

Exhibit A

Approved Plans



MARKETPLACE REDEVELOPMENT

APRIL 16, 2008



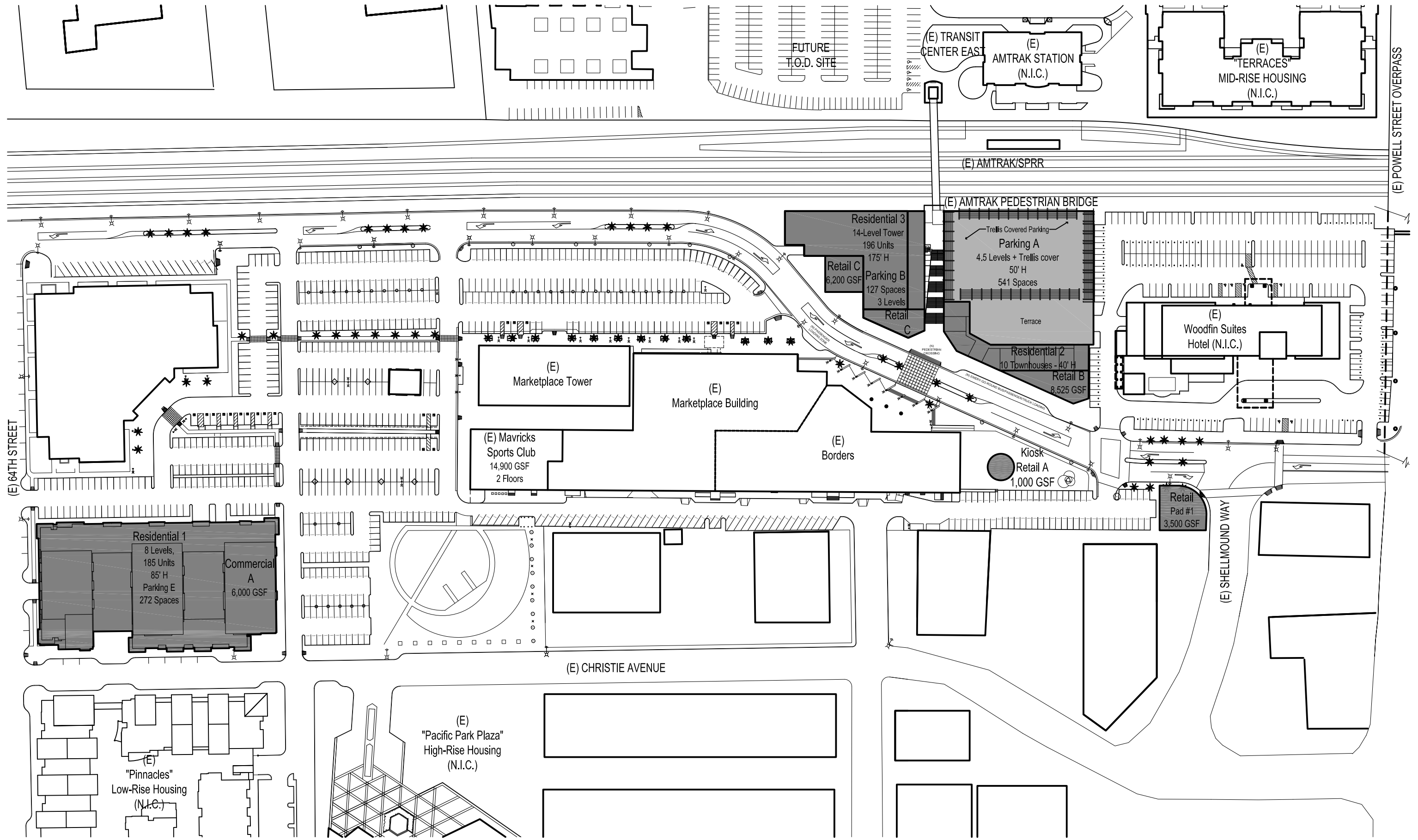
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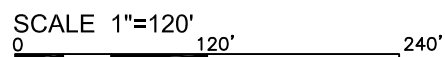
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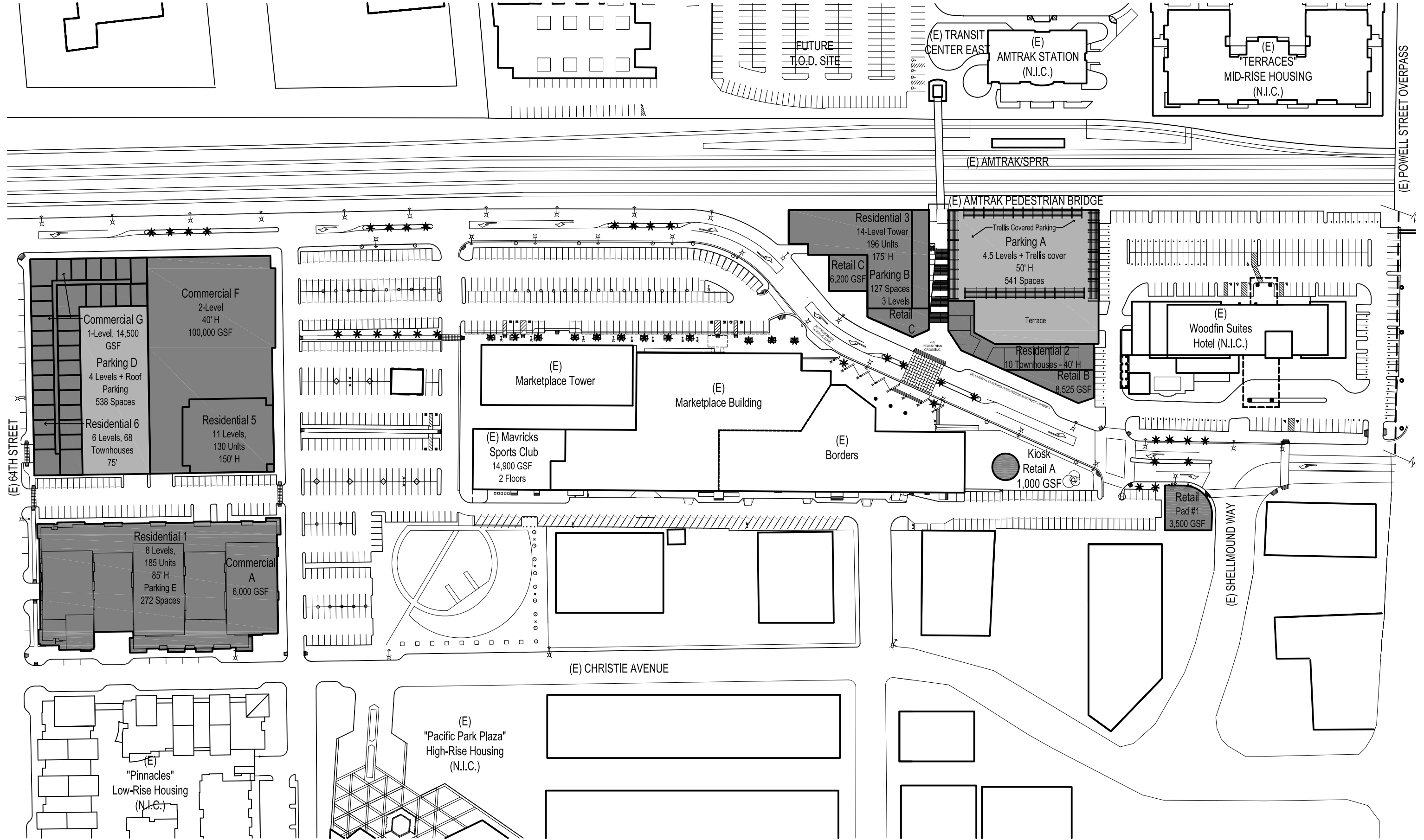
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MARKETPLACE REDEVELOPMENT - PHASE I

EMERYVILLE, CA

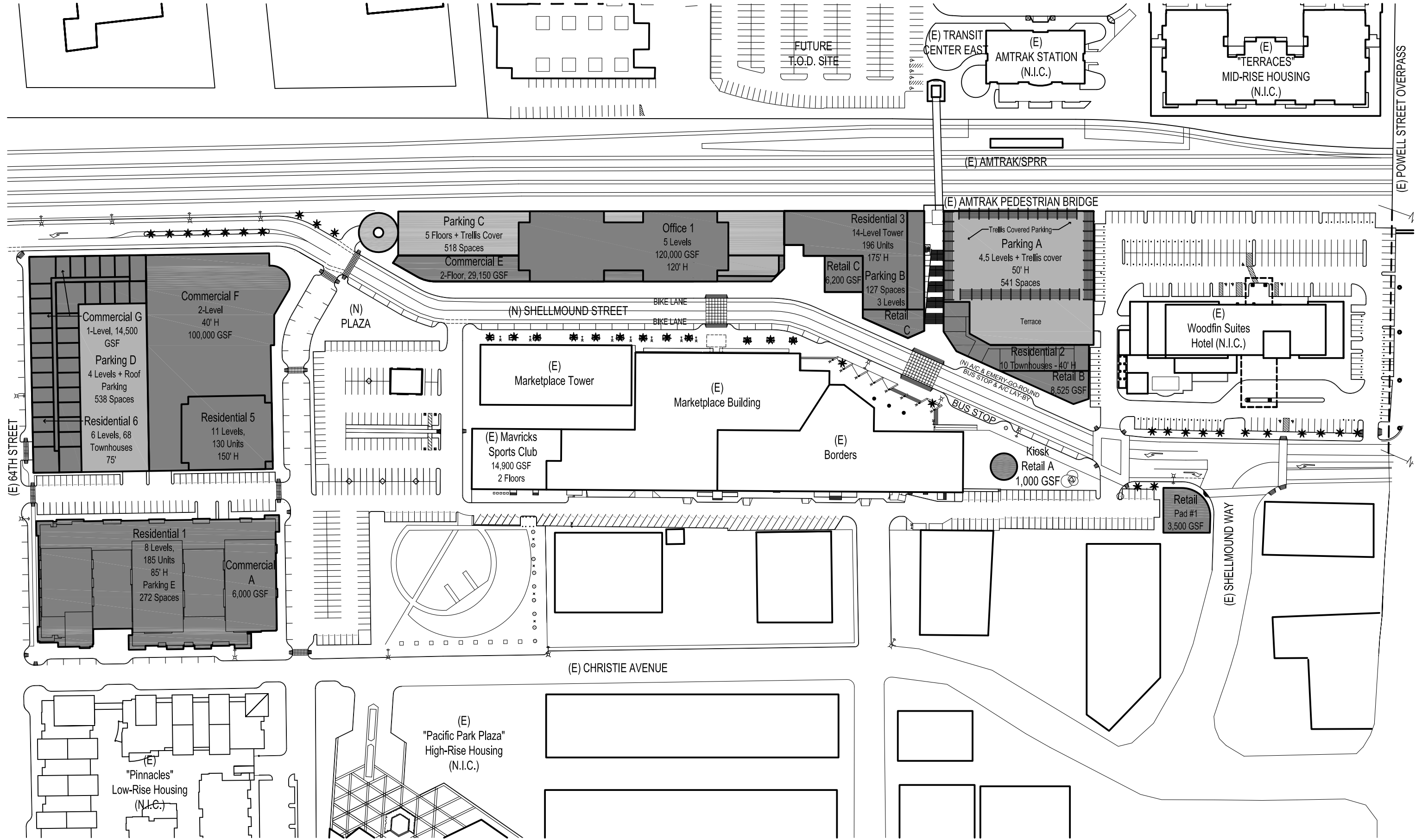


EMERYVILLE, CA



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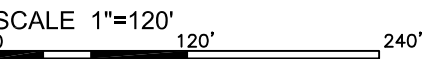
MARKETPLACE REDEVELOPMENT - PHASE IIA (OPTION 2)



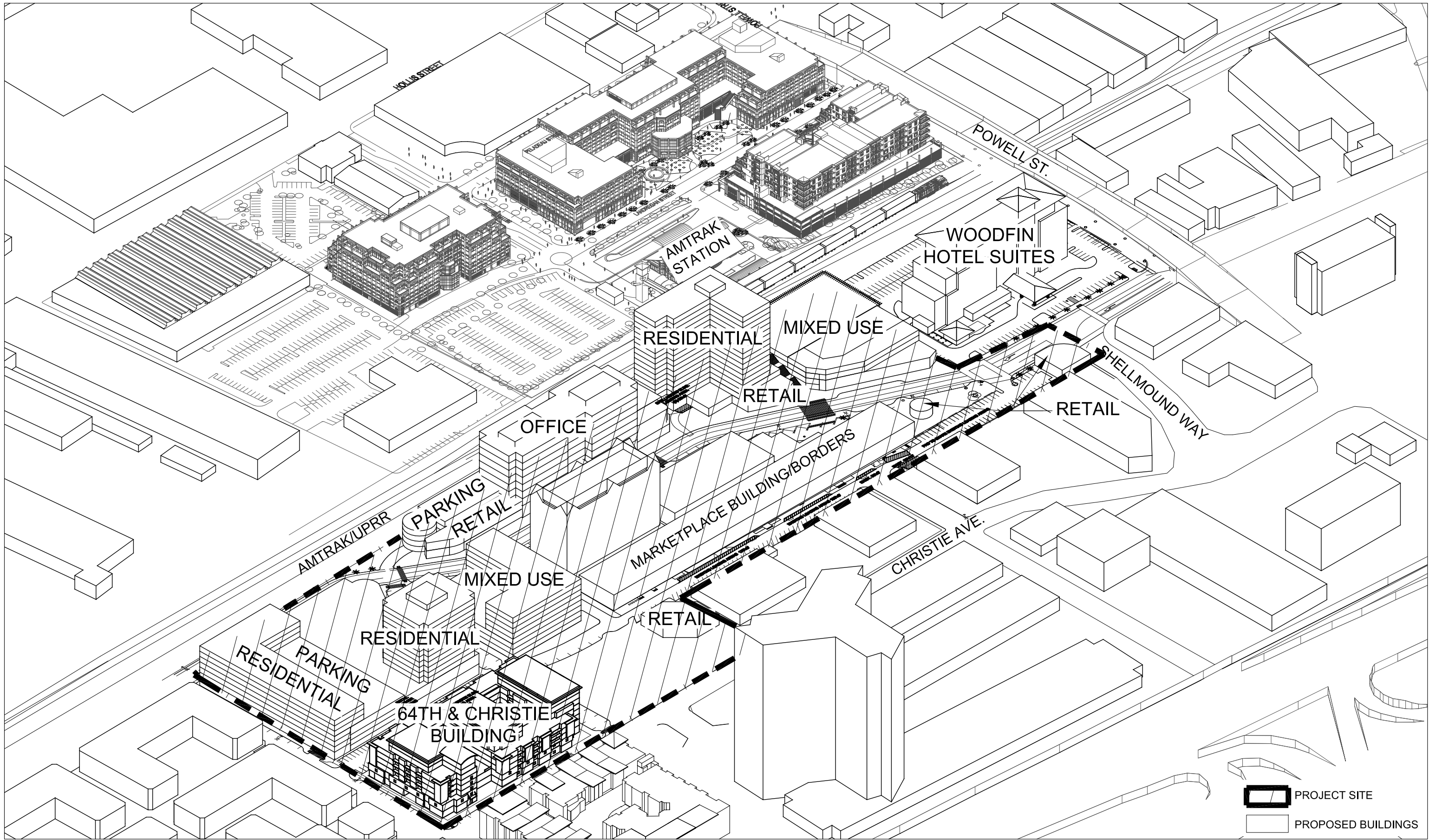
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MARKETPLACE REDEVELOPMENT - PHASE IIB

EMERYVILLE, CA



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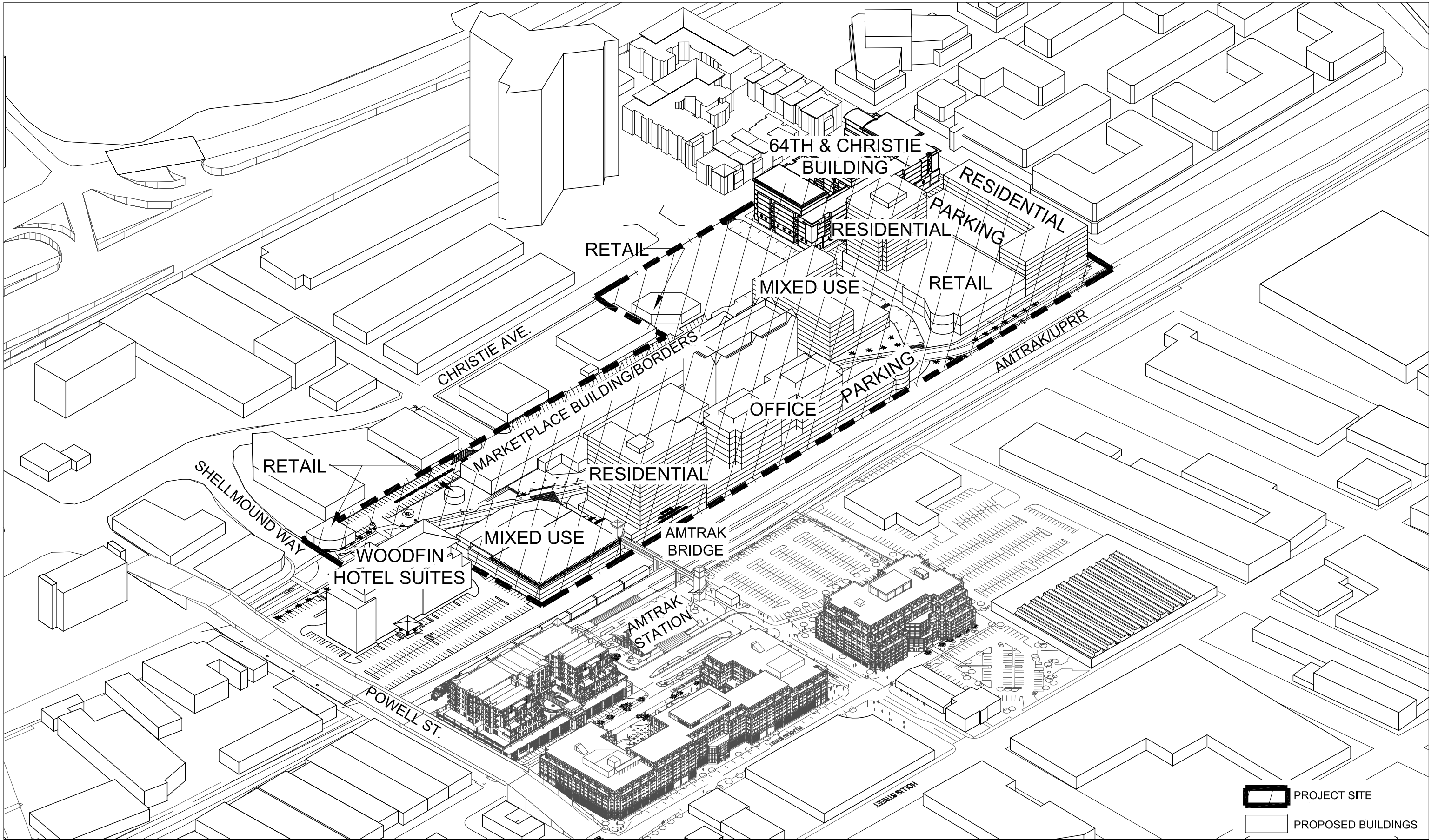
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MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE

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MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE

Emeryville Marketplace
Reduced Main Street Alternative

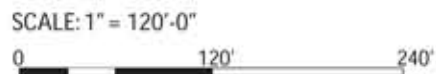
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Project By Phase	Phase I			Phase IIA (Option 1)			Phase IIA (Option 2)			Phase IIB			Phase III		
Existing Uses	GSF	Units	Parking	GSF	Units	Parking	GSF	Units	Parking	GSF	Units	Parking	GSF	Units	Parking
Marketplace Tower	106,400			106,400			106,400			106,400			106,400		
(E) Borders	29,500			29,500			29,500			29,500			29,500		
(E) Mavericks Sports Club	18,000			18,000			18,000			18,000			18,000		
(E) Marketplace Tower Retail	14,860			14,860			14,860			14,860			14,860		
(E) Marketplace	36,206			36,206			36,206			36,206			36,206		
(E) Restaurant	5,034			5,034			5,034			5,034			5,034		
(E) Billiards	9,000			9,000			9,000			9,000			9,000		
(E) UA Theater	40,000			40,000											
(E) Woodfin	212,500			212,500			212,500			212,500			212,500		
Subtotal	259,000		1,067	259,000		1,067	219,000		1,067	219,000		1,067	219,000		1,067
OPA, Less Woodfin			862			862			862			862			862

New Uses															
Residential															
Residential 1 (64th & Christie Site)	170,989	185	278	170,989	185	278	170,989	185	278	170,989	185	278	170,989	185	278
Residential 2 (Garage Town Houses)	16,000	10	15	16,000	10	15	16,000	10	15	16,000	10	15	16,000	10	15
Residential 3 (Shellmound)	196,000	196	294	196,000	196	294	196,000	196	294	196,000	196	294	196,000	196	294
Residential 5 (Tower on UA Site)							129,800	130	195	129,800	130	195	129,800	130	195
Residential 6 (UA Town homes)							107,725	68	102	107,725	68	102	107,725	68	102
Residential 7 (Plaza)										85,676	86	129			
Subtotal	382,989	391	587	382,989	391	587	620,514	589	883	620,514	589	883	706,190	674	1,012
Office															
Office 1				120,000		288				120,000		288	120,000		288
Subtotal				120,000		288				120,000		288	120,000		288
Commercial															
Commercial A (64th and Christie)	6,000		19	6,000		19	6,000		19	6,000		19	6,000		19
Retail A (Kiosk)	1,000		3	1,000		3	1,000		3	1,000		3	1,000		3
Retail B (Shellmound Building)	8,525		27	8,525		27	8,525		27	8,525		27	8,525		27
Retail C (Shellmound Building)	6,200		20	6,200		20	6,200		20	6,200		20	6,200		20
Retail Pad #2	3,500		11	3,500		11	3,500		11	3,500		11	3,500		11
Commercial E (Shellmound)				29,150		93	29,150		93	29,150		93	29,150		93
Commercial F (UA Site)							100,000		320	100,000		320	100,000		320
Commercial G (UA Townhouses)							14,500		46	14,500		46	14,500		46
Commercial H (Mixed Use Plaza Building)										5,000		16			
Retail Pad #1										6,000		19			
Subtotal	25,225		81	54,375		174	139,725		447	168,875		540	179,875		576
Total, New Uses	408,214	391	667	557,364	391	1,049	760,239	589	1,330	909,389	589	1,712	1,006,065	674	1,875
10% Shared Parking Reduction			600			944			1,197			1,540			1,688

Total, Project	667,214	391	1,462	816,364	391	1,806	979,239	589	2,059	1,128,389	589	2,402	1,225,065	674	2,550
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Parking Provided															
Surface Parking															
Existing Stalls			1158			1158			1158			1158			1158
Less Woodfin			-205			-205			-205			-205			-205
Stalls Gained Through Restriping			29			29			29			29			29
Stalls Lost for Shellmound Building			-250			-250			-250			-250			-250
Stalls Lost in Shellmound Relocation						-242						-242			-242
Stalls Lost in Front of Theater									-118			-118			-118
Stalls Lost Adjacent to Marketplace															-195
Subtotal, Surface Stalls			732			490			614			372			177
Structured Parking															
Parking A (Shellmound Garage)			541			541			541			541			541
Parking B (Shellmound Tower)			127			127			127			127			127
Parking C (Shellmound)						518						518			518
Parking D (UA Site)									538			538			538
Parking E (64th & Christie)			272			272			272			272			272
Parking F (Plaza)															150
Subtotal, Structured Spaces			940			1,458			1,478			1,996			2,146
Total			1,672			1,948			2,092			2,368			2,323



EMERYVILLE, CA



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MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SPRING & FALL EQUINOX - MARCH 21 & SEPTEMBER 21

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EMERYVILLE, CA

SPRING & FALL EQUINOX - MARCH 21 & SEPTEMBER 21





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MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SUMMER SOLSTICE - JUNE 21

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EMERYVILLE, CA

SUMMER SOLSTICE - JUNE 21

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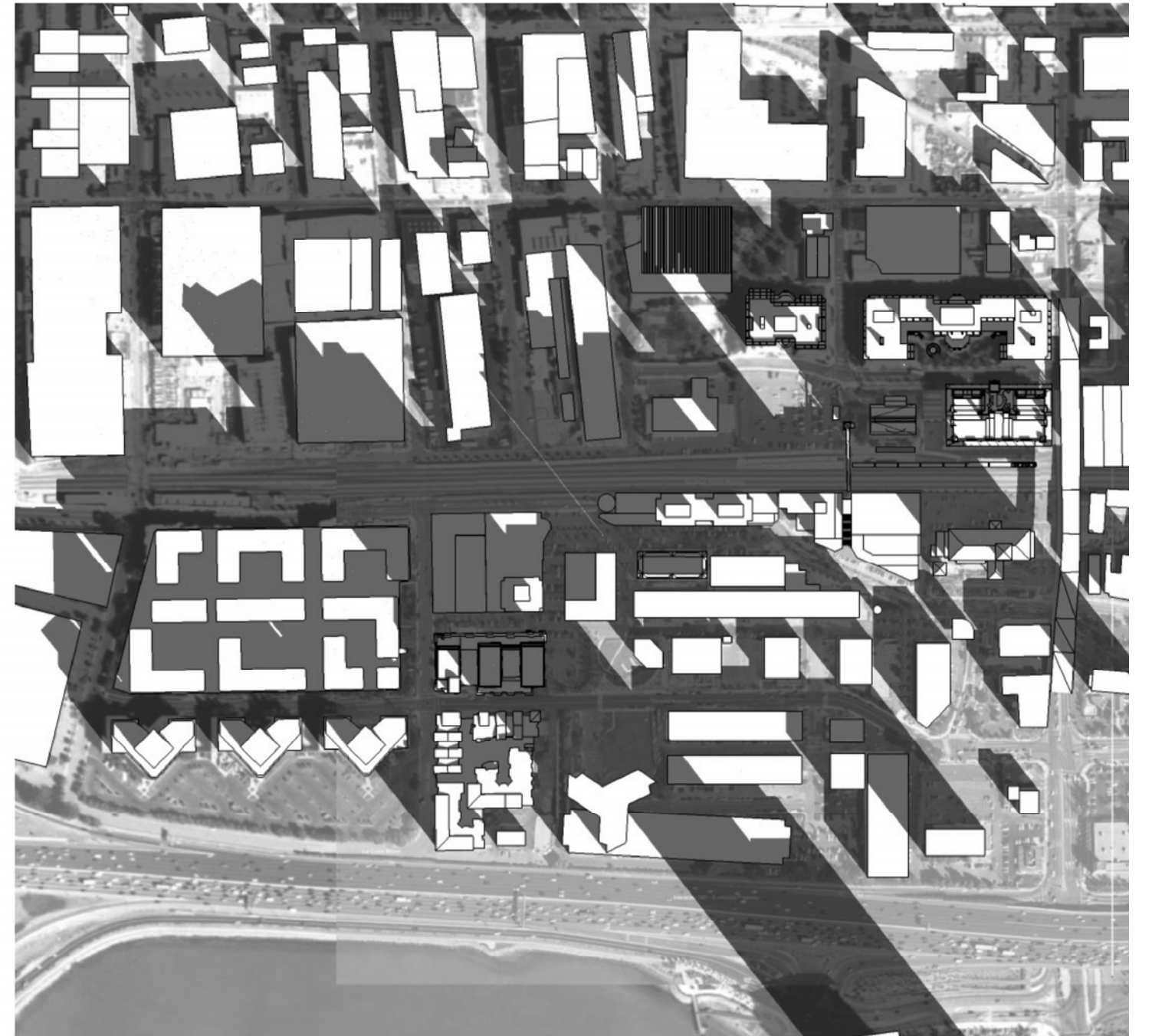
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WINTER SOLSTICE - DECEMBER 21





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MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

WINTER SOLSTICE - DECEMBER 21