

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Revised Draft Settlement Agreement
Date: Thursday, May 27, 2021 4:03:41 PM
Attachments: [Settlement and Release.pdf](#)

From: Imwalle, Miles <mimwalle@coblentzlaw.com>
Sent: Tuesday, May 25, 2021 4:36 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

[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.

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!



Lucy Lofrumento

Attorney at Law

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

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

To: Lucy Lofrumento <jal@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

Main Ph: (408) 535-1900

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From: Lucy Lofrumento <jal@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@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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[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@coblentzlaw.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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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>
Sent: Tuesday, May 25, 2021 2:54 PM
To: Lucy Lofrumento <ll@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@coblentzlaw.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

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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@bwsllaw.com>; Steve Roland <sroland@bwsllaw.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

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Office of the City Attorney
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905
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SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement (“Agreement”) is entered into by and between the following: (i) GOOGLE LLC, a Delaware limited liability company, (“Google”), (ii) CITY OF SAN JOSE, a California municipal corporation (“City”), and (iii) SHARKS SPORTS & ENTERTAINMENT LLC, a Delaware limited liability company (“SSE”). Google, SSE and City, where appropriate, are hereafter referred to individually as “Party” and collectively as the “Parties.”

RECITALS

A. On or about October 10, 2019, Google submitted project applications for the Downtown West Mixed-Use Plan, a proposed mixed-use project consisting of up to 5,900 residential units; up to 7,300,000 gross square feet (gsf) of office space; up to 500,000 gsf of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 gsf; up to two central utility plants totaling approximately 130,000 gsf; logistics/warehouse(s) totaling approximately 100,000 gsf; approximately 15 acres of open space; and infrastructure, transportation, and public realm improvements (“Project”).

B. The Project is located in the City on approximately 80 acres in an area generally bounded by Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, South Almaden Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Diridon Station, the Caltrain rail corridor, and Cahill Street to the west as well as the area bounded by Los Gatos Creek to the west, San Fernando Street to the south, the Guadalupe River to the east, and Santa Clara Street to the north (“Property”).

C. On December 8, 2020, and April 28, 2021, SSE submitted comment letters to the City setting forth SSE's concerns and objections relating to the Draft Environmental Impact Report and the First Amendment to the Draft Environmental Impact Report (collectively, the “EIR”) prepared by the City for the Project pursuant to the California Environmental Quality Act (Pub. Res. Code, §§ 21000, et seq.) (“CEQA”) and the CEQA Guidelines (Title 14, Cal. Code Regs., §§ 15000, et seq.).

D. On April 1, April 21 and April 27, 2021, SSE submitted letters to the City setting forth concerns and objections relating to the City's compliance with the Second Amended and Restated Arena Management Agreement between the City and San Jose Arena Management, LLC, dated August 15, 2018, and as amended by the First Amendment to the Second Amended and Restated Arena Management Agreement, dated December 4, 2018 (“AMA”), the Option/Negotiation Rights Agreement between the City and Google, dated December 4, 2018 (“Option Agreement”) and the Development Agreement statute with respect to the Project.

E. On April 28, 2021, the San Jose Planning Commission held a duly noticed public hearing on the Project and recommended that the San Jose City Council take the following actions: certification of the EIR and adoption of findings pursuant to CEQA, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations; an override of the Santa Clara



County Airport Land Use Commission's Comprehensive Land Use Plan inconsistency determination; amendments to the General Plan; amendments to the Diridon Station Area Plan; Planned Development Rezoning, including a General Development Plan; a Planned Development Permit; amendments to Title 20 of the San José Municipal Code; approval of the Development Agreement for the Downtown West Mixed-Use Plan; approval of a Vesting Tentative Map; approval of amendments to the boundaries of Historic Landmarks (San José Water Company at 374 West Santa Clara Street and Southern Pacific Depot Historic District); an amendment to Historic Preservation Permit (HP16-002); approval of Major Encroachment Permits; approval of a Construction Impact Mitigation Plan; and approval of partial vacation of certain streets within Downtown West (the "Project Approvals"). The actions on the Project Approvals are set for a hearing before the City Council on May 25, 2021 and are identified as Item 10.2 of the Agenda and reference File Nos. GP19-009, PDC19-039, PD19-029, HP20-002, and PT20-027. For purposes of this Agreement, the "Project Approvals" shall also include ministerial actions taken by City that are consistent with the Project Approvals as defined above.

F. On April 28, 2021, the San Jose Planning Commission held a duly noticed public hearing on a City-initiated General Plan Amendment to the Diridon Station Area Plan and recommended that the San Jose City Council take the following actions: adoption of an Addendum to the Downtown Strategy 2040 Environmental Impact Report and Addenda thereto; an override of the Santa Clara County Airport Land Use Commission's Comprehensive Land Use Plan inconsistency determination; amendments to the General Plan; and rezoning of certain real property within the Diridon Station Area Plan ("City-Initiated Approvals"). The actions on the City-Initiated Approvals are set for a hearing before the City Council on May 25, 2021 and are identified as Item 10.3 of the Agenda and reference File Nos. GP20-007 and C20-002.

G. Prior to the Planning Commission hearing on the City-Initiated Approvals, SSE submitted comment letters to the City setting forth SSE's concerns and objections relating to the City-Initiated Approvals and the City responded to SSE's letters.

H. On May 14, 2021, the City responded to SSE's letters, including by proposing certain changes to the Project Approvals.

I. On May 17, May 20, and May 21, 2021, SSE sent additional letters requesting additional changes to the Project Approvals. (Collectively, the December 8, 2020, April 1, 21, 27, and 28 and May 17, 20, and 21 2021 letters from SSE are known as the "SSE Letters.")

J. By this Agreement, it is the intent of the Parties to fully resolve all disputes between the Parties arising out of, and in connection with the Project Approvals and the City-Initiated Approvals in the manner provided herein.

SETTLEMENT TERMS

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, without acknowledging the validity of any concerns that were or could have been raised by SSE, and in consideration of the foregoing recitals and the mutual promises and



covenants hereinafter set forth, and in an effort to avoid the expense of litigation, it is agreed between the Parties as follows:

1. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is fully executed by all of the Parties and the City Council has approved the Project Approvals containing the modifications requested in Section 2, and the City Council has approved the AMA amendment requested in Section 3 (“Effective Date”). The Parties acknowledge that, as of the time of the City’s signature of this Agreement on May 25, 2021, the City Council has not yet made a determination on the Project Approvals or the modifications requested in Section 2 and retains its full discretion regarding the approval of those items.

2. Google Obligations. In exchange for the releases provided in Section 5 of this Agreement, Google has no objection to the City obligations in Section 3 below and shall seek the modifications to the Project Approvals described in Sections 2(a) through 2(e) below and agrees to the coordination obligation described in Section 2(f).

a. Development Agreement.

i. Sections 3.3 and 14.6 of the Development Agreement have been revised to incorporate SSE's requested edits in its letter dated May 17, 2021, to clarify Developer's rights and obligations with respect Development Parcels, as follows:

Section 3.3 revision: Developer may pursue approval of Final Maps for Development Parcels in phases that include only portions of the associated Tentative Map.

Section 14.6 revision (now 14.7 due to addition of provision noted below): Developer shall exercise full dominion and control over the Development Parcels ~~Project Site~~, subject only to the limitations and obligations of Developer contained in this Agreement.

ii. A new Section 14.2 has been added to the Development Agreement (and the subsequent provisions of Section 14 renumbered accordingly) to include the following clarification:

Relationship to Option Agreement. Nothing in this Agreement is intended, nor shall be interpreted to affect, eliminate, or modify the provisions of or the City's rights under the Option/Negotiation Rights Agreement between the City of San José, a California municipal corporation, and Google LLC, a Delaware limited liability company, dated December 4, 2018, for the property referred to as "Lots A-C," and more particularly described in Exhibit A to that Agreement, located in the City of San José, California.

b. Exhibit K to Development Agreement, Downtown West Parking Requirements. Exhibit K has been revised to clarify that (i) the parking spaces to be provided by the Project will be located within 1/3-mile of the south entrance to the SAP Center, (ii) 2,850 commercial parking spaces within the Project Site boundary and within 1/3-mile of the south



entrance to the SAP Center will remain "Available," as defined in the Exhibit, and (iii) to make other clarifying edits all as shown in Attachment 1 .

c. Conformance Review Implementation Guide. Section II (Vertical Conformance Review Application Submittal Requirements) of the Conformance Review Implementation Guide has been revised to incorporate SSE's requested edits in its letter dated May 17, 2021, to establish a meet and confer process with SSE on select parking-related vertical improvements. A new subsection (m) has been added under Section II.B.1 as follows:

(m) Meet and Confer with Sharks Sports & Entertainment (SSE) on Select Parking-Related Vertical Improvements. At least seven (7) business days before submitting a Conformance Review Application for Vertical Improvements (schematic level of design) that includes replacement parking facilities proposed by the project sponsor to be made available to SSE, the project sponsor shall provide written notice to up to three SSE representatives, as identified by SSE, of the anticipated Conformance Review Application. If within seven (7) business days of receiving such notice, SSE requests a meet and confer meeting ("Meet and Confer") with the project sponsor and the City regarding the Conformance Review Application, then the project sponsor shall provide SSE with a copy of the project sponsor's Conformance Review Application concurrent with its application submittal to the City. The project sponsor and city shall use commercially reasonable efforts to schedule and conduct the Meet and Confer with SSE within seven (7) business days following Conformance Review Application submittal. At the Meet and Confer, SSE may provide the project sponsor with comments on the applicable Conformance Review Application, which comments shall be (1) limited to the design and function of those parking facilities proposed to be publicly accessible, including for SSE and its patrons; and (2) focused on industry best practices relating to the design and function of such parking facilities. The City may in its discretion consider comments provided by SSE during the Meet and Confer as part of the City's review of the Conformance Review Application pursuant to the timelines set forth in Section IV.B.

d. Conformance Review Implementation Guide. Appendix A (Downtown West Planned Development Zoning District Vertical and Open Space Conformance Review Approval Form) of the Conformance Review Implementation Guide has been revised to clarify that compliance with Exhibit K parking requirements will be reviewed as part of the Conformance Review process. The following clarifications were added to Section B (Consistency Determination), subsection 2(e) of Appendix A:

(e) If a Vertical Conformance Review Application includes office development, the development proposal described in the Application complies with the requirements of Exhibit K to the Development Agreement, as follows:



3. Release and Waiver Relating to Google Obligations. As of the Effective Date of this Agreement, on the condition that the changes to the Project Approvals set forth in Section 2 are incorporated into the Project Approvals and that there are no other material changes to the Project Approvals, SSE on behalf of itself and its affiliates, including San Jose Arena Management, LLC and San Jose Sharks, LLC, and their respective past, present and future assigns, successors, heirs, executors, and administrators (collectively, the “SSE Parties”) and their respective officers, directors, members, insurers and agents, hereby releases and forever discharges the City and Google and their past, present and future employees, partners, officers, officials, directors, members, insurers, agents, predecessors, successors, consultants, attorneys, and assigns, all of whom expressly deny any liability, from any and all claims, demands, damages, actions, or suits, known and unknown, asserted or not asserted, which the SSE Parties ever had, now have, claim to have had, or may have had, through and including the Effective Date, relating to, arising out of, or in any way connected with the Project, the EIR, or the Project Approvals that may be granted, including, but not limited to, any challenges to the legality of the Project, the EIR, or any Project Approval; or that the City's actions relating to the Project, the EIR or the Project Approvals result in a breach of the AMA or the Option Agreement, or in any way interfere with the City's contractual obligations owed to the SSE Parties. 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:

“A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

SSE represents that it has read, understood and reviewed Civil Code Section 1542 with counsel, and that it hereby waives any and all present and future rights and benefits under Section 1542 to the extent it would permit claims based on facts found to be different from the facts believed to be true at the time this Settlement Agreement was executed.

4. Release and Waiver Relating to City Obligations. As of the Effective Date of this Agreement, the SSE Parties and their respective officers, directors, members, insurers and agents, hereby releases and forever discharges the City and Google and their past, present and future employees, partners, officers, officials, directors, members, insurers, agents, predecessors, successors, consultants, attorneys, and assigns, all of whom expressly deny any liability, from any and all claims, demands, damages, actions, or suits, known and unknown, asserted or not asserted, which the SSE Parties ever had, now have, claim to have had, or may have had, through and including the Effective Date, relating to, arising out of, or in any way connected with the City-Initiated Approvals or the associated CEQA document, including, but not limited to, any challenges to the legality of the City-Initiated Approvals and the associated CEQA document; or that the City's actions relating to the City-Initiated Approvals and the associated CEQA document, result in a breach of the AMA or the Option Agreement, or that Google in any way interfered with the City's contractual obligations owed to the SSE Parties, or City in approving the Project Approvals in any way violate or breach the AMA or Option Agreement. Nothing in this section is intended to release the Parties or any other person from any claim that is not related, directly or



indirectly, to the City-Initiated Approvals and accompanying CEQA document or claim of violation or breach of the AMA or Option Agreement through and including the Effective Date as described herein. In making this release, SSE acknowledges that Section 1542 of the Civil Code of the State of California provides as follows:

5. Covenant Not to Sue. SSE on behalf of itself and the SSE Parties hereby covenants that it shall not sue or assist any other person or entity to sue or in any manner institute, prosecute, or pursue any litigation, arbitration, or administrative proceeding against any person or entity, based, in whole or in part, on the released claims set forth in Sections 5 and 6, respectively, above. For purposes of this Covenant Not to Sue, “assist” includes providing financial assistance or strategic or informational guidance or any other advice to any other party. This Agreement shall constitute, and may be pled as, a full and complete defense to, and may be used as basis for an injunction against, any civil action or suit, which may be instituted, prosecuted or maintained in breach of the terms contained in this Agreement. Nothing herein shall be construed to limit SSE’s right to participate as a member of the public in reviewing and commenting on actions before the City with respect to Project implementation.

6. Assuming the Risk. Upon entering this Agreement, each Party assumes the risk of mistakes, and if any Party should subsequently discover that its understanding of the facts or law was incorrect, such Party shall not be entitled to set aside this Agreement or any portion of it by reason thereof, or be entitled to recover any damages or obtain any other relief, or be entitled to any offset or recoupment by reason thereof. This Agreement is intended to be final and binding by and among the Parties regardless of any mistakes of fact or law, and any claims based upon any such mistakes shall not be actionable.

7. Material Inducement; Survival of Representation and Warranties. The Parties, individually and collectively, hereby acknowledge and agree that the representations and covenants contained in this Agreement are material inducements for each of them to enter into this Agreement. All representations and warranties contained in this Agreement shall survive its execution and the execution of any other documents required to be executed and delivered in accordance with the Agreement, but not the termination of this Agreement.

8. Legal Advice and Authority. The Parties warrant, represent and agree that in executing this Agreement, they do so with full knowledge of their rights, having had full opportunity to do whatever investigation they desired, and after having received independent legal advice from attorneys of their choosing with respect to all rights which are herein settled.

9. Attorneys’ Fees; Litigation Expenses; and Costs. Each Party to this Agreement shall bear its own expenses and costs, including attorneys’ fees, incurred with respect to the preparation of and any action brought to enforce the rights of a Party under this Agreement.

10. Notice. In the event notice is required under this Agreement, notice shall be made by personal service or reputable overnight mail service. All notices shall be sent to the following:



To Google:

Google LLC
1600 Amphitheatre Parkway
Mountain View, Ca 94043
Attn: REWS Department / Downtown West SJ
Project Executive

With a Copy to:

Coblentz Patch Duffy & Bass LLP
One Montgomery Street, Suite 3000
San Francisco, California 94104
Attention: Miles Imwalle

To SSE:

Sharks Sports & Entertainment LLC
525 W. Santa Clara Street
San Jose, CA 95113
Attention: Jonathan Becher

With a Copy to:

LMA Law, LLP
1 Almaden Blvd., Suite 700
San Jose, CA 95113
Attention: Lucy Lofrumento

And to:

Burke, Sorensen & Williams, LLP
1 California Street, Suite 3050
San Francisco, CA 94111
Attention: Anna Shimko

To City:

City of San José
Office of the City Attorney
200 E. Santa Clara Street, 16th Floor
San Jose, CA 95113

The Parties shall notify each other of changes in either their respective addresses or their representatives subject to notification in accordance with the provisions of this Section.

11. Authority to Enter Agreement. The Parties warrant that they have the full authority to enter into this Agreement. Where applicable, all corporate, organizational or other action necessary to authorize such execution has been taken and completed. The signatory of each Party to this Agreement has the full right and authority to commit and bind each respective Party, and all members and/or individuals related thereto, to the fullest extent of the law.

12. Governing Law; Venue. The Parties hereby agree that this Agreement is made, executed and entered into, and is intended to be formed within the State of California and that this Agreement is to be interpreted and enforced under the internal laws of the State of California without reference to choice of law or conduct of law provisions. Venue shall be in the County of Santa Clara.

13. Counterparts. This Agreement may be executed in counterparts, each of which is hereby declared to be an original. All, however, shall constitute but one and the same



Agreement. In any action or proceeding, any photographic or other copy of this Agreement may be introduced into evidence.

14. Binding. This Agreement shall inure to the benefit of and be binding upon the heirs, representatives, predecessors, successors, and assigns of each of the Parties.

15. Complete Agreement. This Agreement contains the entire agreement and understanding concerning the subject matter herein and supersedes and replaces any and all prior negotiations and agreements between the Parties or any of them, whether written or oral. Each of the Parties acknowledges that no other party or agent or attorney of any other Party hereto has made any promise, representation, or warranty, express or implied, not contained herein, concerning the subject matter hereof, to induce any other Party hereto to execute this Agreement, and each Party hereto acknowledges that it, he, or she has not executed this Agreement in reliance on any such promise or representation or warranty not contained in this Agreement.

16. No Waiver. A waiver by one Party of a breach of any provision of this Agreement by any other Party hereto shall not operate or be construed as a waiver of any subsequent breach by such other Party.

17. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid under law, each such provision can be severed without invalidating the entire Agreement.

18. Neutrality. This Agreement is the product of negotiations and was drafted by all Parties; therefore, it shall not be construed in favor of or against any particular Party.

19. Modification. No supplement, modification, amendment or change in any terms of this Agreement shall be binding on the Parties unless in writing and executed by the Parties.

20. No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is entered into for the sole benefit of the Parties, and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

21. No Admission of Liability. This Agreement is entered into by the Parties solely for the purpose of compromising and settling the matters in dispute. This Agreement, and the actions undertaken and statements made in connection with this Agreement, do not constitute, nor shall it be construed to be, an admission of liability or wrongdoing, directly or by implication, of the truth or validity or scope of any claims or assertions made by any Party.

22. Headings. The headings of this Agreement are for reference purposes only and shall not affect in any way the meanings or interpretations of this Agreement.

23. Time is of the Essence. Time is of the essence in all aspects of the performance of the obligations hereunder.



IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date below.

Date: May _____, 2021

GOOGLE LLC, a Delaware limited liability company

By: _____

Print Name: David Radcliffe

Title: Vice President of Real Estate and Workplace Services

Date: May _____, 2021

SHARKS SPORTS & ENTERTAINMENT LLC, a Delaware limited liability company

By: _____

Print Name: Jonathan Becher

Title: President

Date: May _____, 2021

CITY OF SAN JOSE, A MUNICIPAL CORPORATION

By: _____

Print Name: Nora Frimann

Title: City Attorney



APPROVED AS TO FORM:

By: _____

Print Name: Johnny Phan

Title: Chief Deputy City Attorney



Attachment 1

Revised Exhibit K



Exhibit K

Downtown West Parking Requirements

- A. Unless otherwise indicated, terms that are used but not defined in this Exhibit shall have the meanings given to such terms in the body of the Development Agreement to which this Exhibit is attached. For purposes of this Exhibit K, a publicly-accessible parking space is "Available" if it is unoccupied and accessible to SAP Center customers on weekends and after 6:30 PM on weekdays, on SAP Center event days.
1. Overall Requirements: Over the course of the development of the Project, Developer shall be required to provide publicly-accessible off-street parking spaces serving new office development at a cumulative ratio between 0.5 and 0.645 spaces for each 1,000 square feet of Floor Area (which shall mean eighty-five percent (85%) of the total gross floor area) of such office buildings (the "Required Parking Ratio"). At the point of full build out of office space within the Downtown West project, the Required Parking Ratio shall be 0.645 spaces, and the project shall provide at least 4,000 publicly-accessible spaces— within 1/3 mile of the south entrance to the Arena (which radius shall be defined to include the entirety of the parking garage proposed to be located on Parcel F, as such Parcel is depicted in the DWDSG).
- a. Once 4,000 publicly-accessible parking spaces are operational and in compliance with these terms, the Required Parking Ratio will no longer apply provided that the 4,000 publicly-accessible spaces shall be maintained as described herein.
 - b. Developer may construct up to 4,800 publicly-accessible parking spaces at its discretion; this parking would be reviewed as part of the Conformance Review process.
 - c. The Required Parking Ratio represents a reduction from standard City parking requirements, which would require as many as 15,500 spaces at Downtown Commercial parking ratios (2.5 spaces per 1,000 square feet of Floor Area), or 6,600 spaces with application of available standard parking reductions (1.06 spaces per 1,000 square feet of Floor Area). ~~The~~ The City Council has determined that a Required Parking Ratio of 0.645 spaces per 1,000 square feet of Floor Area is warranted given the area's rich transit and mixed-use environment, sustainability and air quality imperatives, traffic reduction and City's multimodal goals, the fact that this parking is available to the public, and transportation demand management requirements.
 - d. The Required Parking Ratio is critical to serve the needs of the Project, as well as to replace parking currently utilized by transit riders and SAP Center patrons. ~~With~~ this in mind, the commercial parking spaces will be publicly-accessible and priced to allow for maximum efficiency to support the SAP Center, as well as the multimodal goals of the City and Project.
 - i. At 4,000 publicly-accessible commercial parking spaces, the ~~project targets~~ Developer will target at least 85% of such spaces (3,400) to be Available for SAP Center event use.



- e. If, over the course of the Development Agreement, some parking is found to be no longer warranted, the Director of PBCE may, in its sole discretion, reduce the Required Parking Ratio and/or overall amount without requiring an amendment to the Development Agreement or to this Exhibit.
 - f. The Notwithstanding any reduction in the Required Parking Ratio approved by the Director as described above, the parking requirement must be satisfied in part through at least 2,850 publicly-accessible commercial spaces within the Project Site, including existing parking.
 - g. As an option to satisfy the requirement for the 2,851 to 4,000 publicly-accessible parking spaces set forth above (Section 1), Developer may deliver this parking either within the 1/3-mile radius of the south entrance to the SAP Center (which radius shall be defined to include the entirety of the parking garage proposed to be located on Parcel F, as such Parcel is depicted in the DWDSG) or through an Alternative Parking Arrangement.
 - i. Alternative Parking Arrangement: If Developer determines that it will not provide any number of the remaining required parking spaces within the Project Site, then, in order to meet the Required Parking Ratio, the City shall have the right to designate additional land owned by the City and within 1/3 of a mile of the south entrance to the SAP Center (the "Additional Parking Property") for Developer to build additional parking spaces; Developer would then be required to build additional spaces on the Additional Parking Property, subject to obtaining appropriate environmental clearance and any discretionary approvals, as well as ensuring compliance with any contractual obligations of the City; provided, however, in no event would Developer be required to build parking spaces on the Additional Parking Property that, when aggregated with the publicly-accessible spaces located within the Project boundary, would exceed the Required Parking Ratio or 4,000 total spaces, as described above. ¶
 - ii. In the event the Alternative Parking Arrangement results in designation by the City of "Lot E" certain parcels located at St. John and N. Montgomery Streets north of the Arena (known as "Lot E") for the development of additional parking by Developer, subject to any necessary environmental clearance, nothing in this Exhibit shall preclude the City from complying with its obligations under the Arena Management Agreement with respect to Lot E, ~~including regarding parking priority being provided for SAP Center event-related parking at least until June 30, 2025, which entity would manage the parking,~~ and/or any option agreements to purchase that property.
 - h. The City's Department of Transportation will review the design of parking facilities as part of a Vertical Conformance Review Application and may require one or more future Focused Local Transportation Analysis (Focused LTAs) to provide building-specific analysis as defined in the Conformance Review Implementation Guide.
2. Phasing:- The requirements below are to ensure that sufficient parking exists, at any given specific time, for the continued operational needs of the SAP Center, as well as the



multimodal goals of the City and Project.

- a. Compliance with this requirement shall be evaluated during the Conformance Review process for each office Building, and verified prior to issuance of Building Permits for each office Building.
 - i. Proposed parking spaces included as part of a previously approved Conformance Determination shall be counted to determine whether the Required Parking Ratio will be satisfied upon construction of the office building that is the subject of a Conformance Review. Surface parking spaces in the Project also shall be counted during the Conformance Review process to determine whether the Required Parking Ratio will be satisfied. For clarity, this means that, to determine whether the Required Parking Ratio will be satisfied, each Conformance Review for an office building shall account for (i) surface parking spaces in the Project, (ii) proposed parking spaces included in a previously approved Conformance Determination that have not yet been constructed, (iii) parking spaces already constructed as part of the Project, and (iv) the parking spaces included in the subject Conformance Review application. In the event a proposed office building or buildings would result in the elimination of existing surface parking spaces, the Conformance Review Application for that building shall not be denied for the temporary failure to satisfy the Required Parking Ratio during construction of the building or buildings if the Project would continue to provide a ratio of 0.5 spaces for each 1,000 square feet of Floor Area, and so long as the Required Parking Ratio is satisfied upon issuance of a Certificate of Occupancy for that office building or buildings.
 - ii. During the Conformance Review process, the Project will be required to confirm that at least 2,850 “Available” parking spaces will be maintained in aggregate within the Project boundary and within one-third ($\frac{1}{3}$)-mile radius of the south entrance to the SAP Center.
- b. If the Project will result in a temporary failure to satisfy the Required Parking Ratio, as described in Section 2.a.i, for a single period that will exceed three (3) years, the City shall verify that its parking obligations to ensure a certain number of available parking spaces pursuant to the Arena Management Agreement continue to be met. If the City's obligations continue to be met, then the temporary failure of the project to satisfy the Required Parking Ratio may continue for another two (2) years, for a maximum of (5) years. After (5) years, Developer shall develop and obtain agreement from the City for one or more interim parking management strategies as part of the Parking Delivery Plan during construction. If, however, it is determined after the initial 3-year period that the City will not meet its parking obligations under the Arena Management Agreement due to temporary failure of the project to satisfy the Required Parking Ratio, Developer shall develop and obtain agreement from the City for one or more interim parking management strategies at that time.

