

**PURCHASE AND SALE AGREEMENT
AND ESCROW INSTRUCTIONS
[280 JACKSON STREET – MIRAIDO APARTMENTS]**

This Purchase and Sale Agreement and Escrow Instructions (“Agreement”) is entered into as of this ____ day of _____, 2017, by and between the Successor Agency to the Redevelopment Agency of the City of San Jose (“Seller”) and Buyer as more particularly identified on the last page of this Agreement.

RECITALS

A. Seller is the owner of that certain real property located at 280 Jackson Street in the City of San Jose, California, as more particularly described on Exhibit A attached hereto (collectively, the “Property”). The Property is subject to a Ground Lease as more particularly described on Exhibit B attached hereto (“Ground Lease”).

B. The Property was previously owned by the Redevelopment Agency of the City of San Jose (“Agency”). On June 28, 2011, the Governor signed into law ABX1 26, which provided for the dissolution and winding down of redevelopment agencies throughout the State of California. AB X1 26 was subsequently amended by Assembly Bill 1484 and Senate Bill 107 (collectively, as amended, “Dissolution Legislation”).

C. On January 24, 2012, pursuant to the Dissolution Legislation, the City of San Jose elected to be the Successor Agency to the Agency to administer the dissolution and winding down of the Agency. On February 1, 2012, pursuant to the Dissolution Legislation, the Agency was dissolved by operation of law, and, upon dissolution, all assets, properties and contracts of the Agency, including the Property and the Ground Lease, were transferred, by operation of law, to the Successor Agency pursuant to the provisions of Health and Safety Code § 34175 (b).

D. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer on the terms and conditions contained in this Agreement.

NOW, THEREFORE, for valuable consideration, and subject to all terms and conditions hereof, Buyer and Seller agree as follows:

1. PURCHASE AND SALE. Pursuant to the terms and conditions contained in this Agreement, Seller hereby agrees to sell the Property to Buyer and, Buyer hereby agrees to purchase the Property from Seller.

2. PURCHASE PRICE. The purchase price ("Purchase Price") for the Property shall be _____ Dollars (\$_____), payable by Buyer to Seller in cash at the Closing (as defined in Section 3 B below). A non-refundable deposit equal to ten percent (10%) of the Purchase Price shall be deposited into escrow by Buyer within five (5) days after execution of this Agreement by Seller and delivery to Buyer ("Deposit"). At the close of escrow, the Deposit shall be applied to the Purchase Price. Notwithstanding the above, if the Seller's condition in Section 4 B (i) or any of the Buyer's conditions to closing set forth in Section 4 are not satisfied or waived and escrow fails to close as a result thereof, the Deposit shall be fully refundable to Buyer.

3. ESCROW.

A. Opening of Escrow. Buyer has opened an escrow at the offices of First American Title Company ("Escrow Holder") at 1737 North First Street, San Jose, California. Upon mutual execution of this Agreement, Buyer and Seller shall deliver a fully executed copy of this Agreement to Escrow Holder.

B. Closing Date. Escrow shall close within thirty (30) days after satisfaction of the Condition to Closing set forth in Section 4 B (i). For purposes of this Agreement, the closing date ("Closing Date" or "Closing") shall mean the date on which

a grant deed conveying the Property to Buyer is recorded in the Santa Clara County Recorder's Office.

4. CONDITIONS TO CLOSING.

A. Buyer's Conditions to Closing. Close of Escrow and Buyer's obligation to purchase the Property pursuant to this Agreement are subject to the satisfaction of the following conditions at or prior to Closing:

(i) Title. Buyer acknowledges receipt of a preliminary title report prepared by Escrow Holder for the Property ("Title Report"). Except for a Deed of Trust recorded against the Property for the benefit of JPMorgan Chase Bank, N.A. ("JPMorgan") and a Deed of Trust recorded against the Property for the benefit of the County of Santa Clara ("County") (collectively, "Existing Liens"), Buyer shall acquire the Property subject to all exceptions described in the Title Report, together with all non-delinquent real property taxes and assessments to be assessed against the Property (collectively, "Approved Exceptions"). At the Closing, Seller shall deliver title to the Property to Buyer subject only to the Approved Exceptions.

(ii) Delivery of Seller Documents. Prior to Closing, Seller shall have executed and notarized, where appropriate, and deposited into Escrow, the following documents:

(a) A Grant Deed in the form attached hereto as Exhibit C;

(b) Documents sufficient to remove the Existing Liens from the Property ("Reconveyances");

(c) Two (2) originals of the Assignment of the Ground Lease in the form attached hereto as Exhibit D, assigning the Ground Lease to Buyer ("Assignment"); and

(d) A Memorandum of Assignment in the form attached hereto as Exhibit E ("Memorandum").

(iii) Tenant Estoppel Certificate. Seller shall use good faith efforts to obtain a tenant estoppel certificate from the current tenant under the Ground Lease in substantially the form attached hereto as Exhibit F ("Certificate").

(iv) No Default. Seller shall not be in material default of Seller's obligations under this Agreement.

If any of the conditions to Buyer's obligations set forth above fail to occur at or before the Closing Date through no fault of Buyer, then Buyer may cancel the Escrow, terminate this Agreement, and recover any amounts paid by Buyer to the Escrow Holder toward the Purchase Price.

B. Seller's Condition to Closing. Close of Escrow and Seller's obligation to sell the Property to Buyer pursuant to this Agreement, are subject to the satisfaction of the following conditions at or prior to Closing:

(i) Authorization to Sell. Prior to the Closing, Seller shall have obtained any and all authorizations and approvals necessary to sell the Property pursuant to the Dissolution Legislation.

(ii) Delivery of Buyer Documents. Prior to Closing, Buyer shall have executed and notarized, where appropriate, and deposited into Escrow, the following documents:

- (a) The Grant Deed in the form attached hereto as Exhibit C;
- (b) Two (2) originals of the Assignment in the form attached hereto as Exhibit D; and
- (c) The Memorandum in the form attached hereto as Exhibit E ("Memorandum").

(iii) No Default. Buyer shall not be in material default of Buyer's obligations under this Agreement, including, but not limited to, Buyer's obligation to deliver the Purchase Price into escrow on or before the Closing Date.

If the conditions above have not been satisfied or waived by Seller at or before the Closing Date through no fault of Seller, then Seller may, upon written notice to Buyer, cancel the Escrow, terminate this Agreement, and recover any documents delivered to the Escrow Holder pursuant to this Agreement.

5. REPRESENTATIONS AND WARRANTIES.

A. Buyer hereby represents and warrants to Seller that (i) it has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby; (ii) all requisite action (corporate, trust, partnership or otherwise) has been taken by Buyer in connection with entering into this Agreement and the instruments referenced herein, and the consummation of the transactions contemplated hereby; and (iii) no consent of any other party is required.

B. Except as provided in Section 4 B (i) above, Seller hereby represents and warrants to Buyer that (i) it has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby; (ii) all requisite action (corporate, trust, partnership or otherwise) has been taken by Seller in connection with entering into this Agreement and the instruments referenced herein, and the consummation of the transactions contemplated hereby; and (iii) no consent of any other party is required.

C. Except as disclosed on those reports set forth on Exhibit G attached hereto and the information available to Buyer from the State Water Resources Control Board website (GeoTracker) link provided on Exhibit G (collectively, "Environmental Reports"), Seller hereby represents and warrants that (i) Seller has not released any Hazardous Materials on the Property, (ii) Seller has no actual knowledge

of any release of Hazardous Materials (as defined below) on the Property, and (iii) Seller has not received any notice of any violation of any law, ordinance, rule, regulation or order of any governmental authority pertaining to the Property. For purposes of this Agreement, the term "Hazardous Materials" shall mean any and all of those materials, substances, wastes, pollutants, contaminants, by-products, or constituents which have been determined to be injurious to health or the environment, including without limitation those designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, and any other materials, substances, wastes, pollutants, contaminants, by-products or constituents requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

D. Seller hereby represents and warrants to Buyer that (i) except for the Ground Lease, there are no other leases, options to purchase, rights of first refusal or contracts for lease or sale of the Property; and (ii) there are no other liens or claims against the Property other than the Existing Liens and the Approved Exceptions.

E. Seller hereby represents and warrants to Buyer that (i) the Ground Lease is unmodified and in full force and effect, (ii) Seller is not aware of any existing claims, charges, offsets or defenses against the enforcement of any agreement, covenant or condition of the Ground Lease, (iii) Seller is not aware of any existing default under the Ground Lease in the performance or observance of any agreement, covenant or condition to be performed or observed by the Tenant and has not received any notice of a default which has not been cured, and (iv) during the term of this Agreement, Seller shall not, without Buyer's prior written approval, modify the Ground Lease.

6. AS IS CONDITION OF PROPERTY. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, IT IS UNDERSTOOD AND AGREED THAT SELLER IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY. BUYER ACKNOWLEDGES AND AGREES

THAT UPON CLOSING SELLER SHALL SELL AND CONVEY TO BUYER AND BUYER SHALL ACCEPT THE PROPERTY "IN ITS THEN EXISTING CONDITION AS IS, WHERE IS, WITH ALL FAULTS," EXCEPT TO THE EXTENT EXPRESSLY PROVIDED OTHERWISE IN THIS AGREEMENT. BUYER HAS NOT RELIED AND WILL NOT RELY ON, AND SELLER IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO MADE OR FURNISHED BY SELLER OR ANY AGENT PURPORTING TO REPRESENT SELLER, UNLESS SPECIFICALLY SET FORTH IN THIS AGREEMENT.

BUYER REPRESENTS TO SELLER THAT BUYER HAS CONDUCTED, OR WILL CONDUCT PRIOR TO CLOSING, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS BUYER DEEMS NECESSARY OR DESIRABLE TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS MATERIALS ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER OR ITS AGENTS, OTHER THAN SUCH REPRESENTATIONS AND WARRANTIES OF SELLER AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT. UPON CLOSING, SUBJECT TO SUCH REPRESENTATIONS AND WARRANTIES OF SELLER AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT, BUYER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY BUYER'S INVESTIGATIONS, AND BUYER, UPON CLOSING, SHALL BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED SELLER (AND SELLER'S OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES AND AGENTS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF

ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH BUYER MIGHT HAVE ASSERTED OR ALLEGED AGAINST SELLER (AND SELLER'S OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES AND AGENTS) AT ANY TIME BY REASON OF OR ARISING OUT OF ANY LATENT OR PATENT CONSTRUCTION DEFECTS OR PHYSICAL CONDITIONS, VIOLATIONS OF ANY APPLICABLE LAWS AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE PROPERTY EXISTING AT OR OCCURRING PRIOR TO CLOSING. IN CONNECTION THEREWITH, BUYER EXPRESSLY WAIVES ALL RIGHTS UNDER CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES THAT:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR";

THE COVENANTS SET FORTH IN THIS SECTION SHALL SURVIVE CLOSE OF ESCROW AND DELIVERY OF THE GRANT DEED.

7. CLOSING OF ESCROW.

A. Delivery of Documents and Payment. At or prior to Closing, Seller shall deposit into Escrow the following documents, executed by Seller and notarized, where applicable: (i) the Reconveyances, (ii) the Grant Deed in the form attached hereto as Exhibit C, in favor of Buyer, containing the legal description of the Property subject only to the Approved Exceptions, (iii) two (2) original Assignments, (iv) the Memorandum, and (v) the Certificate, if applicable. At or prior to Closing, Buyer shall deposit into Escrow the following documents, executed by Buyer and notarized, where

applicable: (i) the Grant Deed in the form attached hereto as Exhibit C, (ii) two (2) original Assignments, (iii) the Memorandum, and (iv) the Certificate, if applicable. At or prior to Closing, Buyer and Seller shall have each deposited into Escrow any supplemental escrow instructions necessary to close this Escrow. Escrow Holder shall deliver to Seller the Purchase Price, when (1) Escrow Holder holds, and is able to record, the Reconveyances, the Grant Deed and the Memorandum, (2) Escrow Holder holds, and is able to deliver to Seller and Buyer, fully executed originals of the Assignment, (3) Escrow Holder holds and is able to deliver to Buyer the original Certificate, if applicable, with a copy to Seller, (4) Escrow Holder is prepared to issue to Buyer the Title Policy as provided in Section 7 B below, and (5) the conditions specified in Section 4 have been satisfied or waived.

B. Title Insurance. At the Close of Escrow, Buyer shall obtain from Escrow Holder a standard coverage American Land Title Association (“ALTA”) owner’s form policy of title insurance in the amount of the Purchase Price insuring title to the Property in the name of Buyer subject only to the Approved Exceptions and the standard printed exclusions from coverage of an ALTA standard title policy (“Title Policy”).

C. Recordation and Delivery. At the Closing, Escrow Holder shall (1) forward the Reconveyances, the Grant Deed and the Memorandum to the recorder for recordation, (2) forward an original Assignment and Certificate, if applicable, to Buyer (3) forward an original Assignment and a copy of the Certificate, if applicable, to Seller, and (4) deliver the Title Policy as provided in Section 7 B below.

8. BROKERS. Seller and Buyer hereby represent to each other that there are no brokers, finders, or other persons entitled to a commission, finder's fee or other payment in connection with this Agreement. Buyer and Seller hereby agree to indemnify, defend, protect, and hold the other harmless from and against any claims, liabilities, or damages for commissions or finder's fees brought by any third party who has dealt or claims to have dealt with the indemnifying party pertaining to the Property.

9. FIRPTA. Seller warrants that it is not a foreign person or entity as defined in the Foreign Investors Real Property Tax Act and prior to the close of escrow Seller will deposit an affidavit certifying same. Escrow Holder's duties pertaining to these provisions are limited to the receipt from Seller of such affidavit prior to the close of escrow and delivery to Buyer of such affidavit at the close of escrow.

10. GOVERNING LAW. This Agreement shall be construed and enforced in accordance with the applicable laws of the State of California.

11. PROPERTY TAXES. Buyer shall be responsible for any property or other taxes assessed against the Property to the extent attributable to the period on or after the Closing. Seller shall be responsible for any property or other taxes assessed against the Property to the extent attributable to the period prior to the Close of Escrow.

12. CLOSING COSTS. Buyer and Seller shall split equally the documentary transfer taxes, customary escrow fee and charges and recordation fees and the cost of the Title Policy. Any endorsements to the Title Policy requested by Buyer shall be paid for by Buyer. Rental payments, real property taxes and assessments, utility and other operating costs of the Property, if any, shall be prorated at Closing.

13. NOTICES. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by national overnight courier service, sent by facsimile transmission, if also sent by one of the other methods provided in this Section, or sent by registered or certified mail, first class postage prepaid, return receipt requested, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice, (ii) the date of the facsimile transmission, or (iii) three (3) business days after the date of posting with the United States Postal Service at the following addresses:

To Buyer:

At the Address as set forth
on the Signature Page

To Seller: Successor Agency
200 East Santa Clara Street, 13th FI Tower
San Jose, CA 95113
Attention: Managing Director

With a Copy To: Office of City Attorney
200 East Santa Clara Street, 16th FI Tower
San Jose, CA 95113
Attention: City Attorney

To Escrow Holder: First American Title Company
1737 N. First Street,
San Jose, California 95110
Attention: Linda Tugade

Any party to this Agreement may change its address for receipt of notices by giving notice of such change to the other party in the manner set forth in this Section. Neither the rejection of a notice by the addressee or the inability to deliver a notice because of a change of address for which no change of address notice was received, shall affect the date on which such notice is deemed received.

14. RECEIPT OF PROPERTY DOCUMENTS. Buyer acknowledges that it has received and had the opportunity to review the following documents:

- (i) The Title Report;
- (ii) The Environmental Reports, if any; and
- (iii) The Ground Lease.

15. MISCELLANEOUS.

A. Time. Time is of the essence of this Agreement with respect to each and every provision hereof in which time is a factor.

B. Entire Agreement. This Agreement, including the Exhibits attached hereto, contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes any and all prior agreements and understandings between the parties. No change in, modification of or amendment to this Agreement

shall be valid unless set forth in writing and signed by all of the parties subsequent to the execution of this Agreement.

C. Further Assurances. Each of the parties agrees that it will without further consideration execute and deliver such other documents and take such other action, whether prior or subsequent to the Closing Date, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement.

D. Successors. Subject to the provisions of this Agreement, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, executors, representatives, successors and assigns.

E. Severability. In the event any provision of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall be effective only to the extent of such determination and shall not prohibit or otherwise render ineffective any other provision of this Agreement.

F. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the date first written above.

SELLER

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF SAN JOSE

APPROVED AS TO FORM:

Thomas D. Murtha
Senior Deputy City Attorney

Richard A. Keit
Managing Director

BUYER

Dated: _____

BUYER'S ADDRESS:

ACCEPTANCE BY ESCROW HOLDER
FIRST AMERICAN TITLE COMPANY

By: _____

Name: _____

Title: _____

Escrow Opens: _____, 2017

EXHIBIT A

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

LOTS 221, 222, 223, 224, 225, 226, 229, 230, 231, 232 IN BLOCK 22 WHITE'S ADDITION TO THE CITY OF SAN JOSE, ACCORDING TO THE MAP OF THE CITY OF SAN JOSE, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK A OF MAPS, [PAGES 72 AND 73](#).

EXCEPTING THEREFROM SO MUCH OF LOTS 221, 222, 223, 224, 225, 226, 229, 230, 231 AND 232 AS LIES EASTERLY OF THE WESTERLY LINE OF THE LANDS OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

APN: 249-38-051

EXHIBIT B

DESCRIPTION OF GROUND LEASE

Ground Lease dated May 1, 1997, by and between the Redevelopment Agency of the City of San Jose ("Landlord"), and Japantown Development, L.P., a California limited partnership ("Tenant"), as evidenced by a Memorandum of Ground Lease dated August 13, 1997 and recorded on August 15, 1997 in the official records of Santa Clara County ("Official Records") as Document No. 13815894 and as amended as follows:

1. By that certain First Amendment to Ground Lease by and between Landlord and Tenant, dated August 13, 1997;
2. By that certain Second Amendment to Ground Lease by and between Landlord and Tenant, dated March 15, 2000; and
3. By that certain Third Amendment to Ground Lease by and between Landlord and Tenant, dated April 26, 2005.

EXHIBIT C
FORM OF GRANT DEED

When recorded mail to:

APN: 249-38-051

GRANT DEED

The undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$ _____;
CITY TRANSFER TAX \$ _____; SURVEY MONUMENT FEE \$ _____

[_____] _____
Signature of Declarant

[_____] computed on the consideration or full value of property conveyed; OR
[_____] computed on the consideration or full value less of liens and/or encumbrances remaining at time
of sale,
[_____] unincorporated area; [x] City of San Jose, and
[_____] Exempt from transfer tax; Reason:

Declarant's signature (must be signed if no transfer tax is being paid)

Mail Tax Statement to: same as above address

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
the Successor Agency to the Redevelopment Agency of the City of San Jose
("Grantor") hereby grants to _____, a California _____
("Grantee") all that real property situated in the City of San Jose, County of Santa Clara
County, State of California as more particularly described in Exhibit A attached hereto
("Property").

(1) Grantee covenants and agrees for itself, its successors, its assigns, and all
persons claiming under or through them that there shall be no discrimination against or
segregation of any person or group of persons on account of any basis listed in
subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are
defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision
(p) of Section 12955, and Section 12955.2 of the Government Code, or on the basis of
actual or perceived gender identity, in the sale, lease, sublease, transfer, use,

occupancy, tenure, or enjoyment of the Property, nor shall Grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property.

(2) The covenants against discrimination set forth in paragraph (1) of this Grant Deed shall remain in perpetuity and shall not be subject to release.

(3) In amplification and not in restriction of the provisions set forth hereinabove, it is intended and agreed that the Grantor shall be deemed a beneficiary of the covenants provided in Section (1) above both for and in its own right and also for the purposes of protecting the interests of the community. All such covenants without regard to technical classification or designation shall be binding for the benefit of the Grantor, and such covenants shall run in favor of the Grantor for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. Grantor shall have the right, in the event of any breach of any such covenants, to exercise all the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach of such covenant.

(4) No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in the Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest recorded against the Property; provided, however, that any subsequent owner of the Property or portion thereof shall, from and after its acquisition of title to the Property, unless or to the extent otherwise released, be bound by such covenants, conditions, restrictions, limitations, and provisions, whether such owner's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

(5) None of the terms, covenants, agreements or conditions heretofore agreed upon in writing between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to said Property shall be deemed to be merged with this Grant Deed.

(6) Except as otherwise expressly provided, the covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title and in no event shall a violation or breach of the covenants, conditions, restrictions, terms, and provisions contained in this Grant Deed result in a forfeiture of title.

(7) If the Property is subsequently developed as a hotel, the Property shall be annexed into the Convention Center Facilities District No. 2008-1, which was established to finance capital improvements to the San Jose Convention Center. Concurrently with application for a building permit for construction of a hotel, the Grantee shall commence the annexation process. After annexation into the Facilities District, the Property shall, among other things, be subject to the special taxes imposed

by the Facilities District. Information concerning the annexation process and the taxes imposed by the Facilities District may be obtained from the City of San Jose Department of Public Works.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this _____ day of _____, 2017.

“Grantor”

SUCCESSOR AGENCY TO THE
REDEVELOPMENT OF THE CITY OF SAN
JOSE

Approved as to form:

Tom Murtha
Senior Deputy City Attorney

By: _____
Richard Keit
Managing Director

The Grantee hereby accepts this written deed, subject to all of the matters hereinabove set forth.

GRANTEE:

By: _____

Its: _____

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

LOTS 221, 222, 223, 224, 225, 226, 229, 230, 231, 232 IN BLOCK 22 WHITE'S ADDITION TO THE CITY OF SAN JOSE, ACCORDING TO THE MAP OF THE CITY OF SAN JOSE, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK A OF MAPS, [PAGES 72 AND 73](#).

EXCEPTING THEREFROM SO MUCH OF LOTS 221, 222, 223, 224, 225, 226, 229, 230, 231 AND 232 AS LIES EASTERLY OF THE WESTERLY LINE OF THE LANDS OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

APN: 249-38-051

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____,

Date

Here Insert Name and Title of the Officer

personally appeared _____

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____,

Date

Here Insert Name and Title of the Officer

personally appeared _____

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT D

ASSIGNMENT AGREEMENT

This Assignment Agreement (“Agreement”) is entered into as of this ____ day of _____, 2017 (“Effective Date”), by and between the Successor Agency to the Redevelopment Agency of the City of San Jose (“Successor Agency”) and _____ (“Assignee”).

RECITALS

A. On May 1, 1997, the former Redevelopment Agency of the City of San Jose (“Agency”), as landlord, and Japantown Development, L.P., a California limited partnership (“Tenant”), as tenant, entered into a Ground Lease for certain real property located at 280 Jackson Street in the City of San Jose, California, as more particularly described in the Ground Lease as the “Property” and as evidenced by a Memorandum of Ground Lease dated August 13, 1997 and recorded on August 15, 1997 in the official records of Santa Clara County (“Official Records”) as Document No. 13815894, as amended by that certain First Amendment to Ground Lease by and between Agency and Tenant, dated August 13, 1997, as amended by that certain Second Amendment to Ground Lease by and between Agency and Tenant, dated March 15, 2000 and as amended by that certain Third Amendment to Ground Lease by and between Landlord and Tenant, dated April 26, 2005 (collectively, “Lease”). A true and correct copy of the Lease is attached hereto as Exhibit A.

B. On or about June 28, 2011, Governor Jerry Brown signed into law AB 1X 26, which provided for the dissolution of redevelopment agencies throughout the State of California (as subsequently amended, “Dissolution Legislation”). On February 1, 2012 (“Dissolution Date”), pursuant to the Dissolution Legislation, the Agency was dissolved by operation of law, and, upon dissolution all assets, properties, and certain contracts of the Agency, including the Property and the Lease, were transferred, by operation of law, to the Successor Agency, a public entity established pursuant to California Health and Safety Code Section 34177 et. seq.

C. Successor Agency and Assignee have entered into a Purchase and Sale Agreement and Escrow Instructions dated _____, 2017 ("Purchase Agreement"), pursuant to which the Successor Agency will sell the Property to Assignee, and Assignee will buy the Property from the Successor Agency on the terms and conditions contained therein.

D. Concurrently with Assignee's acquisition of the Property from the Successor Agency, the Successor Agency shall assign the Lease to Assignee and Assignee shall accept such assignment and assume all of the Successor Agency's rights and obligations under the Lease on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Successor Agency and Assignee hereby agree as follows:

1. Assignment. As of the Effective Date, Successor Agency hereby assigns, transfers and conveys to Assignee all of the Successor Agency's right, title and interest in and to the Lease.

2. Acceptance and Assumption. As of the Effective Date, Assignee hereby accepts the assignment of all of the Successor Agency's right, title and interest under the Lease, and assumes and agrees to perform all of the Successor Agency's obligations and duties under the Lease to the extent such obligations accrue on or after the Effective Date.

3. Indemnification. The Successor Agency hereby agrees to indemnify, defend, and hold Assignee harmless from and against all claims, liabilities, damages, costs, and expenses (including reasonable attorneys fees) asserted against, or incurred by, Assignee, arising out of the Ground Lease as to obligations accruing and to be performed prior to the Effective Date. Assignee hereby agrees to indemnify, defend, and hold the Successor Agency harmless from and against all claims, liabilities, damages, costs, and expenses (including reasonable attorney's fees) asserted against, or incurred by, the Successor Agency, arising out of the Lease after the Effective Date as to obligations accruing from and after the Effective Date.

4. Miscellaneous. This Agreement may be executed in counterparts, and all such executed counterparts shall comprise one fully executed original. This Agreement shall be binding upon and inure to the benefit of the parties hereto and, their respective legal representatives, successors and assigns; shall be governed by and construed in accordance with the laws of the State of California applicable to agreements made and to be wholly performed within said State; and may not be modified or amended in any manner other than by a written agreement signed by the party to be charged therewith. If any term or provision of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS HEREOF, the parties have executed this Agreement on the date set forth above.

SUCCESSOR AGENCY

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF SAN JOSE

APPROVED AS TO FORM:

Tom Murtha
Senior Deputy City Attorney

Richard Keit
Managing Director

ASSIGNEE

Dated: _____

EXHIBIT A
GROUND LEASE

Go to website – For Sale 280 Jackson Street and 520 North 6th Street:

www.sjredevelopment.org

EXHIBIT E

FORM OF MEMORANDUM OF ASSIGNMENT

When recorded mail to:

**MEMORANDUM OF ASSIGNMENT
OF GROUND LEASE**

This Memorandum of Assignment of Ground Lease (“Memorandum”) is entered into as of the _____ day of _____, 2017 by and between the Successor Agency to the Redevelopment Agency of the City of San Jose (“Successor Agency”) and _____ (“Assignee”) with respect to the following facts:

On May 1, 1997, the former Redevelopment Agency of the City of San Jose (“Agency”), as landlord, and Japantown Development, L.P., a California limited partnership (“Tenant”), as tenant, entered into a Ground Lease for certain real property located at 280 Jackson Street in the City of San Jose, California, and as more particularly described on Exhibit A attached hereto (“Property”). The Ground Lease was evidenced by a Memorandum of Ground Lease dated August 13, 1997, which was recorded on August 15, 1997 in the official records of Santa Clara County (“Official Records”) as Document No. 13815894 (“Original Ground Lease”).

The Original Ground Lease was subsequently amended by that certain First Amendment to Ground Lease by and between Agency and Tenant, dated August 13, 1997, by that certain Second Amendment to Ground Lease by and between Agency and Tenant, dated March 15, 2000, and by that certain Third Amendment to Ground Lease by and between Landlord and Tenant, dated April 26, 2005 (collectively, “Lease”).

Successor Agency and Assignee entered into a Purchase and Sale Agreement and Escrow Instructions dated _____, 2017 (“Purchase Agreement”), pursuant to which the Assignee acquired the Property from the Successor Agency on the terms and conditions contained therein. Concurrently with Assignee’s acquisition of the Property from the Successor Agency, the Successor Agency assigned the Lease to

Assignee and Assignee accepted such assignment and assumed all of the Successor Agency's rights and obligations under the Lease.

This Memorandum is solely for recording purposes to put third parties on notice of the assignment of the Successor Agency's interest in the Ground Lease to Assignee and Assignee's acceptance and assumption of the Successor Agency's interest in the Ground Lease.

IN WITNESS HEREOF, the parties have executed this Memorandum on the date set forth above.

SUCCESSOR AGENCY

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF SAN JOSE

APPROVED AS TO FORM:

Thomas Murtha
Senior Deputy City Attorney

Richard Keit
Managing Director

ASSIGNEE

_____,
a California _____

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT F

TENANT ESTOPPEL CERTIFICATE

_____, 2017

Attn: _____

Re: Ground Lease dated May 1, 1997, by and between the former Redevelopment Agency of the City of San Jose (“Agency”), as landlord, and Japantown Development, L.P., a California limited partnership (“Tenant”), as tenant, for certain real property located at 280 Jackson Street in the City of San Jose, California, as more particularly described in the Ground Lease as the “Property” and as evidenced by a Memorandum of Ground Lease dated August 13, 1997 and recorded on August 15, 1997 in the official records of Santa Clara County (“Official Records”) as Document No. 13815894 as subsequently amended by that certain First Amendment to Ground Lease by and between Agency and Tenant, dated August 13, 1997, by that certain Second Amendment to Ground Lease by and between Agency and Tenant, dated March 15, 2000, and by that certain Third Amendment to Ground Lease by and between Landlord and Tenant, dated April 26, 2005 (collectively, “Lease”). Capitalized terms used herein and not otherwise defined herein shall have the meanings referred to in the Lease.

To whom it may concern:

The undersigned hereby certifies as follows:

1. The Lease is unmodified and in full force and effect.
2. The Commencement Date of the Lease is _____, 1997 and the Termination Date of the Initial Term of the Lease is _____, 2056.
3. Participation Rent for the 2016 calendar year in the amount of \$_____ was paid to Landlord on _____, 2017. No portion of the Base Rent or Percentage Rent has been prepaid or otherwise paid in advance.

4. We are not aware of any existing claims, charges, offsets or defenses against the enforcement of any agreement, covenant or condition of the Lease.

5. We are not aware of any existing default under the Lease in the performance or observance of any agreement, covenant or condition to be performed or observed by the other party and we have not received any notice of a default which has not been cured.

The certifications contained in this Estoppel Certificate may be relied upon by any purchaser of the Property.

TENANT

JAPANTOWN DEVELOPMENT, L.P.,
a California limited partnership

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT G

LIST OF ENVIRONMENTAL REPORTS

1. **Third Quarter 2016 Groundwater Monitoring Report**
2. **GeoTracker Website: The State Water Resources Control Board link:**

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608500710