lal@lmallp.com>  
**Sent:** Tuesday, May 25, 2021 5:06 PM  
**To:** Phan, Johnny <Johnny.Phan@sanjoseca.gov>  
**Cc:** Douglas-Fry, Joan <Joan.Douglas-Fry@sanjoseca.gov>; Jonathan Becher <jbecher@sjsharks.com>  
**Subject:** RE: Revised Draft Settlement Agreement

[External Email]

Hi Johnny,

Jonathan Becher will be signing for SSE – he is the President. I have copied him here so you will have his email address.

As I'm sure you know the execution document Miles sent was missing quite a few provisions, so he's working on corrected that now. Jonathan is standing by to sign when the correct document is available.

Thanks so much,  
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](mailto:Johnny.Phan@sanjoseca.gov)>

**Sent:** Tuesday, May 25, 2021 4:39 PM  
**To:** Lucy Lofrumento <[lal@lmalp.com](mailto:lal@lmalp.com)>  
**Cc:** Douglas-Fry, Joan <[Joan.Douglas-Fry@sanjoseca.gov](mailto:Joan.Douglas-Fry@sanjoseca.gov)>  
**Subject:** FW: Revised Draft Settlement Agreement

Send me email address for who will sign for Sharks.

---

**From:** Imwalle, Miles <[mimwalle@coblentzlaw.com](mailto:mimwalle@coblentzlaw.com)>  
**Sent:** Tuesday, May 25, 2021 4:36 PM  
**To:** Lucy Lofrumento <[lal@lmalp.com](mailto:lal@lmalp.com)>; Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Anna Shimko <[ashimko@bwsllaw.com](mailto:ashimko@bwsllaw.com)>; Steve Roland <[sroland@bwsllaw.com](mailto:sroland@bwsllaw.com)>; Gray, Matthew S. (SFO) <[mgray@perkinscoie.com](mailto:mgray@perkinscoie.com)>  
**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto:Cameron.Day@sanjoseca.gov)>  
**Subject:** RE: Revised Draft Settlement Agreement

[External Email]

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.

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**From:** Lucy Lofrumento <[lal@lmalp.com](mailto:lal@lmalp.com)>  
**Sent:** Tuesday, May 25, 2021 4:11 PM  
**To:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Imwalle, Miles <[mimwalle@coblentzlaw.com](mailto:mimwalle@coblentzlaw.com)>; Anna Shimko <[ashimko@bwsllaw.com](mailto:ashimko@bwsllaw.com)>; Steve Roland <[sroland@bwsllaw.com](mailto:sroland@bwsllaw.com)>; Gray, Matthew S. (SFO) <[mgray@perkinscoie.com](mailto:mgray@perkinscoie.com)>  
**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto:Cameron.Day@sanjoseca.gov)>  
**Subject:** [EXTERNAL] RE: Revised Draft Settlement Agreement

Sounds good!



**Lucy Lofrumento**

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**From:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>

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

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

**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto: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**

**Main Ph: (408) 535-1900**

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**From:** Lucy Lofrumento <[jal@lmallp.com](mailto:jal@lmallp.com)>

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

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

**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto:Cameron.Day@sanjoseca.gov)>

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[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](mailto:mimwalle@coblenzlaw.com)>

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

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

**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto: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](mailto:lal@lmallp.com)>

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

**To:** Imwalle, Miles <[mimwalle@coblentzlaw.com](mailto:mimwalle@coblentzlaw.com)>; Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Anna Shimko <[ashimko@bwsllaw.com](mailto:ashimko@bwsllaw.com)>; Steve Roland <[sroland@bwsllaw.com](mailto:sroland@bwsllaw.com)>; Gray, Matthew S. (SFO) <[mgray@perkinscoie.com](mailto:mgray@perkinscoie.com)>  
**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto: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 Approval **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@coblentzlaw.com](mailto:mimwalle@coblentzlaw.com)>  
**Sent:** Tuesday, May 25, 2021 2:54 PM  
**To:** Lucy Lofrumento <[lal@lmallp.com](mailto:lal@lmallp.com)>; Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>; Anna Shimko <[ashimko@bwsllaw.com](mailto:ashimko@bwsllaw.com)>; Steve Roland <[sroland@bwsllaw.com](mailto:sroland@bwsllaw.com)>; Gray, Matthew S. (SFO) <[mgray@perkinscoie.com](mailto:mgray@perkinscoie.com)>  
**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto: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](mailto:lal@lmallp.com)>

**Sent:** Tuesday, May 25, 2021 2:38 PM

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

**Cc:** Casey Strong <[CStrong@rwglaw.com](mailto:CStrong@rwglaw.com)>; Day, Cameron <[Cameron.Day@sanjoseca.gov](mailto: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**

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---

**From:** Phan, Johnny <[Johnny.Phan@sanjoseca.gov](mailto:Johnny.Phan@sanjoseca.gov)>

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

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

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**Subject:** Revised Draft Settlement Agreement

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

## Johnny V. Phan

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**Office of the City Attorney**  
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**200 East Santa Clara Street**  
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