

## Bondi, James

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**From:** hotmail\_e32ad0056047ba27@live.com on behalf of Bill Aboudi [bill@abtruck.com]  
**Sent:** Tuesday, June 04, 2013 7:20 PM  
**To:** Blackwell, Fred  
**Subject:** Fwd: Response to Vacation Agreement Comments  
**Attachments:** image001.gif; ATT1953470.htm; OMSS Letter to OMSS 6.4.13.pdf; ATT1953471.htm

Begin forwarded message:

**From:** "Kerry Roach" <kroach@californiagroup.com>  
**To:** "Bill Aboudi" <bill@abtruck.com>  
**Cc:** "Monetta, John" <JMonetta@oaklandnet.com>, "Damian Fink" <dfink@californiagroup.com>  
**Subject:** Response to Vacation Agreement Comments

Bill,

Please see the attached letter from John Monetta.

Regards,

Kerry Roach  
Commercial Brokerage | Asset Management  
DRE License: 01887645  
[kroach@californiagroup.com](mailto:kroach@californiagroup.com)

## Bondi, James

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**From:** Bill Aboudi [bill@abtruck.com]  
**Sent:** Monday, March 25, 2013 2:42 PM  
**To:** Kerry Roach  
**Cc:** Damian Fink; Monetta, John; Cole, Doug; Wang, Hui; Blackwell, Fred; Auletta, Al; Hunter, Gregory; DeVizEnt@aol.com; JAI@GREENSTONEDEVLLC.COM; Parker, Barbara  
**Subject:** RE: OMSS Letters

City of Oakland  
Kerry Roach, California Capital & Investment Group  
c/o John Monetta  
250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, CA 94612

Dear Kerry:

I received your letter dated March 14 on the 19<sup>th</sup>. I am eager to get all the details of the move in place in order to create a smooth transition and reduce any disruption to business as much as possible. I have a few things I wanted to clear up so that I can be sure I'm on track with what the City expects.

First, there is a discrepancy between the two letters you sent as to the vacation date. Can you please confirm what the final date is? As you know, with a move of this magnitude and complexity, I will need as much time as is available to manage all of the variables.

At our last meeting with the City on March 14<sup>th</sup>, John Monetta stated that he would provide a letter to the Port confirming OMSS' interest in moving forward with temporary occupation of the 11.7 acre site. I would appreciate having a copy of that letter forwarded to me so that my team may be apprised of any impact on OMSS.

The two letters you have provided are silent as to the City's position on any adverse impact to OMSS caused by the displacement. That information needs to be incorporated into the existing documents. Also, due to the displacement, we are seeking a rent abatement for the remainder of the term at the current site and payment of direct utility costs only (i.e. no payment of City overages during the next few months as we vacate our existing location).

Additionally, we have been informed by the City that the Port will not permit any current OMSS tenants that provide truck maintenance services to be relocated. What this means is that those tenants will be forced to go mobile and will likely relocate to West Oakland streets during the transition. We would like to avoid that disruption both to our business and to West Oakland residents and are therefore asking what plans the City has made to relocate those tenants who provide critical Port services. What direction can the City provide as to what to tell my vendors regarding the mobilization of resources during this move? Who is the City point person on these issues?

Finally, I have a serious concern about complaints which have been filed by CCIG against OMSS, most recently with the Fire Department. This is an example of the harassment that OMSS has been subjected to by CCIG over the last few months. Is CCIG taking direction from the City to make these complaints? Who is authorizing CCIG to interact with us in this manner? The continuous, questionable inspections of the OMSS site have been disruptive and counterproductive and have caused delays to us in order to deal with these issues rather than preparing for our relocation. OMSS has no history of non-compliance or code violations and we

strive to be vigilant stewards of the City's truck parking operation at all times. This latest distraction with the fire department, called for by Chris Edenborough of CCIG, ended with a clean slate for OMSS.

For several months now, I have put up with a variety of strong-arm tactics which do not seem to be part of any City redevelopment strategy.

I'm sure you can appreciate my frustration on this issue. I'd like some feedback to help me understand what is going on. I am happy to cooperate with any required inspections and could do so more easily if I had a clear picture of how to manage that requirement along with everything else I'm required to do as a result of the eviction process.

Thank you for your help in clearing all of this up. I look forward to direction from you or the City about specific next steps.

Sincerely,

Bill Aboudi  
Oakland Maritime Support Services, Inc.

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**From:** Kerry Roach [mailto:kroach@californiagroup.com]  
**Sent:** Friday, March 22, 2013 3:12 PM  
**To:** Bill Aboudi  
**Cc:** Damian Fink; Monetta, John  
**Subject:** RE: OMSS Letters

Dear Mr. Aboudi,

As of this date, we have received no response from OMSS to the City of Oakland and the Successor Redevelopment Agency's (collectively, the "City") proposal memorialized in CCIG's March 14, 2013 letter to you.

We urge that you provide us with a response to the City's proposal by the end of business on March 26, 2013.

We look forward to your anticipated cooperation.

The above is not a full recitation of the facts or the law, and the City hereby reserves all rights and remedies.

Regards,



Kerry Roach  
Commercial Brokerage | Asset Management  
CALIFORNIA CAPITAL & INVESTMENT GROUP  
[kroach@californiagroup.com](mailto:kroach@californiagroup.com)  
510.463.6335

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**From:** Kerry Roach  
**Sent:** Thursday, March 14, 2013 4:21 PM  
**To:** 'Bill Aboudi'  
**Cc:** Damian Fink; 'Monetta, John'  
**Subject:** OMSS Letters

Bill,

Please find the attached letter for your review.

Regards,

Kerry Roach  
Commercial Brokerage | Asset Management  
[kroach@californiagroup.com](mailto:kroach@californiagroup.com)



**CALIFORNIA**  
**CAPITAL & INVESTMENT**  
**GROUP**

CALIFORNIA CAPITAL & INVESTMENT GROUP  
The Rotunda Building  
300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612  
Office 510.463.6335 | Facsimile 510.225.3954

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## CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA OAKLAND, CALIFORNIA 94612-2033

Office of Neighborhood Investment  
Army Base Project

(510) 238-7125  
FAX (510) 238-2240  
TDD (510) 238-3254

June 4, 2013

*Via First Class Mail, Certified Mail (Return  
Receipt Requested) and Electronic Mail  
bill@abtruck.com*

Mr. William I. Aboudi  
Oakland Maritime Support Services, Inc.  
11 Burma Road  
Oakland, CA 94607

*Re: Triple Net Lease, dated August 7, 2006*

Dear Mr. Aboudi:

This letter follows up on our recent conversations regarding the proposed amendment to the above-mentioned lease and the proposed extension of the current lease termination date of May 10, 2013. By way of background, you confirmed to me in person and via email that OMSS had agreed in principal to the parameters set forth in the letter dated February 5, 2013 (attached). Based on that confirmation, the City prepared a draft amendment and stipulation for OMSS' review. OMSS' written comments were received on May 30, 2013 (attached). I am disappointed that the comments are materially inconsistent with the February 5, 2013 letter and your confirmation of the same.

That said, the City's response is as follows (the item numbers track the numbers in your comments for ease of reference):

3. Vacation Date. Per City Council action on May 21, 2013, the proposed Vacation Date will be extended to June 15, 2013. Any additional transition time required by OMSS will need to be coordinated by OMSS from an interim location.

4. Monthly Rent: The proposed monthly rent is based on the current lease rent, as adjusted pursuant to terms agreed to with similarly situated tenants. Contingent upon a timely vacation of the Premises, OMSS will actually end up paying less rent during the Vacation Term.

5. Surrender of Premises: The current draft of agreement provides that OMSS may surrender the Premises free of personal property, but otherwise in an "as-is" condition so long as

OMSS has not previously created a condition in default of its lease that would cause the demolition of existing improvement to be more costly.

6. Waiver of Claims: The City is willing to exclude the Riverwatch matter from the claim.

7. Assignment and Subletting. Pursuant to the prior termination notice, OMSS should be in the process of winding up its operations at the Premises. The City will not allow new agreements or extensions of existing agreements.

8. Stipulation. See item 3 above.

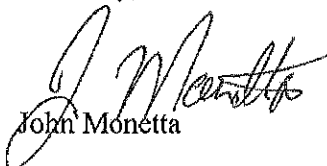
9. Liquidated Damages. The proposed liquidated damages are more than reasonable given the actual damages that will be incurred by the City in the event of an OMSS default. That said, if OMSS would rather be exposed to liability for such actual damages, the City will agree to delete this clause.

10. Section 19.1.6 of the Lease: The City is requesting that OMSS confirm that it is not currently in default of Section 19.1.6, which states that OMSS would be in default of the Lease if OMSS were bankrupt or otherwise unable to pay current debts.

11. Notice to third parties: OMSS must provide notice to the subtenants and licensees of the pending proposed vacation date. OMSS must provide contact information for the same and confirmation that OMSS has provided the required notice.

Please do not hesitate to contact me with any questions regarding this matter.

Sincerely,



John Monetta

Enclosures

cc: Mr. Fred Blackwell  
Mr. Doug Cole  
Dianne Millner, Esq.  
Mr. Damian Fink

## **Bondi, James**

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**From:** Monetta, John  
**Sent:** Thursday, August 08, 2013 10:25 PM  
**To:** bill@oaklandmss.com; Bill Aboudi  
**Cc:** Cole, Doug; Blackwell, Fred  
**Subject:** Sublease  
**Attachments:** City-OMSS Sublease (Aug 2013).pdf

Bill:

Please find attached a copy of the sublease. Please review. The attached has been submitted to the Port for approval this evening (tomorrow morning).

I do not have a copy of the executed Port-City lease. Fred signed the lease last night and I hand delivered a copy this morning to Chris Peterson. Once I receive a signed copy I will provide you with a copy.

John Monetta  
Project Manager I

City of Oakland  
250 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

**Bondi, James**

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**From:** Monetta, John  
**Sent:** Monday, August 26, 2013 6:37 PM  
**To:** Bill Aboudi; Blackwell, Fred  
**Subject:** Re: Signature page for the new lease executed by OMSS

Thanks Bill. I am working on getting the signatures I need. Please note I will not be able to use the attached as Exhibit B. It was pointed out to me that in addition to the rail line installation on the north side of the Subaru Lot there will also be installation of utilities along the southern portion of the Subaru Lot. I need to use one of the Project sheets that shows these two construction areas so there is no misunderstanding.

I will send you an Ex. B this evening.

John Monetta  
City of Oakland  
Project Manager  
(510) 238-7125

On Aug 26, 2013, at 6:24 PM, "Bill Aboudi" <[bill@abtruck.com](mailto:bill@abtruck.com)> wrote:

> The yard map as requested.

>

> Bill

>

>

>

> Member of:

>

>

>

>

>

> From: Monetta, John [<mailto:JMonetta@oaklandnet.com>]

> Sent: Monday, August 26, 2013 3:49 PM

> To: Bill Aboudi

> Subject: RE: Signature page for the new lease executed by OMSS

>

>

>

> Thanks Bill. Is it possible to have you stop by and sign a final version of the lease with all of the exhibits? The sooner the better.

>

>

>

> John Monetta

>

> Project Manager I

>

>

>

> City of Oakland

>

> 250 Frank Ogawa Plaza, 5th Floor

>



> Oakland, CA 94612  
>  
> 510.238.7125 (office)

>  
> 510.377.6388 (cell)  
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> From: Bill Aboudi [<mailto:bill@abtruck.com>]  
> Sent: Monday, August 26, 2013 3:37 PM  
> To: Monetta, John  
> Cc: [JAI@GREENSTONEDEVLLC.COM](mailto:JAI@GREENSTONEDEVLLC.COM); [DeVizEnt@aol.com](mailto:DeVizEnt@aol.com); [fredblackwell@mac.com](mailto:fredblackwell@mac.com); Cole, Doug  
> Subject: Signature page for the new lease executed by OMSS  
>  
>  
>  
>

> John,

>  
> Please find executed signature pages of the new lease. I have put calls to the Port for utilities so we can plan the location of the buildings accordingly, I will need help from you to identify the new road boundary so we can start working on the SWPPP plan for the mechanics area which will be in the approximate area of the new driveway.  
>

> Bill  
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>

> Member of:  
>  
>  
>  
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>

> <NorthGatewayYard.pdf>  
> <image001.png>

**Bondi, James**

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**From:** Monetta, John  
**Sent:** Wednesday, August 21, 2013 8:04 PM  
**To:** bill@oaklandmss.com  
**Cc:** Blackwell, Fred; Cole, Doug  
**Subject:** Draft Lease  
**Attachments:** OMSS Lease - August 22, 2013.doc; OMSS Lease - Draft Ex A - August 2013.pdf

Bill:

Please find attached the Draft Lease and Draft Ex. A as discussed.

Please note one of the items we will need to discuss is the access road. I am proposing that we use the existing road/driveway as the access road until such time as we need to re-route access to build the OGRA & Port rail infrastructure along the north edge of this property.

John Monetta  
Project Manager I

City of Oakland  
250 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

**Bondi, James**

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**From:** Monetta, John  
**Sent:** Monday, August 26, 2013 1:30 PM  
**To:** bill@oaklandmss.com; Blackwell, Fred; Cole, Doug  
**Subject:** Draft Lease  
**Attachments:** OMSS Lease - August 26, 2013 - REDLINE.doc

Bill:

Please see the attached draft lease. Please review and provide comment. Please provide me with a fax number to include.

Thanks,

John Monetta  
Project Manager I

City of Oakland  
250 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

**Bondi, James**

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**From:** Bill Aboudi [bill@abtruck.com]  
**Sent:** Friday, June 28, 2013 8:45 PM  
**To:** Monetta, John  
**Cc:** Cole, Doug; Wang, Hui; Blackwell, Fred; McElhaney, Lynette;  
JAI@GREENSTONEDEVLLC.COM; DeVizEnt@aol.com  
**Subject:** OMSS balance  
**Attachments:** FW: OMSS Disputed Balances; FW: OMSS Payment Plan; RE: OMSS Disputed Balances

Hello John,

The emails attached is the clarification on the requests below.

Bill

***"From:*** Kerry Roach [mailto:kroach@californiagroup.com]  
***Sent:*** Friday, June 28, 2013 12:44 PM  
***To:*** Bill Aboudi  
***Cc:*** Monetta, John; Wang, Hui; Cole, Doug; Damian Fink  
***Subject:*** OMSS Disputed Balances

Bill,

John asked that I send you the information regarding the outstanding balance in the amount of \$87,290.95. This outstanding balance is broken into two separate issues: 1) if we received a rent payment for April 2013 and 2) if the balance owed to the City from unpaid rent in January 2012 and February 2012 has been paid back in full.

Issue #1

The last rent payment we received from OMSS was on April 11, 2012 (Check #101604 for \$65,763.65). This payment was for March 2013 rent and a \$10,000 payment for outstanding rent from January/February 2012. If you have record of a payment made for April 2013, please forward me a copy of the cleared bank check. A copy of the front of a check will not suffice as we need to see proof from your bank that the check cleared to our account. You should be able to request a copy of the check from your bank showing both the front and back side of the processed check.

Issue #2

I have reviewed all of the payments made to the City and CCIG and still show that \$31,527.30 remains due. Please see the attached spreadsheet detailing the payments received to date for this outstanding balance. Should you have any further information regarding any payments not reflected on this spreadsheet please provide a copy of the cleared checks from your bank.

Please let me know if you have any questions regarding either of these two issues.

As a reminder, per the Amendment to Lease and Extended Vacation Agreement dated June 17, 2013, the amount of \$91,452.87 is due on June 30, 2013. **(John remember we spoke about this issue, it's coming up quick...)**

Regards,



## Bondi, James

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**From:** Bill Aboudi [bill@abtruck.com]  
**Sent:** Friday, June 28, 2013 1:15 PM  
**To:** 'nishant@oaklandmss.com'  
**Subject:** FW: OMSS Disputed Balances  
**Attachments:** City Rent Balance as of 6.28.13.pdf

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**From:** Kerry Roach [mailto:kroach@californiagroup.com]  
**Sent:** Friday, June 28, 2013 12:44 PM  
**To:** Bill Aboudi  
**Cc:** Monetta, John; Wang, Hui; Cole, Doug; Damian Fink  
**Subject:** OMSS Disputed Balances

Bill,

John asked that I send you the information regarding the outstanding balance in the amount of \$87,290.95. This outstanding balance is broken into two separate issues: 1) if we received a rent payment for April 2013 and 2) if the balance owed to the City from unpaid rent in January 2012 and February 2012 has been paid back in full.

### Issue #1

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### Issue #2

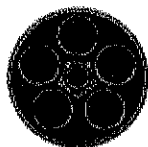
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Please let me know if you have any questions regarding either of these two issues.

As a reminder, per the Amendment to Lease and Extended Vacation Agreement dated June 17, 2013, the amount of \$91,452.87 is due on June 30, 2013.

Regards,

Kerry Roach  
Commercial Brokerage | Asset Management  
DRE License: 01887645  
kroach@californiagroup.com



CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP

CALIFORNIA CAPITAL & INVESTMENT GROUP  
The Rotunda Building  
300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612  
Office 510.463.6335 | Facsimile 510.225.3954

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**Bondi, James**

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**From:** Bill Aboudi [bill@oaklandmss.com]  
**Sent:** Friday, June 28, 2013 5:55 PM  
**To:** nishant@oaklandmss.com  
**Subject:** FW: OMSS Payment Plan

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**From:** Bill Aboudi [mailto:bill@oaklandmss.com]  
**Sent:** Monday, March 26, 2012 3:56 PM  
**To:** Auletta, Al  
**Subject:** RE: OMSS Payment Plan

That will be great.

---

**From:** Auletta, Al [mailto:AAuletta@oaklandnet.com]  
**Sent:** Monday, March 26, 2012 3:03 PM  
**To:** bill@oaklandmss.com  
**Subject:** FW: OMSS Payment Plan

Hi Bill,

Please see John's proposed installment plan. It's pretty straight forward. Thank you. Al

Al Auletta, Program Manager  
Office of Economic and Workforce Development  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
510-238-3752 (phone)  
510-238-3691 (fax)  
<http://www.oaklandnet.com>  
<http://www.business2oakland.com/main/oaklandarmybase.htm>  
<http://www.business2oakland.com/main/oakknoll.htm>

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**From:** Monetta, John  
**Sent:** Monday, March 26, 2012 3:02 PM  
**To:** Auletta, Al  
**Subject:** OMSS Payment Plan

Commence payment plan on April 1.

12 payments of \$65,057.59 (\$55,763.65 + \$9,293.94)

We would return check #32338 for \$55,763.65 that was provided today.

*John Monetta*  
Program Analyst III



City of Oakland  
Community and Economic Development Agency  
Real Estate Services Division

*Proudly providing real estate services to all City departments and Oakland residents*

250 Frank Ogawa Plaza  
4<sup>th</sup> Floor, Suite 4314  
Oakland, CA 94612

(510) 238-7125 office  
(510) 377-6388 mobile  
(510) 238-2240 fax  
(510) 839-6451 TDD  
[jmonetta@oaklandnet.com](mailto:jmonetta@oaklandnet.com)

## Bondi, James

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**From:** Nishant Sharma [nishant@abtruck.com]  
**Sent:** Friday, June 28, 2013 7:19 PM  
**To:** Bill Aboudi  
**Subject:** RE: OMSS Disputed Balances  
**Attachments:** Check 32683-July'12.PNG; Check 32609-June'12.PNG; Check 32540-May'12.PNG; Check 32467-April'12.PNG

Bill,

Please see the attachments. These are **copies of cleared checks from Bank before 09/21/2012**; which I don't see in Kerry's Sheet; We have overpaid (\$65763.65 - \$65057.69 = \$705.96 x 12 = \$8471.52)

Check no	Dat	Amount	Jan'12-Feb'12 Rent
			\$111527.30 Application
32467	04/01/2012	\$65763.65	\$10000
32540	05/04/2012	\$65763.65	\$10000
32609	06/01/2012	\$65763.65	\$10000
32683	07/02/2012	\$65763.65	\$10000

Thanks & Regards,

Nishant  
CFO  
Oakland Port Services Corporation Inc  
11 Burma Rd  
Oakland CA 94607  
Tel: (510)-257-5958 (Direct)  
Tel: (510)-835-0930 Ext: 206  
Fax: (510)-835-0832

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**From:** Bill Aboudi  
**Sent:** Friday, June 28, 2013 1:15 PM  
**To:** 'nishant@oaklandmss.com'  
**Subject:** FW: OMSS Disputed Balances

---

**From:** Kerry Roach [mailto:kroach@californiagroup.com]  
**Sent:** Friday, June 28, 2013 12:44 PM  
**To:** Bill Aboudi  
**Cc:** Monetta, John; Wang, Hui; Cole, Doug; Damian Fink  
**Subject:** OMSS Disputed Balances

Bill,

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Regards,

Kerry Roach  
Commercial Brokerage | Asset Management  
DRE License: 01887645  
[kroach@californiagroup.com](mailto:kroach@californiagroup.com)



**CALIFORNIA**  
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Office 510.463.6335 | Facsimile 510.225.3954

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## Bondi, James

---

**From:** Bill Aboudi [bill@abtruck.com]  
**Sent:** Tuesday, March 26, 2013 10:43 AM  
**To:** Monetta, John  
**Cc:** Blackwell, Fred; Cole, Doug; Millner, Dianne; JAI@GREENSTONEDEVLLC.COM; DeVizEnt@aol.com; Parker, Barbara; Auletta, Al  
**Subject:** RE: Authorized Representative & Entry

Please define "obligations and duties to the City"

---

**From:** Monetta, John [mailto:JMonetta@oaklandnet.com]  
**Sent:** Monday, March 25, 2013 1:49 PM  
**To:** Bill Aboudi  
**Cc:** Blackwell, Fred; [DCole@oaklandnet.com](mailto:DCole@oaklandnet.com); Millner, Dianne; [dfink@californiagroup.com](mailto:dfink@californiagroup.com)  
**Subject:** Authorized Representative & Entry

Bill:

Please find attached a letter regarding CCIG, the City's Authorized Representative, and entry onto your premises.

As noted in the letter, the Fire Inspector and Chris from CCIG will be inspecting your premises on Thursday, April 4, 2013. My expectation is they will be allowed onto the premises to complete their obligations and duties to the City without any problems.

Please call me if you have any questions about the letter.

John Monetta  
Real Estate Agent

City of Oakland  
Real Estate Services Division  
250 Frank Ogawa Plaza, 4<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

**Bondi, James**

---

**From:** Bill Aboudi [bill@abtruck.com]  
**Sent:** Tuesday, May 07, 2013 1:20 PM  
**To:** Monetta, John; Chris Peterson  
**Cc:** Cole, Doug; Blackwell, Fred  
**Subject:** RE: Space Assignments

Hello John,  
Is there an update on the space assignments?  
Bill

---

**From:** Monetta, John [mailto:JMonetta@oaklandnet.com]  
**Sent:** Monday, May 06, 2013 7:51 PM  
**To:** Chris Peterson  
**Cc:** DCole@oaklandnet.com; Blackwell, Fred; Bill Aboudi  
**Subject:** Space Assignments

Chris:

Please see the attached letter requesting confirmation of receipt of the two space assignments hand-delivered to you late Friday afternoon.

Please call or email me tomorrow to confirm receipt and discuss next steps.

Thank you,

John Monetta  
Real Estate Agent

City of Oakland  
Real Estate Services Division  
250 Frank Ogawa Plaza, 4<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

**Bondi, James**

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**From:** Monetta, John  
**Sent:** Wednesday, June 12, 2013 7:52 PM  
**To:** Nishant Sharma; [bill@oaklandmss.com](mailto:bill@oaklandmss.com); Bill Aboudi  
**Cc:** Cole, Doug; Blackwell, Fred  
**Subject:** RE: April Rent

Great. Thanks.

John Monetta  
Project Manager I

City of Oakland  
250 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)

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**From:** Nishant Sharma [<mailto:nishant@oaklandmss.com>]  
**Sent:** Wednesday, June 12, 2013 7:51 PM  
**To:** Monetta, John; [bill@oaklandmss.com](mailto:bill@oaklandmss.com); Bill Aboudi  
**Cc:** Cole, Doug; Blackwell, Fred  
**Subject:** RE: April Rent

John, I will send the information tomorrow. I was out of the office whole day.

*Thanks & Regards,*

*Nishant  
CFO  
Oakland Maritime Support Services Inc  
11 Burma Rd  
Oakland CA 94607  
Tel: (510)-257-5958 (Direct)  
Tel: (510)-868-1005  
Fax: (510)-868-1007*

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**From:** Monetta, John [<mailto:JMonetta@oaklandnet.com>]  
**Sent:** Wednesday, June 12, 2013 7:13 PM  
**To:** [bill@oaklandmss.com](mailto:bill@oaklandmss.com); Bill Aboudi; Nishant Sharma  
**Cc:** [DCole@oaklandnet.com](mailto:DCole@oaklandnet.com); Blackwell, Fred  
**Subject:** April Rent

Bill & Nishant:

Please send me the information I requested yesterday regarding rent payments. I'm looking for evidence (cancelled checks) that shows you have paid April rent. My records indicate November through March rent payment only.

Thank you,

John Monetta  
Project Manager I

City of Oakland  
250 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
510.238.7125 (office)  
510.377.6388 (cell)