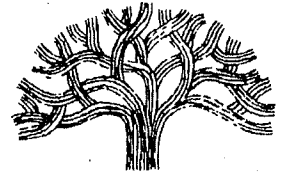


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OAKLAND

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CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA, 3<sup>rd</sup> FLOOR • OAKLAND, CALIFORNIA 94612

Office of the Mayor  
Honorable Libby Schaaf  
Mayor

(510) 238-3141  
Fax (510) 238-4731

Letter of Appointment

June 25, 2015

The Honorable City Council  
One Frank H. Ogawa Plaza, Second Floor  
Oakland, CA 94612

Dear President Gibson McElhaney and members of the City Council:

Pursuant to City Charter Section 601, the Mayor has appointed the following persons as a member of the following board or commission, subject to City Council confirmation:

**Port Commission**

**Cestra Butner**, Mayoral reappointment to serve the four- year term beginning July 11, 2015 and ending July 10, 2019 filling the seat previously held by himself;

**Joan Story**, Mayor's appointment to serve the four- year term beginning July 11, 2015 and ending July 10, 2019 filling the seat previously held by Victor Uno.

Thank you for your assistance in this matter.

Sincerely,

Libby Schaaf  
Mayor of Oakland



**Joan H. Story**

Partner

[Redacted text]

**Practices**

Finance

Real Estate Lending

Real Estate, Land Use  
and Environmental

Commercial Leasing

Real Estate  
Acquisitions and  
Dispositions

Real Estate  
Development

**Industries**

Hospitality

Wine

**Education**

J.D., University of California,  
Davis, 1977

M.A., University of  
California, Los Angeles,  
1967

B.A., Occidental College,  
1965

Joan H. Story is a partner in the Real Estate, Land Use and Environmental Practice Group in Sheppard Mullin's San Francisco office and formerly a member of the firm's Executive Committee.

**Areas of Practice**

Ms. Story's practice emphasizes real estate investment, financing and leasing transactions. Her clients include developers, institutional and foreign investors, corporate real estate users, pension funds and pension fund advisors and lenders. Her experience encompasses land acquisition and development, construction, permanent and tax-exempt financings, joint venture and limited liability entity formation, acquisition and disposition of commercial properties, leasing and other portfolio management issues, as well as loan and partnership workouts. She has developed a particular expertise in the hospitality and senior housing areas and in the structuring of Islamic investment in US real estate.

Ms. Story's clients include DHL Express, for whom she handles leasing, facilities development and related financing matters throughout the United States; Diageo Chateau & Estate Wines Co. in connection with its California winery and vineyard properties; MacArthur Transit Community Partners, the developer of a 624 residential unit transit village; and Chevalier International Holdings, Ltd. in connection with its investment in assisted living facilities throughout the United States.

**Admissions**

California

**Honors**

Northern California Real Estate Women of Influence, *San Francisco Business Times*, 2011

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Real Estate Dealmaker of the Year, *Daily Journal*, 2011

Northern California Leading Real Estate Lawyers, Transactions and Finance, *The Legal 500*, 2007-2014

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Named to *Who's Who Legal: Real Estate*, 2008-2015

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Northern California Super Lawyer, *San Francisco Magazine*, 2004-2014

Northern California Top 50 Women Lawyers, *San Francisco Magazine*, 2005, 2006, 2012

Who's Who Legal, International & USA Real Estate, 2004-2014

## Experience

### Representative Transactions

Represent Chevalier International Holdings, Ltd., a publicly traded Hong Kong company, in connection with its acquisition of 21 assisted living facilities in North Carolina and 3 assisted living/skilled nursing facilities in Oregon, negotiation of third party operating leases, financing of the facilities, re-financings under a HUD-insured loan program and related property management matters.

Represent MacArthur Transit Community Partners, an affiliate of BRIDGE Housing Corporation, in developing the MacArthur BART Transit Village. The 624 residential unit project includes the construction of a BART Garage on land to be acquired for BART; a 90-unit, below-market rental phase to be constructed on land ground-leased from BART; and three market-rate phases with market-rate and below-market condominiums, 4,500 sq. ft. of retail and commercial space, 5,000 sq. ft. of community space, and related off-site improvements. Funding for the project derived from a combination of Proposition 1C grants, a federal transportation grant, tax-increment financing and private debt capital.

Retail counsel to the Transbay Joint Powers Authority in connection with the master lease of all retail, restaurant and entertainment spaces for and facilities management of the new San Francisco Transbay Terminal currently under construction.

Represented DHL Express in connection with a major expansion of its primary hub at Wilmington, OH, the financing of the expansion through private activity bonds issued by the Dayton Montgomery County Port Authority and the subsequent divestiture of the hub facility.

Represented DHL Express in ground-leasing, constructing and financing a number of regional distribution and sortation facilities, including the development, installation and financing either through private activity bonds or leveraged leases of state-of-the-art sort systems.

Represented Lend Lease Corporation in connection with the development of the Watermark luxury high-rise condominium project and the negotiation of a development and disposition agreement and related ground lease for the development of a proposed mixed-use cruise ship terminal facility to be located on Piers 30-32 in San Francisco.

Represented investment groups acquiring and selling commercial real estate assets and portfolios, including ownership interests in the Santa Barbara Biltmore Hotel, the Parker House in Boston and the Parc 55 Hotel in San Francisco.

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Represent major international spirits companies in connection with the acquisition, sale and lease of vineyard properties and wineries in the Napa and Sonoma Valleys and elsewhere in California. Recently concluded the sale and leaseback under a long-term lease of 18 vineyard and winery properties in the Napa Valley.

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## Articles

Contributing author to Real Estate Transactions: A Practical Global Guide, "Acquisition of Real Estate in the United States," *Globe Business Publishing Ltd*, 2012

Contributing author to and update editor for CEB's Ground Lease Practice treatise

Clean Investing, October 29, 2003

Peeking Under the Covers: Due Diligence in Hotel Transactions, *California Real Property Reporter*, July 1996

Contributing author to and an update editor for CEB's Office Leasing treatise

## Speaking Engagements

Ms. Story has lectured for California Continuing Education of the Bar, Practising Law Institute, CLE International and other groups on subjects of concern to real estate practitioners, including structuring of joint ventures and mixed debt/equity investments; public-private partnerships; hazardous materials issues in real property transactions; real estate construction lending; negotiation of commercial leases, purchase and sale transactions; representing borrowers in loan transactions; and the art of negotiation.

Ms. Story served as speaker at San Francisco Structures, an annual event that focuses on development issues, economic challenges, the real estate and construction climate and projects that are reshaping San Francisco, in 2008 through 2014.

## Memberships

Member, American College of Real Estate Lawyers

Member, Lambda Alpha, the honorary land economics society

Member, Real Estate Law Advisory Committee, Practising Law Institute

Member, Advisory Board, *California Real Property Journal*

Member and former Co-Chair, Trust for Public Land's California Advisory Board

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CES BUTNER  
BIOGRAPHY

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Businessman Ces Butner is President/CEO/Owner of Horizon Beverage Company, an Oakland based beverage distributorship that supplies retailers in Northern Alameda County and Western Contra Costa County.

After graduating from the University of Missouri in 1975 and working in Minneapolis and Chicago for fortune 500 Companies, Butner settled in Oakland in 1981, working for a local beverage distributorship. Beginning as Sales Manger, he also held the positions of General Manager and Vice President when, in 1987 at the age of 33, he purchased the business with business partner Denny Suzuki, naming it Horizon Beverage Company and becoming the youngest owner of an Anheuser-Busch Wholesale Operation in the nation. Horizon is now recognized by Anheuser-Busch as one of its outstanding distributors having won the coveted Ambassador Award (the top distributors in the nation) for six years in a row. Mr. Butner has served on the board of the NBWA (National Beer Wholesalers Association), CBBB (California Beer Beverage Distributors), and currently serves on Anheuser Busch's "Wholesale Advisory Panel" and Crown Imports' "Wholesaler Council". Through acquisitions and expansions over the last 25 years Butner has more than tripled the size of Horizon Beverage Company revenues placing it among Black Enterprise's top 100 Black Owned Business nationally. Horizon employs more than 150 families and is the only labor friendly (Teamster Local 853) beer distribution operation in the East Bay.

Ces Butner has long been involved with the Oakland community. He has been Chairman of the Board of the YMCA of the East Bay, the Oakland Metropolitan Chamber of Commerce, and President of Sequoyah Country Club. He has also served as Co-Chair of Friends of Oakland Public Schools and Board member with Oakland Rotary #3, the City of Oakland's Budget Advisory Board, the Oakland Education Council, Bay Area Black United Fund, Lake Merritt Breakfast Club, Oakland Convention and Visitors Authority, Oakland Commerce Corporation, Redwood Day School, and Oakland Festival of the Arts. As Chairman of the Oakland Metropolitan Chamber of Commerce, Ces led the charge for the adoption of City Center revitalization plan and the creation of the Business Budget Advisory Committee to build the necessary link between city government and the business community. Butner was also a candidate for Mayor of Oakland in 1998 losing to former and current Governor Jerry Brown.

Mr. Butner's interest in public service is a continuation of his efforts to utilize business principles to promote equal opportunity, economic development, entrepreneurship, education, and environmental responsibility for all the citizens of Oakland. He is committed to preaching the gospel of efficiency and accountability in government, as well as economic development as a means to success for Oakland and its residents.

Mr. Butner lives in Oakland with his wife Teresa and two daughters Raquel & Andrea while working out of his warehouse and offices in West Oakland. Mr. Butner remains committed to Oakland as Horizon is currently constructing a new facility in East Oakland.

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Approved as to Form and Legality

City Attorney's Office

## OAKLAND CITY COUNCIL

**RESOLUTION NO. \_\_\_\_\_ C.M.S.**

### **RESOLUTION CONFIRMING THE MAYOR'S REAPPOINTMENT OF CESTRA BUTNER AND THE APPOINTMENT OF JOAN STORY TO THE BOARD OF PORT COMMISSIONERS**

**WHEREAS**, Section 601 of the City Charter provides that members of City boards and commissions shall be appointed by the Mayor subject to confirmation by the affirmative vote of five members of the City Council; and

**WHEREAS**, Article VII, Section 701 of the City Charter, as amended by Stats. November 1988 creates the Board of Port Commissioners to set policy for and govern the activities of the Port of Oakland, appointing its own Executive Director and approving its own budget and promoting and insuring the comprehensive and adequate development of the Port of Oakland through continuity of control, management and operation; and

**WHEREAS**, the Board of Port Commissioners consists of seven (7) members serving 4-year terms, who are nominated by the Mayor and appointed by Council, and who must be residents of the city of Oakland, having resided in Oakland for one year prior to appointment; and

**WHEREAS**, the Honorable Mayor Libby Schaaf has reappointed Ces Bunter to the Board of Port Commissioners, subject to confirmation by the City Council, to serve a four year term beginning July 11, 2015 and ending July 10, 2019, filling the seat previously held by himself; and the appointment of Joan Story to the Board of the Port Commission, subject to confirmation by the City Council, to serve a four year term beginning July 11, 2015 and ending July 10, 2019, filling the seat previously held by Victor Uno now therefore be it

**RESOLVED:** That pursuant to City Charter section 601, the City Council hereby confirms the Mayor's reappointment of Cestra Butner to a four-year term on the Board of Port Commissioners beginning July 11, 2015 and ending July 10, 2019, filling the seat previously held by himself. and the appointment of Joan Story to a four year term on the Board of the Port Commission

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE: