

THE STRONACH GROUP

November 22, 2011

City of Albany
1000 San Pablo Avenue
Albany, California 94706

Attention: Ms. Beth Pollard, City Manager

Re: Lawrence Berkeley National Laboratory ("LBNL") Second Campus Site Selection

Dear Ms. Pollard:

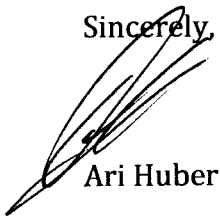
As you may be aware, earlier today LBNL announced that it would delay its announcement of the preferred site until early 2012. We are of course disappointed with this decision.

As you know, The Stronach Group has invested considerable time and resources in its efforts to have Golden Gate Fields be selected as the preferred site. We are very grateful for the cooperation received to date from the City, its citizens, elected officials, staff members and consultants in considering this exciting redevelopment opportunity.

Over the course of the last six months, we have provided LBNL with the information it needs to assess the relative merits of the Golden Gate Fields site and make an informed decision with respect to the selection of a preferred site for the Second Campus. Given the extraordinary expense of the site selection process to date, including the City's own outreach efforts, we are anxious to avoid incurring further project-related costs until a decision is made by LBNL that would justify those expenditures. Accordingly, effective November 30, 2011, the Stronach Group will no longer be funding any work related to this Second Campus opportunity pending an announcement from LBNL. Please be advised that resumption of this funding will be dependent upon Golden Gate Fields being selected as the preferred site and our ability to reach an agreement with LBNL regarding the business terms of the Second Campus transaction.

We thank you for your cooperation and look forward to an exciting future in the City of Albany.

Sincerely,



Ari Huber

c.c. Fern Tiger Associates