CENTERCAL PROPERTIES

UNIFORM CODE OF CONDUCT

Bay Street Emeryville

Bay Street Emeryville, including all common areas, parking lots, parking structures, plazas, parks, and surrounding retail locations, is private property owned and/or managed by CenterCal Properties LLC. Entry onto Bay Street Emeryville constitutes the visitor's consent to abide by this Code of Conduct. Bay Street Emeryville reserves the right to refuse or revoke access to any individual at any time, for any reason not prohibited by applicable anti-discrimination laws.

This Code of Conduct is established to protect the safety, comfort, and legitimate business interests of the Shopping Center, its tenants, employees, and guests. Bay Street Emeryville strives to provide an enjoyable and safe environment for all visitors. This Code of Conduct is in effect at all times. Security personnel and CenterCal employees are authorized to enforce this Code of Conduct on behalf of ownership and Management to protect persons, property, and business operations.

All guests must comply with lawful directives issued by Security personnel or Management. Minors must not be left unattended at any time while on the property. Parents, guardians, and accompanying adults are responsible for the behavior and safety of all minors in their care. Individuals observed or reasonably suspected to be in violation of this Code of Conduct may be subject to corrective action, including but not limited to: verbal warning; direction to cease the prohibited activity; removal from the property; issuance of a trespass notice; and/or arrest where applicable under law.

Guests are strongly encouraged to report any behavior that is not in compliance with this Code of Conduct to Security at (510) 655-4002. In the event of an emergency, please call 911.

Management reserves the right to modify or supplement this Code of Conduct at any time without prior notice to the general public.

The following conduct is prohibited:

GENERAL CONDUCT

1.1 Disruptive or Disorderly Behavior. Any type of behavior, action, or activity that causes public inconvenience, annoyance, or alarm, or that otherwise interferes with or disrupts the peace, harmony, or normal course of business at Bay Street Emeryville. This includes without limitation any acts of violence, intimidation, threats, fighting, or any offensive physical contact.

1.2 Threats, Harassment, and Intimidation. Physically or verbally threatening any person, fighting, harassing, intimidating, intentionally following another person through the Center, engaging in unnecessary staring, or using sexually explicit language or conduct.

Any behavior that creates a disturbance which interferes with, disrupts, or endangers the Center's patrons or its commercial function.

1.3 Obscene or Offensive Language. The use of physical force, obscene language, obscene gestures, profanity, sexually explicit or abusive language, or slurs based on race, religion, ethnicity, gender, sexual orientation, disability, or any other protected characteristic that is likely to create a disturbance or impinge on the peace and comfort of the Center's patrons or commercial partners.

1.4 Excessive Noise. Yelling, screaming, singing, playing musical instruments, radios, or other communication or sound amplification devices, or otherwise communicating in a manner that creates noise of sufficient volume to impinge on the hearing or peace of the Center's patrons or businesses.

PEDESTRIAN SAFETY AND RECREATIONAL ACTIVITIES

2.1 Prohibited Recreational Activities. Running, skating (including Heelys), rollerblading, skateboarding, bicycling, riding scooters (including e-scooters), e-bikes, Segways, hoverboards, operating a drone or other radio-controlled device, or engaging in any other form of personal or recreational transportation on sidewalks, in common areas, or in any area likely to interfere with the normal flow of pedestrian traffic or obstruct patrons' views of windows and tenant displays, unless otherwise covered under the Americans with Disabilities Act.

2.2 Obstruction of Pedestrian or Vehicular Traffic. Obstructing or interfering with the free flow of pedestrian or vehicular traffic. No person shall assemble for the purpose of disturbing the peace, engaging in any offensive behavior, or committing any unlawful act.

2.3 Improper Use of Property Features. Sitting, standing, jumping, and/or climbing on artwork, planters and plantings, railings, rocks, fountains, water features, walkways, handrails, stairs, escalators, trash receptacles, or other areas not specifically designed or designated for seating or guest use. Designated seating areas have been provided for guests' convenience.

2.4 Water Features and Fountains. Wading, climbing, dipping, or playing with any water feature, fountain, its equipment, planters, and surrounding seating areas. Water features and fountains are for viewing purposes only.

2.5 Elevator Safety. Jumping within elevators. Such activity may result in entrapment or injury.

PROPERTY PROTECTION

3.1 Property Damage and Vandalism. Defacing, damaging, destroying, or tampering with any real or personal property belonging to the Center, its tenants, vendors, or patrons. This includes without limitation writing, spraying, scratching, etching, or otherwise affixing graffiti on any surface.

3.2 Littering and Illegal Dumping. Creating litter by throwing, discarding, or depositing any paper, glass, or other material of any kind on the property, except in designated trash receptacles. Rummaging through or removing items from trash receptacles. Depositing, discarding, or abandoning any waste brought from off the property, including household, commercial, or construction waste, or any bulk item such as furniture, mattresses, appliances, tires, or electronics, anywhere on the property, including in, on, or adjacent to trash receptacles, dumpsters, or compactors.

3.3 Unattended Personal Items. Leaving bags or other personal items unattended on the property. Unattended items are subject to search, removal, and disposal by Security or Management.

CONTROLLED SUBSTANCES, SMOKING, AND ALCOHOL

4.1 Controlled Substances, Smoking, and Tobacco Products. The use of any controlled substance, tobacco, or smoking products is prohibited throughout the property, including without limitation traditional cigarettes, electronic cigarettes (e-cigarettes), vaporizers, vapes, chewing tobacco, and any illegal paraphernalia.

4.2 Alcoholic Beverages. Possession of any open container, or other receptacle containing any alcoholic beverage, except in areas or businesses on the property that have been specifically designated, approved, and licensed for the dispensing, serving, and consumption of alcoholic beverages, or bringing any outside alcoholic beverage onto the property.

WEAPONS

5.1 Weapons Prohibition. Except for authorized law enforcement officers acting in the course of their official duties, possession of any item that could be used as a weapon is prohibited on the property. This includes, but is not limited to: firearms of any kind; explosives and fireworks; clubs, sticks, or clubbing or slugging devices of any kind (with the exception of umbrellas and walking canes); metal knuckles; stun guns; chemical dispensing devices; knives with blades over two (2) inches in length; and any other instrument, article, device, or object that may be used in any way to inflict bodily injury on another person or damage to property.

SOLICITATION AND EXPRESSIVE ACTIVITY

6.1 Unauthorized Solicitation. Except as otherwise approved by management and permitted by applicable law, solicitation in any form, including without limitation asking for money, contributions, or donations of any kind, and the distribution of commercial advertising, promotional material, literature, leaflets, brochures, hand-outs, or any other similar materials for a commercial purpose.

6.2 Unauthorized Expressive Activity. Engaging in expressive activity not sponsored by the Center or an enterprise engaged in business at the Center, without complying with the Center's rules for such activity, is prohibited, except as may be permitted by applicable law. This includes, without limitation, the offering of samples or gifts of items which are sold or available for sale at the Center, or available in exchange for a donation or contribution. Where expressive activity is permitted or protected by applicable law, it shall be subject to all reasonable time, place, and manner restrictions established by Management.

6.3 Public Events and Gatherings. Staging any form of public event, protest, public performance, or group gathering without the prior written approval of Management is prohibited, except as may be permitted by applicable law. Where such non-commercial expressive activity is permitted or protected by applicable law, it shall be subject to reasonable time, place, and manner restrictions established by Management.

ATTIRE AND APPEARANCE

7.1 Clothing Requirements. Failure to be fully clothed. Wearing apparel that displays or exhibits lewd, obscene, or offensive language or images.

7.2 Face Coverings. Wearing apparel that disguises, obscures, or conceals the face, including but not limited to costumes, hoods, or masks, except where necessitated by a medical condition, worn for religious reasons, or required by governmental directives.

LOITERING AND ACCESS

8.1 Blocking Access and Congregating. Congregating in groups in a manner that hinders or interferes with the flow of other shoppers or obstructs entryways, walkways, or exits.

8.2 Family Lounge and Amenity Use. Spending excessive amounts of time in family lounges or similar amenities. These areas are provided for the convenience of guests waiting for other visitors. Persons using these areas for extended periods of time may be asked to vacate to allow other guests to enjoy the amenity.

8.3 After-Hours Access. When common areas are closed, all patrons and guests must be en route to an open business or to their vehicle to leave the Center.

PARKING AND TRAFFIC

9.1 Parking. Parking in any area other than those specifically designated for parking, overnight parking, or camping. Vehicles parked in violation of this section are subject to towing at the owner's expense.

9.2 Driving Conduct. Traveling in excess of posted speed limits; disobeying traffic control devices or signals; or engaging in excessive acceleration, excessive engine noise, burnouts, donuts, drifting, or any similar reckless driving behavior.

9.3 Restricted Zones. Parking or waiting in fire lanes, red zones, or other restricted areas. Vehicles left unattended in restricted zones may be towed at the owner's expense.

9.4 Park-and-Ride Prohibited. Using the property as a park-and-ride facility or for ride-share staging purposes.

ANIMALS AND PETS

10.1 Leash Requirement and Aggressive Animals. Bringing unleashed pets onto the property, or leaving pets unattended or secured to any fixture or device on the property, is prohibited. All pets must be kept on a leash and under the physical control of their owner at all times. The owner of any threatening, aggressive, or uncontrolled animal shall be required to immediately remove such animal from the property.

10.2 Pet Waste. Failing to immediately clean up after an animal and properly dispose of all pet waste.

10.3 Animals on Furniture and in Dining Areas. Placing animals on furniture, seating areas, or tables. Animals (excluding trained service animals) are not permitted in any establishment or area where food or food products are sold or distributed, in accordance with applicable local health regulations.

10.4 Service Animals. Trained service animals assisting individuals with disabilities are permitted on the property in accordance with applicable federal, state, and local law, including the Americans with Disabilities Act. Individuals training service animals are also permitted on the property with the permission of Management.

PHOTOGRAPHY AND RECORDING

11.1 Commercial Photography and Filming. Photographing, videotaping, and/or filming for any purpose other than personal use is prohibited without the prior written consent of Management. This includes without limitation photoshoots, video shoots, and commercial or media productions within the common areas of the property.

11.2 Photography of Individuals. Photographing or video recording of any individual on the property without the prior consent of the individual, other than incidental images or footage which is part of a still photograph, selfie or other image which is not used for a commercial purpose.

COMPLIANCE WITH LAWS

12.1 Legal Compliance. Engaging in any act defined by or constituting a violation of any applicable federal, state, or local law or ordinance while on the property.

CONTACT INFORMATION

For questions regarding this Code of Conduct, please contact the Management Office at (510) 655-4002 during business hours.

This Code of Conduct is a partial list of rules applicable to Bay Street Emeryville. Additional rules and regulations may apply. Bay Street Emeryville and CenterCal Properties LLC reserve the right to amend this Code of Conduct at any time without prior notice.

Thank you for your cooperation.

REV September 2026