

HPA

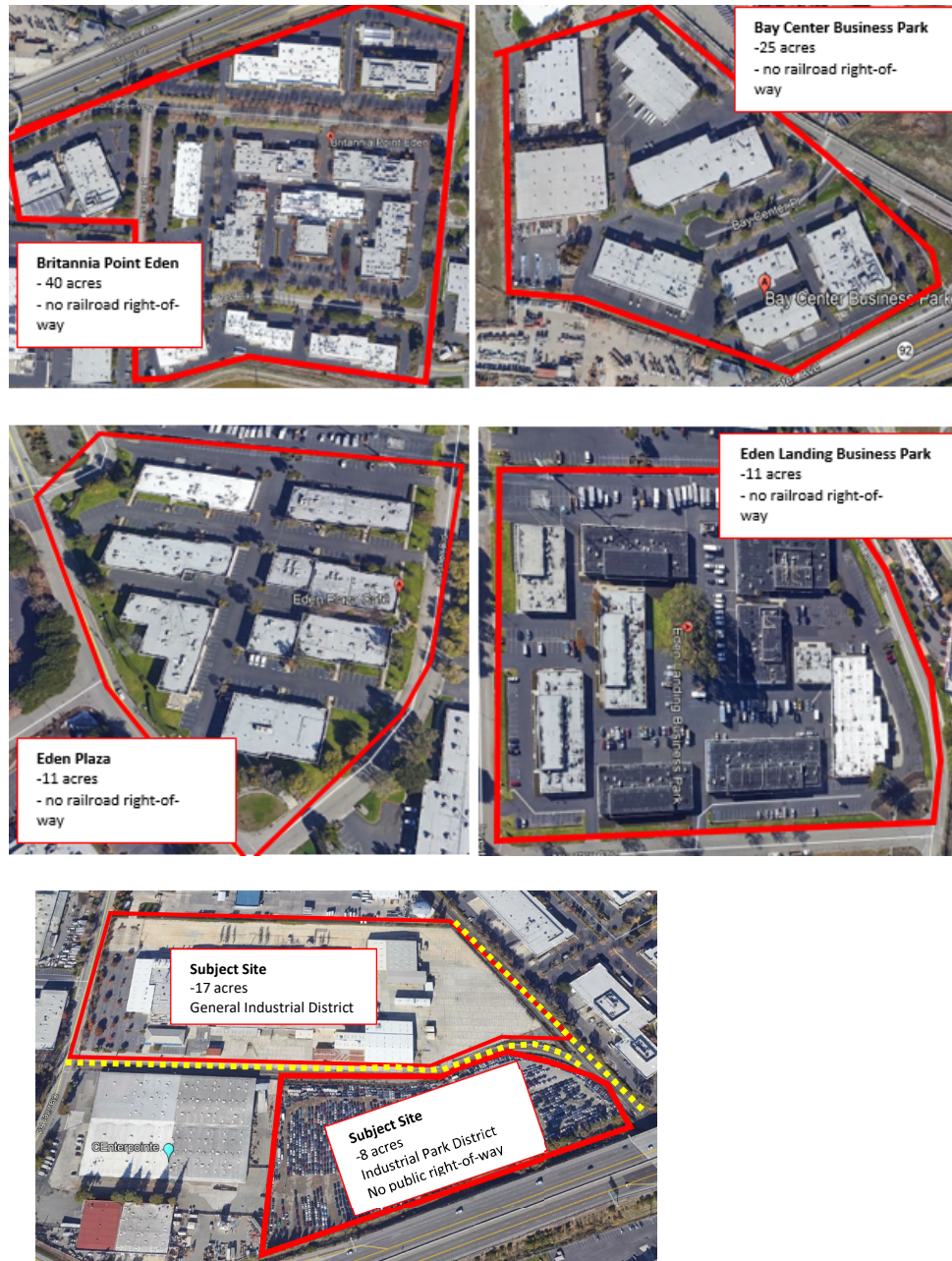
Project Narrative:

The proposed project consists of three (3) speculative industrial buildings and one (1) build-to-suit data center for a confidential Tenant. The site is divided by an active and private Union Pacific Railroad right-of-way (1 parcel), making it a non-contiguous site. The site north of the rail consists of approximately 17 acres (2 parcels) located within the General Industrial District (IG) and the site south of the rail consists of approximately 8 acres (3 parcels) located within the Industrial Park District (IP). All adjacent sites are currently zoned IG, IP and IL, the project does not share a property line with residential, commercial, BART, shoreline, park, schools, retail, agricultural, flood plain, open space, or planned development zoned land. The surrounding uses include truck terminals, RV collision centers, truck repair & maintenance shops, drilling contractor storage yards, Goodyear tire service center, and recycling centers. 90% of this existing product in this immediate area ranges between 10,000 to 50,000 square feet, built prior to 1960's, and mostly single story concrete tilt up or metal construction.

The north portion of the project consists of approximately 17 acres with approximately 500 linear feet of frontage along Clawiter Rd to the west, an existing Berkeley Farm milk processing site to the north, an active Union Pacific Rail to the east and active Union Pacific Rail Spur to the south. The site measures approximately 544 feet in width and 1,300 feet in length, making it difficult to plan an efficient multi building layout. This portion of the project is zoned General Industrial (IG), which is intended to allow for a wide range of general industrial uses including heavy industrial and warehousing/distribution uses. The north portion will consist of Building 3, an approximately 215k square foot, single story, concrete tilt up, speculative industrial building, and Building 4, an approximately 278k square foot, three story steel structure for a confidential data center tenant.

The south portion of the project consists of approximately 8 acres and does not have street frontage nor access to Clawiter Rd. The site is bounded by an active rail spur to the north and east, Hwy 92 to the south, and two existing warehouses to the west. The south portion is a landlocked property that has no direct access to a public right-of-way, the only access way is to cross land owned by an adjacent owner via an access easement. This portion of the site is 300-400 feet in width and 1,000 feet in length, making it a difficult site to plan an efficient multi building site plan. This portion of the project is zoned Industrial Park District (IP). Examples of existing Hayward projects in the IP district:

- Britannia Point Eden- IP District | 525k SF, 13 buildings, 40 acres | **+ 6,000 linear feet of frontage on a public right-of-way | no railroad right-of-way**
- Bay Center Business Park- IP District | 400k SF, 8 buildings, 25 acres | **+ 2,600 linear feet of frontage on a public right-of-way | no railroad right-of-way**
- Eden Plaza- IP District | 105k SF, 7 buildings, 11 acres | **+1,600 linear feet of frontage on a public-right-of-way | no railroad right-of-way**
- Eden Landing Business Park- IP District | 200k SF, 10 buildings, 11 acres | **+2,000 linear feet of frontage on a public right-of-way | no railroad right-of-way**
- Proposed development at 25800 Clawiter Rd- IP District | 122k SF, 2 buildings, 8 acres | **zero (0) linear feet of frontage on a public right-of-way and 1,000 linear feet of frontage on a railroad right-of-way** & IG District | 493k SF, 2 buildings, 17 acres | **500 linear feet of frontage on a public right-of-way and 2,000 linear feet of frontage on a railroad right-of-way**



Most of the business parks located in the IP district and mentioned above were built prior to the 1970's, situated on 10+ acres of IP district zoned land (only), have existing uniformed streetscapes, no railroad rights-of-ways and have access via multiple public right of ways. The profile and key components are very different in comparison to the Proposed project, most notably, the proposed project has the nuisance of a rail road right of way, very limited linear frontage along a public right-of-way, and limited points of ingress and egress.

The IP district is intended to provide an industrial park atmosphere with a variety of industrial, manufacturing, warehousing and distribution use, and as such the south portion of the project was designed with an "office" appearance from Highway 92, employee amenity area and has the flexibility to transition from a warehouse/manufacturing building to research and development use, if needed.

About the Developer:

Hines is a global real estate investment, development and management firm founded in 1957 with a presence in 219 cities in 23 countries and \$124.3 billion of assets under management. Hines is one of the largest and most respected real estate organizations in the world. Our guiding principles:

- The Hines Standard represents the global real estate benchmark for value creation, integrity, services and quality for all parties involved.
- All Hines products and services are of the highest standard as appropriate for the mission and market.
- We will continually strive to be the industry leader in sustainability and the premier real estate company in the world.