

**DEVELOPMENT AGREEMENT (OUTLINE)  
BY AND BETWEEN  
CITY OF OAKLAND  
AND  
OAK KNOLL VENTURE ACQUISITION, LLC**

**REGARDING THE PROPERTY AND PROJECT KNOWN AS  
“OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT”**

1. Terms Of Agreement, Entitlements, Approvals and Permits
2. Vesting Laws, Policies, Regulations and Fees
3. Intersection Signalization and Other Off-Site Roadway Improvements
4. Accelerated Payment of Affordable Housing Impact Fee
5. Ownership and Maintenance of Open Space and Community Facilities
6. Project Community Benefits
7. Club Knoll Ownership and Management
8. Project Phasing
9. Formation of a Community Facilities District
10. Entitlement and Grading of Barcelona Parcel
11. Conveyance of City-Owned Parcels to Developer