

**Excerpt from Developer Agreement Between City of Sunnyvale  
and Landbank Investments, LLC:**

3.10.3 Additional Traffic Improvements/Pavments. Land Owner shall pay to the City a total of one million dollars (\$1,000,000) as an additional payment to the City for traffic impacts concurrent with the issuance of the first building permit for the first building in the Landbank Project to be constructed on the Property, to be used for citywide transportation improvement projects. In order that the City receive benefit of its bargain in this Agreement in consideration of the benefits conferred to Land Owner, a three per cent (3%) rate shall accrue on the principal balance until paid, commencing on the date of the first anniversary of the Effective Date of this Agreement.