

EXHIBIT D - PROJECT INFORMATION

Introduction

Cuberg Overview

Cuberg is battery technology company headquartered at 2020 Williams Street in San Leandro. Cuberg is part of Northvolt, a European based global supplier of sustainable, high-quality battery cells and systems. Northvolt's mission is to deliver batteries with an 80% lower carbon footprint compared to those made using coal energy. Together, Northvolt and Cuberg have a team of over 3,000 individuals from over 100 nationalities working to accelerate the transition to a decarbonized future.

Cuberg's facility at 2020 Williams Street serves at Northvolt's Advanced Technology Center focused on the research, development and commercialization of lithium-ion and lithium metal battery technology. Specifically, Cuberg designs lithium metal batteries for use in electric vehicles and other products where high performance and improved safety standards are required.

The primary hazardous material used by Cuberg is lithium metal. Lithium metal is a flammable solid and water reactive class 2 solid. Its use within Cuberg's battery research and development is the primary focus of this Hazardous Materials Impact Report. Currently, the quantity of flammable solids and water reactive 2 solids stored or in-use within Building E is limited by the company to a maximum of approximately and 30 pounds in total across 4 control areas in Building E. These hazmat quantities are below the permit quantities listed in Section 105 of the 2019 California Fire Code (100 pounds for flammable solids and 50 pounds for water reactive class 2 solids) and below Maximum Allowable Quantities (MAQ's) in Table 307.1 in the 2019 California Building Code (500 pounds per control area / 2,000 pounds total for both flammable solids and water reactive 2 solids when stored in approved containers and with the building fully sprinklered).

Expansion Plans

Cuberg is working towards expanding its onsite operations and this expansion will increase the quantity of hazardous materials onsite. Throughout this phased expansion, operational plans and tenant improvement build-outs will be designed to maintain the quantity of hazardous materials below the California Building Code MAQs for each control area. While the quantities will be consistent with California Building Code, they are anticipated to exceed the permit quantities specified in Section 105 of the California Fire Code and thus require a Conditional Use Permit from the City of San Leandro.

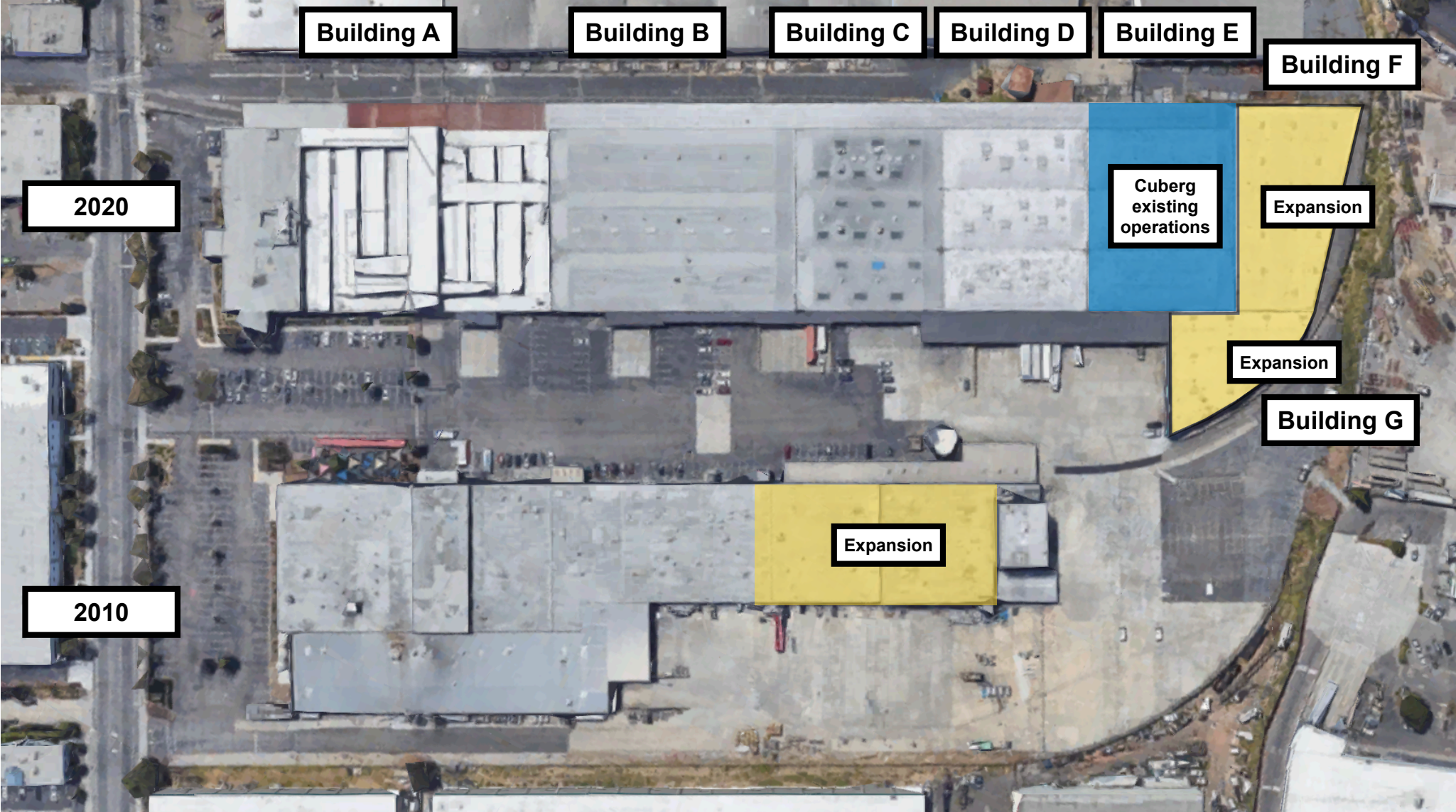
Cuberg intends to expand into 2020 Williams Building F for increased R&D operations as well as expand into the adjacent Building G for increased office space. The attached Hazardous Materials Impact Report describes in greater detail the operation with these facilities

Cuberg is also evaluating the feasibility of establishing a pilot-scale battery manufacturing facility to expand the production of their lithium metal battery technology at 2010 Williams st. Unit 200. Each potential building expansion (Building F, Building G, and 2010 Williams st.) will involve separate building permits.

Project Overview

2010 and 2020 Williams Street consist of approximately 945,252 square feet of land containing 440,807 of existing buildings (0.47 FAR). The site sits within an IT zoning district and current uses are a mix of Custom Industry, Industrial Research and Development and Warehouse in compliance with permitted uses.

Conditional use permit is being requested in connection with the planned expansion of research and development facilities for Cuberg and the related increase in the use of hazardous materials within their facilities. Cuberg is an existing tenant of the project located in Building E. Cuberg's expansion plans include Buildings F and G at 2020 Williams as well as the rear of the adjacent 2010 Williams.



Project Overview - Elevations

2010 and 2020 Williams Street were originally constructed over multiple phases as manufacturing facilities for Kelloggs and consist of primarily single story custom manufacturing buildings with average building heights from 18 to 25 feet.

