

BOATWORKS, LLC

Nov 11, 2025

Exhibit 1 4-D Planning Board Meeting March 9, 2026

Allen Tai, AICP
Planning, Building and Transportation Director
2263 Santa Clara Avenue
Alameda, CA 94501

The City of Alameda, a municipal corporation of the State of California (the "City") and Boatworks, LLC, a limited liability company (the "Developer") entered into that certain Development Agreement (the "Agreement") for the Boatworks Project on April 23, 2020. Developer is submitting this annual review document in accordance with the Development Agreement and pursuant to the requirements of Government Code Section 65865.1 and Alameda Municipal Code Section 30-95.1.

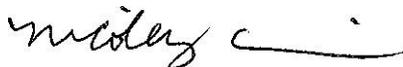
This letter reports on past and projected activities occurring during the period between April 23, 2025 and April 23, 2026 (Annual Review Period).

Today, the project is in a holding pattern as we wait for the California EPA, Department of Toxic Substance Control (DTSC) to respond to project submissions. The goal is to consolidate and finalize various existing agreements such that development will proceed with efficiency and clarity. A new DTSC project manager, Thomas Price was assigned to the site.

Meanwhile, a Final Map, Development Plans and a newly drafted East Bay Municipal Utility District (EBMUD) Applicant Installed Water Main Extension Agreement are ready for implementation upon final documentation from the DTSC.

As always, we welcome questions regarding specific items or the project as a whole.

Sincerely,



Nicoley Collins for Boatworks, LLC