RESOLUTION OF NEW JERSEY INSTITUTE OF TECHNOLOGY ("NJIT")
APPROVING THE EXTENSION OF THE CONDITIONAL DESIGNATION OF
THE PRC GROUP FOR THE DEVELOPMENT OF THE MLK GATEWAY,
BLOCK 2857, AND BLOCK 2858

WHEREAS, on September 26, 2019, the NJIT Board of Trustees extended the
conditional designation of the PRC Group as developers of the MLK Gateway
Sub-Project through November 8, 2019; and

WHEREAS, substantive progress continues to be made in the negotiations between
New Jersey Institute of Technology and the development team; and

WHEREAS, additional time is necessary to negotiate property acquisition, finalize
development details, acquire financing, and procure entitlements from the Newark Central
Planning Board, City of Newark, and other governmental entities for the west side portion
of the project;

NOW, THEREFORE, BE IT RESOLVED THAT THE NEW JERSEY
INSTITUTE OF TECHNOLOGY BOARD OF TRUSTEES HEREBY:

1. Extends the previously issued conditional designation of the PRC Group as the
developer of the MLK Gateway sub-project, west side, until May 29, 2019.

2. Conditionally designates the CGF Entity, with PRC Group as a partner
therein, to carry out the redevelopment of the Project, subject to the following
conditions:

   (i) The proposal for the Project shall be subject to the consideration of
       and approval by this Board of Trustees in its sole discretion.

   (ii) CGF and PRC Group, or affiliates thereof, shall enter into a mutually
        acceptable joint venture agreement forming the CGF Entity that
        complies with the Redevelopment Agreement.

   (iii) NJIT and the CGF Entity shall enter into the Development
        Agreement and an Operating and/or Joint Venture LLC Agreement
        on terms and conditions to be considered by and if the Board deems
        them appropriate to be approved by this Board of Trustees in its
        sole discretion.

   (iv) PRC Group shall provide interim updates to NJIT on the status of
        the development of its proposal, and the Board reserves its right to
        terminate or let expire the designation if the Board concludes that
there has not been sufficient evidence of progress on the satisfaction of these conditions. The update shall be provided on or before January 10, 2020, March 13, 2020, and May 1, 2020.


4. Grants no rights to PRC Group with respect to the Project other than the right to negotiate exclusively as described above and in prior resolutions of the Board, and grants no rights to the development of same, any such rights to be established exclusively in the Development Agreement, Parking Agreement, and Joint Venture/LLC Agreement if same can be agreed upon by and between the parties.

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Holly C. Stern, Esq.
General Counsel/Vice President of Legal Affairs and Secretary to the Board of Trustees New Jersey Institute of Technology

November 7, 2019
Board Resolution 2020-10