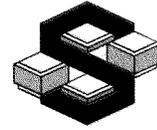


July 31, 2000

U.S. Army Corps of Engineers
Sacramento District Planning Division
Attention: Nina Bicknese
1325 J Street
Sacramento, CA. 95814-2922



SOBRATO
| DEVELOPMENT COMPANIES

Re: Comments on the Draft Report/EIR
Proposed Modifications to the Guadalupe River Project
Downtown San Jose, California

Dear Ms. Bicknese:

We are the owner of the 14.3 gross acre site located on New Julian Street which is impacted under the proposed Bypass System Alternative, Segment 3A, of the "Project". Our comments and concerns are as follows:

The description of the Sobrato Development Companies land as "planned for future development" (para. 8.6.2.2) is incorrect. Sobrato has constructed and leased to Metricom, Inc. two five story office buildings and is under construction on a five level parking garage structure. We are also into the City with building plans for the final office building for the site, a seven story office building which will begin construction upon completion of the parking structure. At the request of the SCVWD and Army Corp of Engineers (Brandon C. Muncy, Senior Project Manager), Sobrato has made available civil and architectural plans such that the Corp. is fully aware of our progress and activity.

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It is important to understand that Metricom, Inc. is now in occupancy at the site and it is now their world headquarters. Metricom has a leasehold interest in the property and should be notified in accordance with that interest. We have provided the SCVWD with the necessary information for that purpose. Metricom may wish to comment separately regarding this Project.

The owner and tenant should be compensated for all of the Project impacts on the land, improvements, long term value and tenant rights to quiet enjoyment. It is imperative that there be continued access to new West Julian Street with street light access as there is now. Also, any improvements and necessary rights of way must not interfere with existing or approved structures as permitted under the projects Site Development Permits approved by the City of San Jose. Construction of the Project should be phased and constructed so as to minimize (or eliminate) the duration of construction time on the site, the loss of parking, noise, access restrictions, dust and inconvenience to tenants and owner. All Project improvements must be completely below grade and out of site upon completion and all site improvements returned to their original condition.

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SOBRATO-3

Sincerely,

William E. Burns
Senior Vice President
bill@sobrato.com