

development. Additionally, it appears that the existing gas transmission lines that currently enter the site from Market Street and Castro Street could be abandoned or removed south of 3rd Street, as they would become redundant; however, we understand that some of the below grade infrastructure is planned to remain. BKF has reached out to PG&E to confirm this assumption, and will continue to refine what infrastructure will remain and what can be identified for removal. Relocation of the PG&E pressure limiting station is shown conceptually on the following exhibits.

Gas service will need to be extended to the site from the local distribution mains. Potential connection points identified include Martin Luther King Jr. Way and Market Street. We assume that gas will be located in a joint trench in the proposed public right of ways within the development. See gas and electric load estimation calculation from Meyers+, under separate cover.

3. Communication (AT&T and Comcast)

a. Existing & Proposed Infrastructure

AT&T and Comcast currently provide communication services in the vicinity of the Project site. AT&T has a fiber-optic line located on 2nd Street that serves a Sprint facility at 2nd Street and Brush Street, as shown on the Brush Street exhibit, 10.0. Comcast also has a fiber-optic line located within UPRR right-of-way on Embarcadero that is currently leased by AT&T. There is no known fiber-optic within the site based on information provided by AT&T. However, record drawings do indicate that the site is served with telephone lines. It is assumed that both AT&T and Comcast would serve the proposed site development within a future joint trench in the public right of way. Communications service points of connection and onsite joint trench layout will need to be determined by a dry utility consultant.



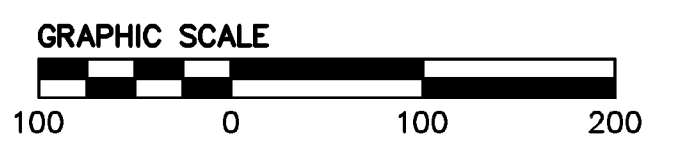
GRAPHIC SCALE
100 0 100 200

NOTE:
1. SCALE INDICATED IS FOR A 30"x42" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

LEGEND:
 - - - - - PROJECT SITE BOUNDARY
 - - - - - EXISTING (EX) GAS (G) LINE

PROJECT SITE

EXISTING GAS INFRASTRUCTURE
HOWARD TERMINAL



NOTE:

- SCALE INDICATED IS FOR A 30"x42" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
- EXISTING TRANSMISSION GAS LINES MAY BECOME REDUNDANT ONCE PRESSURE LIMITING STATION IS RELOCATED. PG&E TO CONFIRM IF THESE LINES CAN BE ABANDONED OR REMOVED.

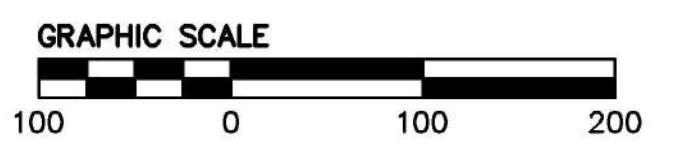
LEGEND:

- PROJECT SITE BOUNDARY
- EXISTING (EO) GAS LINE
- PROPOSED (PR) GAS LINE WITHIN JOINT TRENCH

PROJECT SITE

OAKLAND ESTUARY

PROPOSED GAS INFRASTRUCTURE
HOWARD TERMINAL

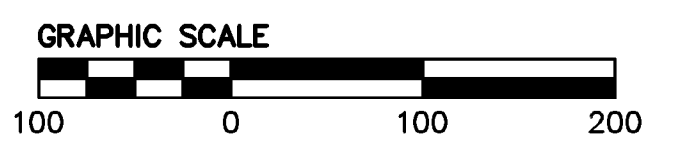
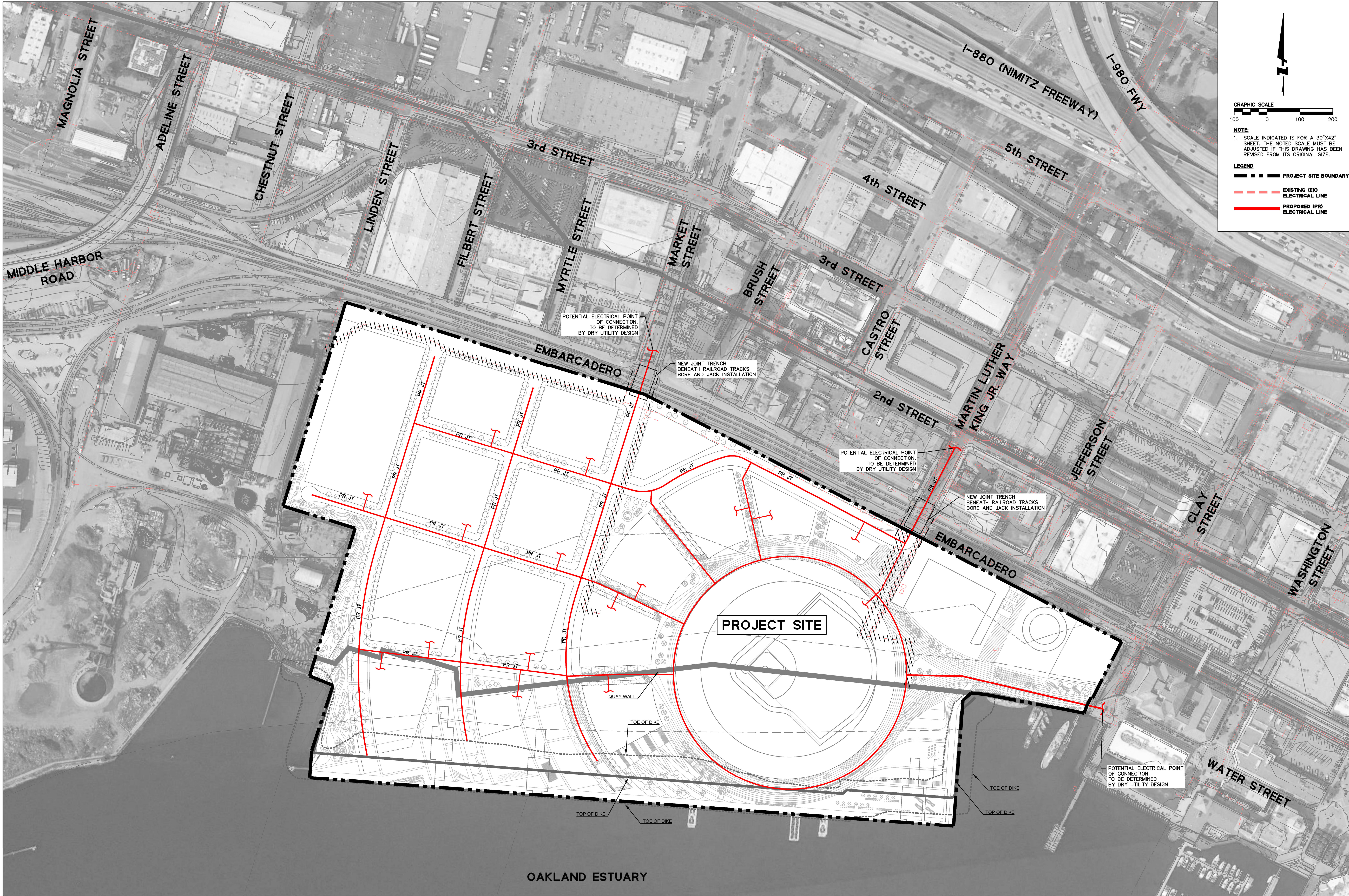


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LEGEND:
 - - - - - PROJECT SITE BOUNDARY
 - - - - - EXISTING (EX) ELECTRICAL LINE

PROJECT SITE

EXISTING ELECTRICAL INFRASTRUCTURE
 HOWARD TERMINAL

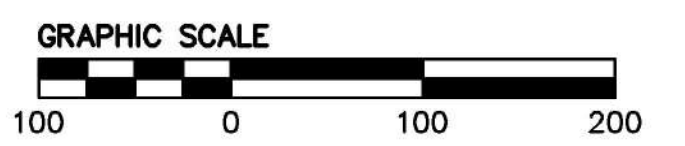


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LEGEND:
 - - - - - PROJECT SITE BOUNDARY
 - - - - - EXISTING (EX) ELECTRICAL LINE
 - - - - - PROPOSED (PR) ELECTRICAL LINE

OAKLAND ESTUARY

PROPOSED ELECTRICAL INFRASTRUCTURE
 HOWARD TERMINAL



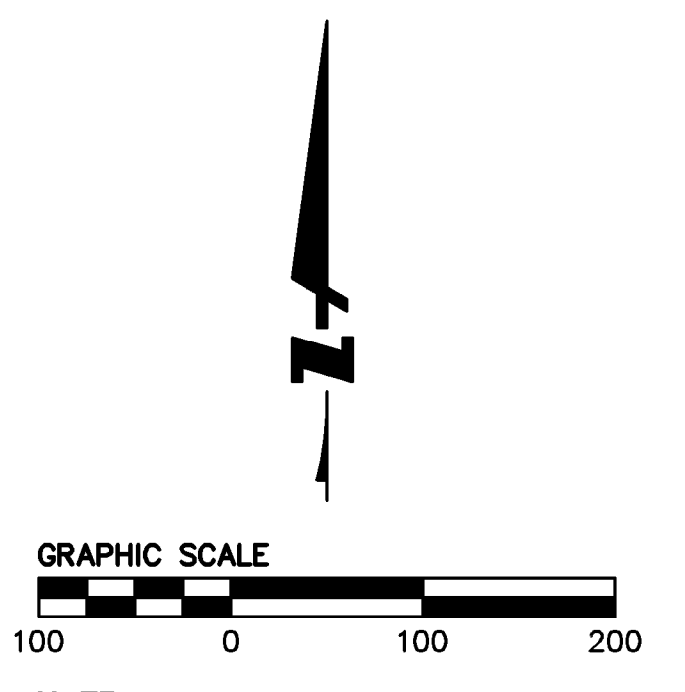
NOTE:
 1. SCALE INDICATED IS FOR A 30"x42" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

LEGEND:
 - - - - - PROJECT SITE BOUNDARY
 ——— EXISTING (EO) COMMUNICATIONS LINE

PROJECT SITE

OAKLAND ESTUARY

EXISTING COMMUNICATIONS INFRASTRUCTURE
 HOWARD TERMINAL



NOTE:
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- LEGEND:**
- PROJECT SITE BOUNDARY
 - - - - - EXISTING (EX) COMMUNICATION LINE
 - PROPOSED (PR) COMMUNICATION LINE WITHIN JOINT TRENCH

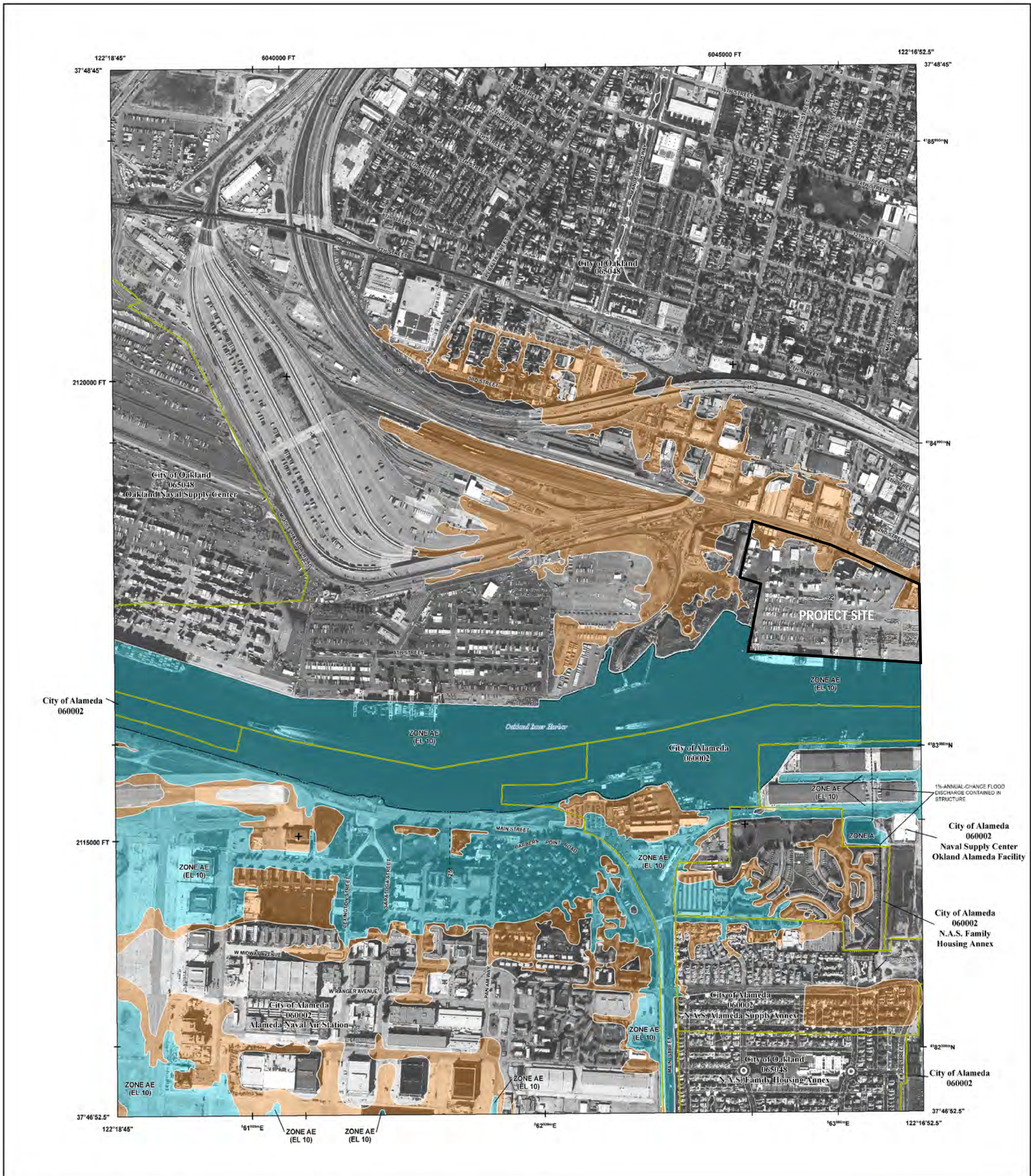
OAKLAND ESTUARY

PROPOSED COMMUNICATION INFRASTRUCTURE
 HOWARD TERMINAL

4. FLOODING CONSIDERATIONS

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06001C0066H (panel 66 of 725), effective date December 21, 2018, the majority of the Project site is located outside of the 100-year flood zone, in Zone X, an area of minimal flood hazard. Zone X is defined as areas outside the 0.2% annual chance flood, with flooding depths less than 1 foot. The project site is directly adjacent to the Oakland Inner Harbor, which is designated as Flood Zone AE, with a flood elevation of approximately 10 (NAVD 88 datum) on the FEMA maps. The Flood Insurance Study (FIS) notes an elevation of 9.7 at this location, which is elevation 3.93 on City of Oakland datum (COD), (approximately 5.77 feet elevation difference). Flood Zone AE at elevation 3.93 (COD) is approximately the elevation of the lowest existing site portions of the project site (3.6 on the eastern side of the site, 3.8 on the western side of the site, 4.8 on the northern side and 7.5 on the southern side of the site). The proposed structures on the site will be built higher than the existing flood zone shown on the current FIRM.

A portion of the site along the eastern boundary is within Special Flood Hazard Area (SFHA) Flood Zone AE (elevation 10, NAVD 88 datum). This area includes a portion of Jefferson Street and the area south of the Oakland Power Plant and Clay and Embarcadero lot parcels. The project is not proposing to construct any buildings within this area so there is no action required to comply with FEMA under the project baseline scenario. Under the Peaker Power Plant variant conditions, the existing finished floor elevation of the Peaker Power Plant would need to be surveyed to verify that it is above the base flood elevation.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) Zone A.V, A.93
	With BFE or Depth Zone AE, AD, AH, VE, AH
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map data for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

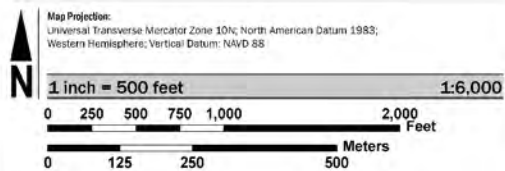
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8520.

Base map information shown on this FIRM was derived from Coastal California LIDAR and Digital Imagery dated 2011. USDA NADIP 2012 imagery is used in areas not covered by the Coastal California imagery.

SCALE



PANEL LOCATOR



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

ALAMEDA COUNTY, CALIFORNIA
and Incorporated Areas

PANEL 66 OF 725

Panel Contains:
COMMUNITY ALAMEDA, CITY OF OAKLAND, CITY OF

NUMBER	PANEL	SUFFIX
065048	0066	H

FEMA

National Flood Insurance Program

VERSION NUMBER 2.3.2.0
MAP NUMBER 06001C0066H
MAP REVISED DECEMBER 21, 2018

5. SEA LEVEL RISE CONSIDERATIONS

The Project site will be graded to accommodate the Federal Emergency Management Agency (FEMA) flood elevation of 3.8 feet (City of Oakland Datum). The proposed buildings will be set above the base flood elevation. Sea level rise is also a consideration in setting site elevations because the Project is within the Bay Conservation and Development Commission (BCDC) jurisdiction 100-foot shoreline band. Site building elevations are anticipated to be set at elevation 10 (City of Oakland datum), and site roadway and park elevations will range from elevation 7 at the existing wharf edge, and elevation 9 to 4.5 at the roadways, where the site will match the building pads, as well as conform to the existing conditions at the perimeter.

The development will accommodate the 2050 sea level rise projections for the roadways and open space areas, and the 2100 sea level rise projections for proposed buildings and the ballpark. We understand that according to the Oakland Sea Level Rise Roadmap, Figure 1: Sea Level Rise for the year 2050 is 11 inches at the “most likely” level, to 24 inches at the upper range, and for the year 2100 is 36 inches at the “most likely” level, to 66 inches at the upper range. According to the State of California Sea Level Rise Guidance document, the Sea Level Rise for the year 2050 in the Medium-High Risk Aversion is 1.9 feet, and 6.9 feet for the year 2100.