

DREYFUSS CAPITAL PARTNERS  
1701 MONARCH STREET, ALAMEDA

February 2, 2016

RE: New 5-year lease at Bldg. 29

Dear Mayor, and City Council members:

Light industrial...innovators...makerspace...R&D incubator...

In the case of 1701 Monarch, the buzzwords of redevelopment marketing actually apply to the group of designers, fabricators, welders, and artists who are a mix of business and craftspeople.

Most of us have been at Alameda Pt. for 15 years, first at 450 W. Atlantic, and after being evicted by the Navy, over to Building 29. We have been in this building 5 years, and have negotiated a new 5 year lease.

Bldg. 29 is a superior machine shop with 2 overhead cranes, heavy electrical, large rolling doors, and compressed air throughout. The companies involved have been growing, and we always have a waiting list for this kind of small spaces, ranging from 300 to 1500 square feet.

Yesterday I received a copy of a Jan. 27<sup>th</sup> letter from the San Francisco Bay Chapter of the Sierra Club recommending that Bldg. 29's lease already negotiated and signed by Tenant be reduced from 5 years to 2 years.

-- The Sierra Club's main objection to Bldg. 29 seems to be that it is "also a frequent perching site for raptors that prey on the least terns." Using the same logic, all the existing buildings along Monarch St. adjacent to the Runway Wetland should be demolished.

-- The letter further states "Removal of Building 29 will complement the VA's efforts and help usher in a new ecological landscape." But in truth, the future VA clinic is planned for the Northwest Territories, over a mile away.

-- There is currently no developer and no funding for removing the many acres of 3 foot thick runways surrounding these buildings. There is no timeline for the actual implementation of DePave Park.

-- We do not see any advantage to the City or Alameda Pt. in another vacant building, or a pile of rubble waiting 5-10 years to become a garden.

Re: b-C  
2-2-16

The principal fabricators in the building have the following past and present clients:

Airbnb  
Artemis Racing  
Pinterest  
Old Navy  
Fort Mason Center  
Clorox  
Digital Realty  
California Academy of Sciences  
McKesson  
California College of the Arts  
Autodesk Pier 9 workshop  
Oakland Museum of California  
Sonoma State University Art Gallery  
Splunk  
City of Antioch  
Books Inc.  
Compass Books  
Anne Phillips Architecture  
The Gap  
SFMOMA

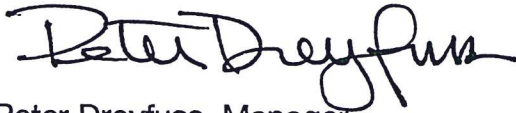
Nest  
Pfeiffer Labs  
ICU Eyewear  
Storm8  
Inmobi  
Charlie Cart Project  
US Photon  
The Utility Collective  
Bay Club  
Versace  
ULINX  
BAR Architects  
Gott's Roadside  
Diamond Supply Co.  
Platphorm  
Eureka Coffee  
Witte Designs  
Cronan Design  
Linda Fleming

Natel Energy  
Lifefactory  
EA Games  
Evernote  
BelAire Displays  
Digital Prepress International  
HPL Contract  
Hunt Littlefield  
Concreteworks  
Uniqlo  
Neonworks  
Kate Keating Associates  
Millenium Restaurant  
Rainbow Grocery  
Betts Recruiting  
Ramen Shop  
Flora Grubb Gardens  
Branch Creative  
The Crucible

These client companies appreciate our ecosystem of designers, machinists, and problem-solvers necessary to fabricate one prototype or two hundred copies.

We would like to remain in our building for another 5 years, and invite Council members to visit our facility and get a sense of what we do.

Thank you for your consideration.

A handwritten signature in black ink that reads "Peter Dreyfuss". The signature is fluid and cursive, with the first name "Peter" and last name "Dreyfuss" clearly distinguishable.

Peter Dreyfuss, Manager  
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