EXHIBIT 2
RESOLUTION NO. 09/05-06
FACTORS TO CONSIDER FOR SURPLUS LAND DEVELOPMENT

City of Fremont

1. Compliance with CEQA
2. Compliance with restrictions on zoning

Benefits to Students

1. Proximity of other services for students, e.g., restaurants, retail stores

Project Design

1. Traffic impact on the community and on Ohlone College students
2. Noise impact on Ohlone College students and surrounding community
3. Effect on potential expansion of Ohlone College
4. Impact on Ohlone College while under construction
5. Use of buildings at end of lease
6. Flexibility of buildings during lease
7. Configuration of property to be retained by the District

Economic

1. Long term revenue stream produced for the District
2. Timing of revenue stream
3. Risk of revenue stream
4. Vulnerability of revenue stream

Developer

1. Reputation of developer
2. Financial capabilities of developer
3. Market feasibility of project
4. Long-term stability of developer

Contract terms

1. Nature of contract provisions (details to be considered by real estate, financial, and legal consultants)