

OFFICE OF THE CITY ADMINISTRATOR
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
JUN 12 2007 10:27

CITY OF OAKLAND/OAKLAND REDEVELOPMENT AGENCY

Agenda Report

TO: Office of the City Administrator/Agency Administrator
ATTN: Deborah A. Edgerly
FROM: Community and Economic Development Agency
DATE: June 12, 2007

Adopt The Following Pieces Of Legislation: 1)An Agency Resolution Authorizing The Purchase Of Three Parcels At 7951 Macarthur Boulevard, 7963 Macarthur Boulevard and 606 Clara Street From The County Of Alameda For A Price Not To Exceed \$ 609,560 Plus Interest; And 2) A City Ordinance Authorizing The Purchase Of Two Parcels On Sunshine Court From The County Of Alameda For A Price Not To Exceed \$ 14,520 Plus Interest And Accepting A Contribution Of \$ 14,520 Plus Interest In Redevelopment Agency Funds Under The Cooperation Agreement For The Purchase Of The Property; And 3) An Agency Resolution Authorizing The Contribution Of \$ 14,520 Plus Interest In Agency Funds To The City Under The Cooperation Agreement For The Acquisition Of Sunshine Court

SUMMARY

Community and Economic Development Agency (CEDA) staff is requesting the City of Oakland Redevelopment Agency (Agency) and the City of Oakland (City) to authorize a Purchase and Sales Agreement between the Agency, City and the County of Alameda's Tax Collector's Office to purchase up to five properties from the County through a Chapter Eight (8) Sale. The five properties include the four properties of 7951 MacArthur Boulevard (APN # 40-3407-1); 7963 MacArthur Boulevard (APN# 40-3407-2); Sunshine Court (APN #40-3319-47-3) and Sunshine Court (APN # 40-3319-47-2) in the Central City East Project Area; and one property, 606 Clara Street (APN # 44-5014-6-3) in the Coliseum Project Area (as identified in Exhibits A,B, C, D, E). Staff is also asking that the Redevelopment Agency be authorized to make a contribution of \$14,520 plus interest in Agency Funds to the City under a cooperation agreement for the acquisition of Sunshine Court Property.

The Agency issued and received Series 2006 bonds for the Central City East (CCE) and the Coliseum Redevelopment Areas to be used for the acquisition of vacant blighted, obsolete, and underutilized properties in each prospective area. The goal is to facilitate residential and commercial development on the sites to be purchased from the Alameda County Tax Collector's Office.

Once the sites are purchased, CEDA staff will develop a Request for Proposal (RFP) to solicit developers to undertake mixed-use residential and commercial development as well as public improvements of these sites.

Item #: _____
Finance and Management Committee
June 12, 2007

FISCAL IMPACT

The acquisition costs estimate of these properties, including closing costs, are as listed in the table below.

Property by Address & APN	Redevelopment Area	Minimum Bid	Interest Charges	Environmental Review
7951 MacArthur 40-3407-1	Central City East	\$165,261	N/A	Phase I completed
7963 MacArthur 40-3407-2	Central City East	\$188,270	N/A	Phase I completed
606 Clara Street 44-5014-6-3	Coliseum	\$256,029	N/A	Phase I completed
Subtotal		\$609,560		
Sunshine Court 40-3319-47-3	Central City East/ Coliseum	\$7,260	N/A	To be completed
Sunshine Court 40-3319-47-2	Central City East/ Coliseum	\$7,260	N/A	To be completed
Subtotal		\$14,520		

The staff is proposing two Agency funding sources for these acquisitions: \$360,791 will be allocated from Central City East Tax Allocation Bond Series 2006A-T (Taxable) Bonds Fund (9543), Capital Improvement Project – Economic Development Organization (94800), Undetermined Project (0000) for the acquisition of 7951 and 7963 MacArthur for \$353,531 and half of Sunshine Court for \$7,260. An additional \$263,289 will be allocated from the Coliseum Tax Allocation Bond Series 2006B-T (Taxable) Bond Fund (9456), Capital Improvement Project – Economic Development Organization (94800), Undetermined Project (0000) for the acquisition of 606 Clara Street for \$256,029 and half of Sunshine Court for \$7,260. Of these Agency funds, a total of \$14,520 plus interest will be reimbursed to the City of Oakland under the Cooperation Agreement for the purchase of the Sunshine Court parcels by the City which will be appropriated to City’s Oakland Redevelopment Agency Projects Fund (7780).

BACKGROUND

The five parcels which the Agency and the City have submitted objection under Chapter 8 process to Alameda County Tax Collector are located within the Coliseum and the Central City East Redevelopment Areas. The owners of the subject properties have not paid the parcels’ property taxes for several years and County of Alameda has proceeded to dispose of the parcels by a tax sale in order to recover the due taxes. The general objective for the acquisitions is to gain control of the sites in order to eliminate blight in the area and to reuse the subject parcels to create positive economic stimulation, public improvement and development in the designated

redevelopment areas. The parcels are within three distinct geographical areas and are described as follows:

Project Area 1: 7951 MacArthur Boulevard and 7963 MacArthur Boulevard - located within the Central City East Redevelopment Area

This is a two parcel site comprised of 15,265 total square feet. These two parcels are located on the southwest corner of the MacArthur Boulevard and the Ritchie Street intersection, within the Central City East Redevelopment Area. These are two vacant lots surrounded by fencing. This site borders a major undergrounding and streetscaping project along MacArthur from 73rd Ave to the border of the City of San Leandro, and will assist Redevelopment Agency in their goal to focus improvements along that section of the MacArthur Corridor.

These two parcels are currently tax defaulted to the County, due to tax delinquency by the property owner(s) and were listed for auction in the Alameda County Tax Assessor's 2007 Sale. The properties each have a number of fees and liens attached to the title that affected the amount the County had set. The total amount as listed from the County does not include separate costs incurred by the Redevelopment Agency due to environmental reviews. A Phase I environmental review has been conducted of the property. Currently, a Phase II environmental review and geophysical survey are underway to check for contamination as the site housed a gas station at one time. Based upon the results, staff will determine whether to pursue the acquisition of the property.

There is no set plan at this time for this site, other than to land bank for the future. Possible options include issuing out a Request For Proposals for the development of the two parcel site sometime in the future. The funding of \$353,531 plus interest for the purchase of these two parcels will come from the Central City East Redevelopment Area only.

Project Area 2: Sunshine Court (2 parcels) – located within Central City East and the Coliseum Redevelopment

Sunshine Court is a severely blighted private road that lies between 74th and 76th Avenues and intersects International Boulevard on its northeast (hillside) side. It runs perpendicular to International for approximately 875 feet before turning ninety degrees in a southeasterly direction to intersect with 76th Avenue.

Sunshine Court suffers from multiple potholes, severely cracked pavement and drainage issues. Two of the three parcels that make up Sunshine Court are tax delinquent and are under the control of the Alameda County Tax Assessor's office. The two parcels encompass approximately 18,266 square feet of blighted private road. Real Estate and Redevelopment Staff contacted the County Tax Assessor's office and were informed that the County would be willing to sell the two parcels to the City. There were no environmental reviews conducted by the

Redevelopment Agency as Sunshine Court will continue to be utilized as a public road after repairs and dedication to the City.

Plans for this location are to improve the road and dedicate it to the City for a public right-of-way. Funds from the Redevelopment Agency will be allocated to the City to purchase the Sunshine Court parcels. The funding of \$14,520 plus interest will be split equally between the Central City East and Coliseum Redevelopment Areas.

Project Area 3: 606 Clara Street – located within Coliseum Redevelopment Area

The property at 606 Clara Street is a tax delinquent property totaling 9,024 square feet and was also listed for sale as part of the Alameda County Tax Assessors 2007 Sale. This property is located at the corner of Clara Street and Edes Avenue and its development represents an opportunity to stimulate the Brookfield Neighborhood Area. This would neighbor the Railroad Avenue Street Improvement project which is another Redevelopment project that will contribute to neighborhood revitalization. A second phase of the Railroad Avenue project is currently under design. The project area is also across the street from the Brookfield Recreation and Senior Center.

This property also had a number of fees and liens attached to the title that affected the price set by the County. The total amount as listed from the County does not include separate costs incurred by the Redevelopment Agency due to environmental reviews. A Phase I environmental review has been conducted of the property. The Phase I review found no evidence of recognized environmental conditions and did not recommend any further environmental review actions.

There are no set plans at this time for this site other than land bank for future projects. A potential future project could be oriented toward constructing a new residential project along Edes Avenue at Clara Street. The funding of \$256,029 plus interest for the purchase of this parcel will come from the Coliseum Redevelopment Area.

KEY ISSUES/IMPACTS

The acquisition is expected to occur by early fall of this year and should be completed by September, 2007. The subject parcels present unique opportunities to gain site control for future projects in critical areas of the City that need attention. After completion of all transactions, parcels can be sold by the Community and Economic Agency as part of Redevelopment Agency efforts to build mixed income infill housing.

SUSTAINABLE OPPORTUNITIES

Economic: The Agency plans to use these sites for future projects to stimulate growth and build public improvements in the areas. The project contractor is typically required to have 50% of the work hours performed by Oakland residents, and 50% of all new hires are to be Oakland residents. This project will improve neighborhood conditions and thus make the neighborhood area more attractive to current and prospective residents, tenants and businesses that can provide employment within Oakland. The anticipated residential project is typically subject to City program goals for Local and Small Local Business Enterprises and other standard programs.

Environmental: The acquisition of the project site area along Edes Avenue at Clara Street is expected to contribute to smart growth by stimulating neighborhood infill development. The contractors of all future infill projects will be required to make every effort to reuse clean fill materials and use recyclable concrete and asphalt products.

Social Equity: These neighborhoods have suffered from illegal dumping at the site, blight and an absence of new construction for an extended period of time. The proposed acquisition provides a positive stimulus to neighborhoods which are improving and where new construction is both welcomed and important to continued neighborhood growth and stability.

DISABILITY AND SENIOR CITIZEN ACCESS

Seniors and people with disabilities will benefit from the improved design, access and housing that the future projects will provide.

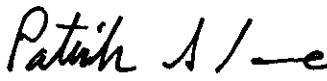
RECOMMENDATION AND RATIONALE

Staff recommends the adoption of the following pieces of legislation: 1) an Agency resolution authorizing the purchase of three parcels at 7951 MacArthur Boulevard, 7963 MacArthur Boulevard and 606 Clara Street from the County of Alameda for a price not to exceed \$ 609,560 plus interest; and 2) a City Ordinance authorizing the purchase of two parcels on Sunshine Court from the County of Alameda for a price not to exceed \$ 14,520 plus interest and accepting a contribution of \$ 14,520 plus interest in Redevelopment Agency funds under the cooperation agreement for the purchase of the property; and 3) an Agency Resolution authorizing the contribution of \$ 14,520 plus interest in Agency funds to the City under the cooperation agreement for the acquisition of private street known as Sunshine Court. Approving these City and Agency resolutions and ordinance will allow the agency to implement development of these blighted sites.

ACTION REQUESTED OF THE AGENCY

Adopt of the following pieces of legislation: 1) an Agency resolution authorizing the purchase of three parcels at 7951 MacArthur Boulevard, 7963 MacArthur Boulevard and 606 Clara Street from the County of Alameda for a price not to exceed \$ 609,560 plus interest; and 2) a City Ordinance authorizing the purchase of two parcels on Sunshine Court from the County of Alameda for a price not to exceed \$ 14,520 plus interest and accepting a contribution of \$ 14,520 plus interest in Redevelopment Agency funds under the cooperation agreement for the purchase of the property; and 3) an Agency Resolution authorizing the contribution of \$ 14,520 plus interest in Agency funds to the City under the cooperation agreement for the acquisition of Sunshine Court

Respectfully submitted,


for Gregory Hunter, Interim Director of
Redevelopment, Economic Development,
Housing and Community Development

Prepared by: Hamid Ghaemmaghani
Real Estate Agent
Real Estate Division

APPROVED FOR FORWARDING TO
FINANCE AND MANAGEMENT COMMITTEE


OFFICE OF THE CITY AND AGENCY ADMINISTRATOR

Exhibit "A"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

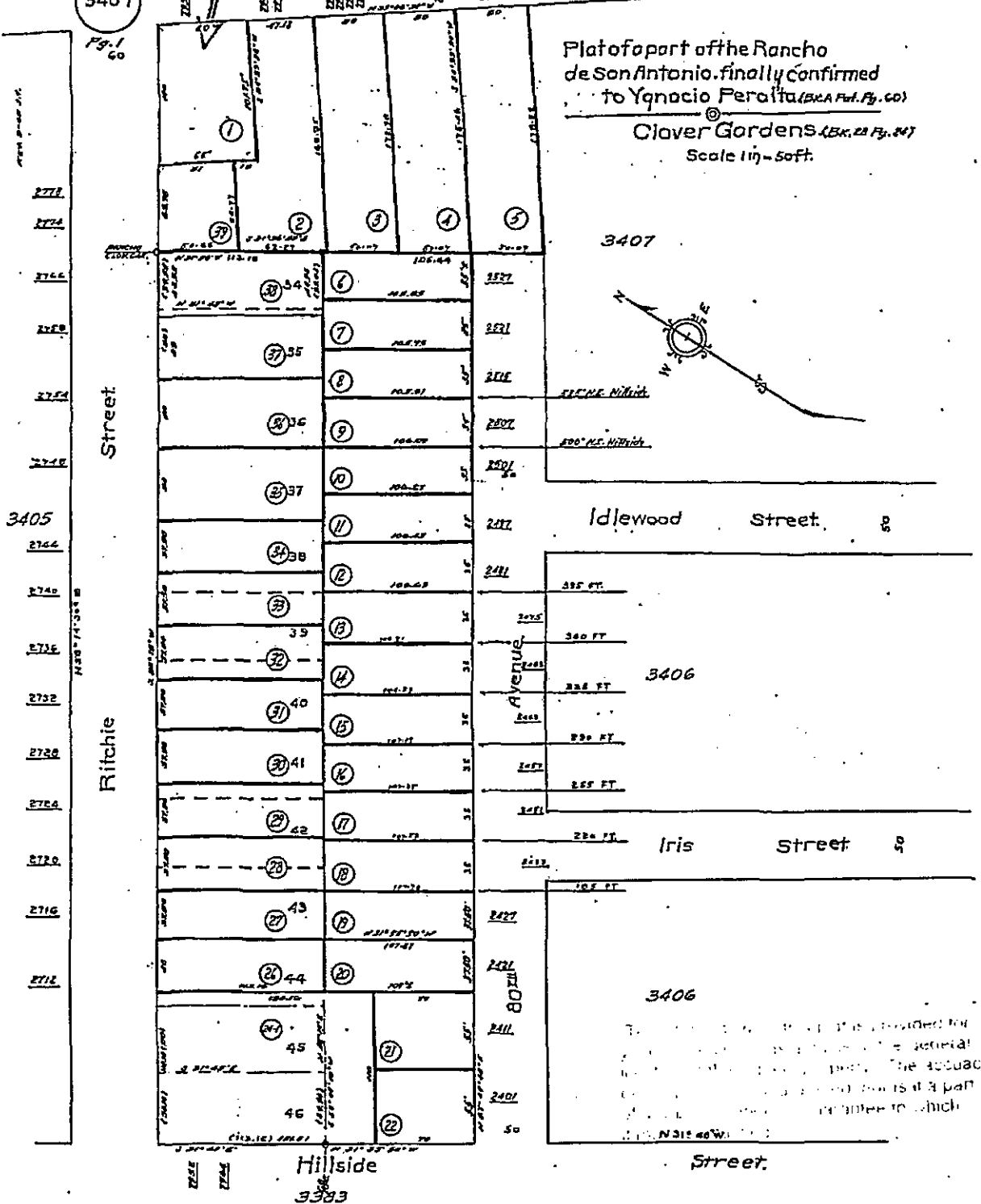
Beginning at the point of intersection of the southeastern line of Ritchie Street with the southwestern line of MacArthur Boulevard (formerly Foothill Boulevard); thence along said line of MacArthur Boulevard South $35^{\circ} 06' 30''$ East 60 feet; thence South $54^{\circ} 53' 30''$ West 101.75 feet; thence North $35^{\circ} 06' 30''$ West 15 feet; thence northwesterly in a direct line 51.16 feet, more or less, to a point on the said line of Ritchie Street which is distant thereon South $58^{\circ} 14' 30''$ West 100 feet from the said line of MacArthur Boulevard; thence along said line of Ritchie Street, North $58^{\circ} 14' 30''$ East 100 feet to the point of beginning.

APN: 040-3407-001
ARB: None

ASSESSOR'S MAP 40 Code Area No. 11-001
 MAC ARTHUR BOULEVARD

3407
 Pg. 1 of 2

Plat of a part of the Rancho de San Antonio, finally confirmed to Ygnacio Ferialta (BKA Pat. Pg. 60) Clover Gardens (BKA Pat. Pg. 24) Scale 1 in = 50 ft.



Description: Alameda, CA Assessor Map 40.3407 Page: 1 of 2
 Order: 43-00000120590 Comment:

Exhibit "B"

Page No. 2

Order No. 43120591-493-PL

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Beginning at the point on the southwestern line of MacArthur Boulevard distant thereon, South $35^{\circ} 06' 30''$ East 60 feet from the southeastern line of Ritchie Street; thence South $54^{\circ} 53' 30''$ West 101.75 feet; thence North $35^{\circ} 06' 30''$ West 15 feet; thence South $54^{\circ} 53' 30''$ West, 64.77 feet to the southwestern boundary line of the lands formerly of Ernest T. Minney; thence South $31^{\circ} 56' 55''$ East along the last named line, 62.27 feet; thence leaving said line South $54^{\circ} 53' 30''$ East 169.95 feet, more or less, to said southwestern line of MacArthur Boulevard; thence along the last named line North $35^{\circ} 06' 30''$ West 47.18 feet to the point of beginning.

APN: 040-3407-002

ARB: None

ASSESSOR'S MAP 40 B O O X 40A Code Area No. 11-001
 MAC ARTHUR BOULEVARD

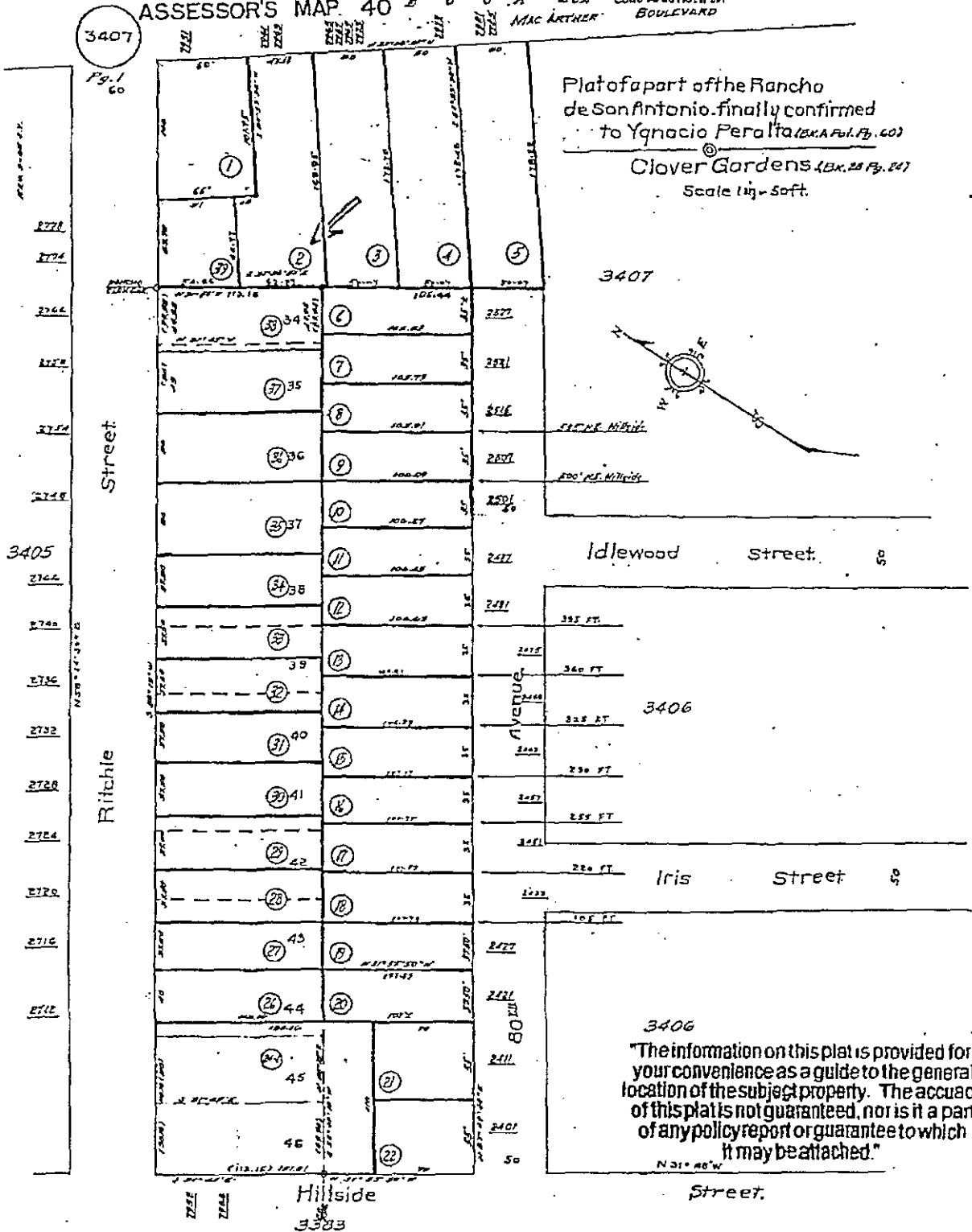


Exhibit "C"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Beginning at a point on the northeastern line of East 14th Street, distant thereon, South 59° 52' East 59.79 feet from the point of intersection thereof with the western line of Lot 4, as said lot is show on that certain map attached to the Report of the Commissioner's appointed in the Successor in Trust for Partition by Louise J. Haralson vs. Anne Renwick, et al, Superior Court, Alameda County, California Case No. 2334; thence North 50° 15' East 884.41 feet; thence South 39° 45' East 20.00 feet; thence South 50° 15' West, 677.00 feet; more or less, to the said line of East 14th Street; thence North 59° 52' West along the said last mentioned line 21.29 feet to the point of beginning.

APN: 040-3319-047-03

ARB: None

ASSESSOR'S MAP 40

Code Area No. 17-032 17-045

3319

Map of Partition Suit - Louise J. Horsman vs. Martha Renwick, et al. (Ex. 285 Deeds. Pg. 147)

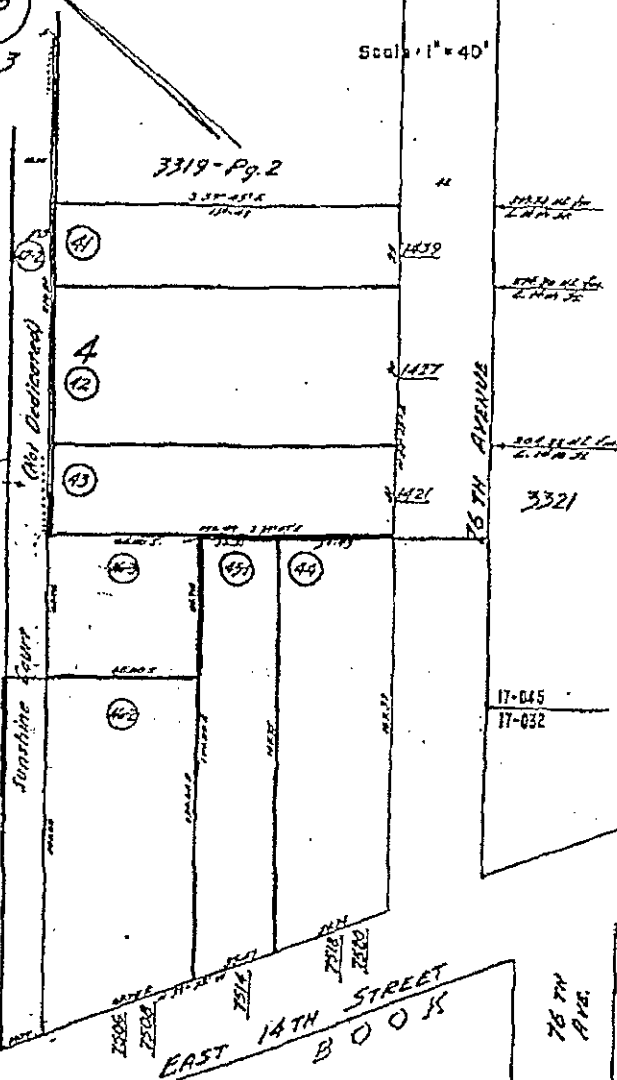
Page 3

Scale: 1" = 40'

3319 Pg. 5

3319 - Pg. 2

3319 Pg. 4



17-045
17-032

"The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached."

Description: Alameda, CA Assessor Map 40.3319 Page: 3 of 6
Order: dd Comment:

HPN106

Exhibit "D"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

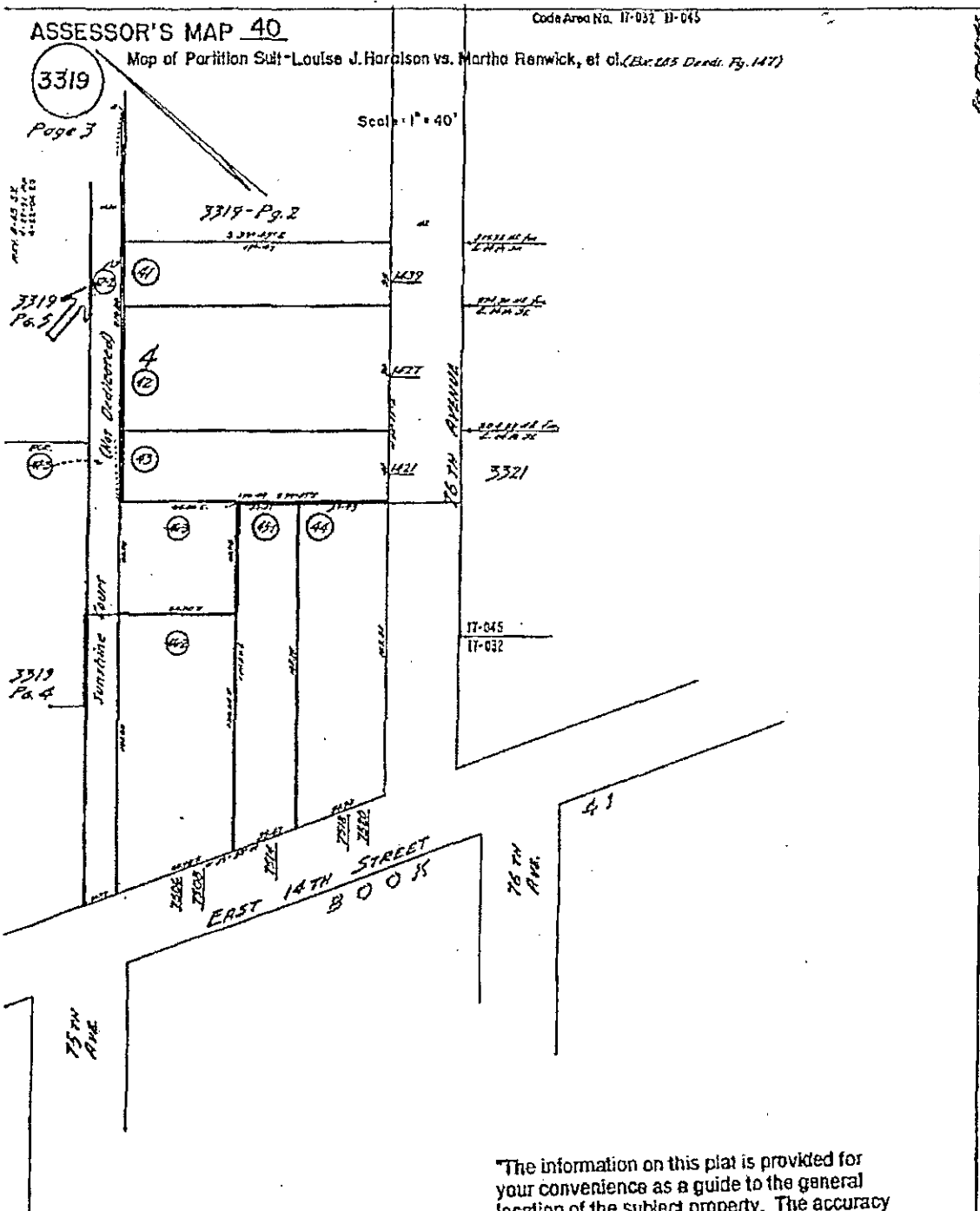
All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Portion of Lot 4, as said lot is shown on the map accompanying the report of the referee in the partition suit of Louise J. Haralson vs M. A. Renwich, et al, recorded February 24, 1885, in Book 285 of Deeds, Page 147, Alameda County Records, described as follows:

Beginning at the point of intersection of the northeastern line of East 14th Street, with the southeastern line of Private Street 19.50 feet wide, known as Sunshine Court, and secondly described in that certain deed from George Rischmuller and wife to James B. Alexander and wife, dated September 25, 1926 and recorded October 15, 1926, in Book 14332 of Official Records of Alameda County, Page 161, running thence along the said line of Sunshine Court North 50° 15' East, 215.38 feet more or less, thence continuing along the said line of Sunshine Court, North 50° 15' East, 216.80 feet, thence South 39° 45' East 0.50 of a foot, thence along the said last mentioned line South 50° 15' West, 216.80 feet, thence North 39° 45' West, 0.50 of a foot to the actual point of commencement.

APN: 040-3319-047-02

ARB: None



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Exhibit "E"

Page No. 2
Order No. 43120589-493-PL

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Lot 80 and a portion of Lot 81, according to the map entitled, Map of the Alvin Tract, Brooklyn Township, Alameda County, California, filed August 5, 1892 in Book 14 of Maps at Page 2 in the Office of the County Recorder of Alameda County, described as follows:

Beginning at a point on the southeastern line of Clara Street distant thereon South 47° 06' West 357.87 feet from the southwestern line of Oscar Avenue, as said street and avenue are shown on said map running thence along said line of Clara Street South 11° 47' West 2.61 feet to the true point of beginning; thence from said true point of beginning South 42° 54' East 123.49 feet to a point on the southeastern line of said Lot 81; thence along the southeastern lines of said Lots 81 and 80, South 47° 06' West 88.75 feet, more or less, to the northeastern line of Edes Avenue, formerly 98th Avenue and Jones Avenue, as said avenue is shown on said map; thence along said line of Edes Avenue North 71° 45' West 49.98 feet to the southeastern line of Clara Street; thence along said line of Clara Street, North 11° 47' East 138.30 feet, more or less, to the true point of beginning.

APN: 044-5014-006

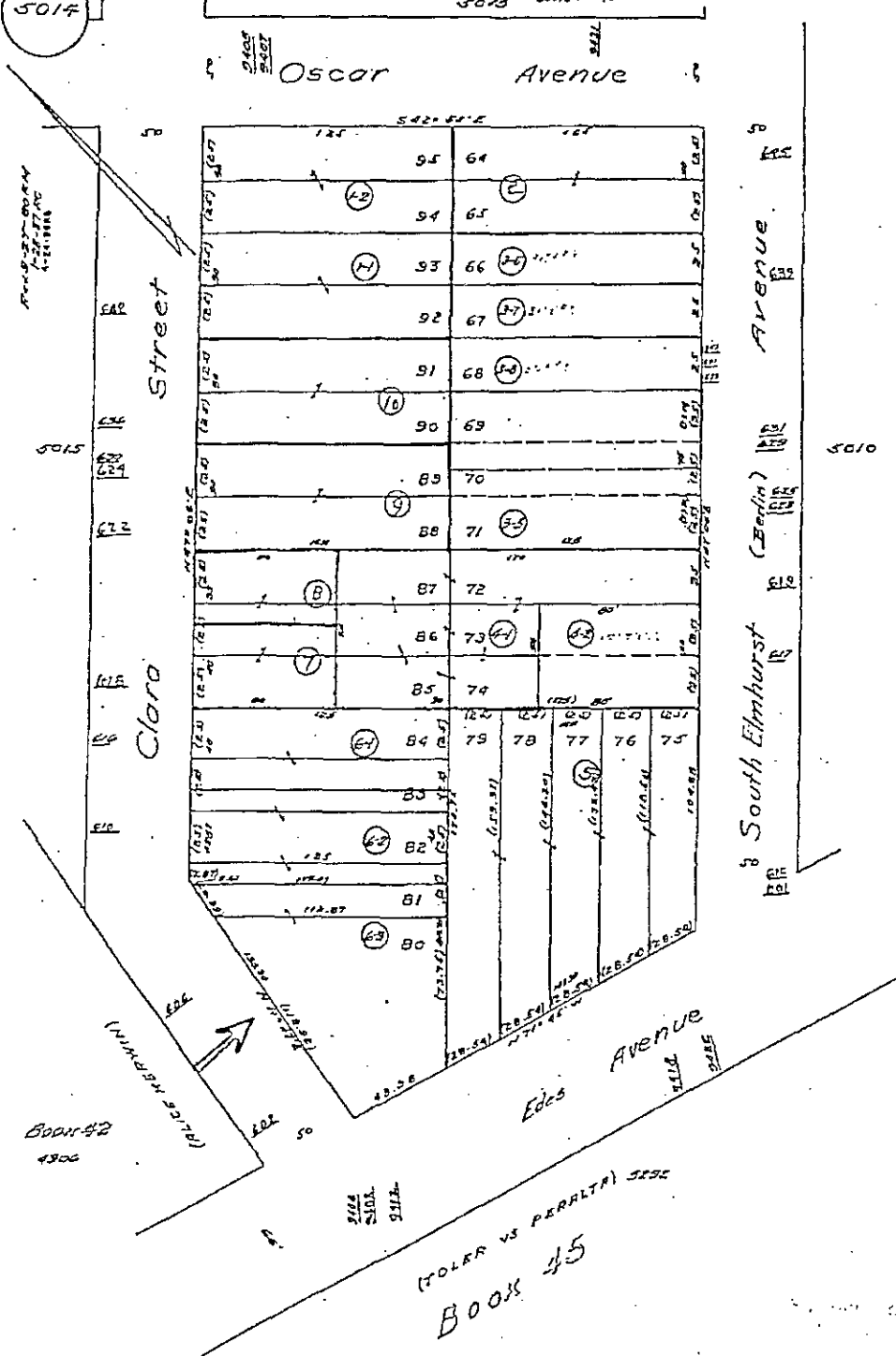
ARB: None

ASSESSOR'S MAP 44

MAP of the ALVIN TRACT (Bk. 45) Code Area No. 17-032

Scale 1"=40'

5014



OFFICE OF THE CITY CLERK
CITY OF OAKLAND
2007 MAY 01 11:58:27

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C. M. S.

AN ORDINANCE AUTHORIZING THE PURCHASE OF TWO TAX DEFAULTED PARCELS ON SUNSHINE COURT (APN 40-3319-47-3 AND APN 40-3319-47-2) FROM THE COUNTY OF ALAMEDA FOR A PRICE NOT TO EXCEED \$14,520 PLUS INTEREST, AND ACCEPTING A CONTRIBUTION OF \$14,520 PLUS INTEREST FROM THE REDEVELOPMENT AGENCY UNDER THE COOPERATION AGREEMENT FOR THE PURCHASE OF THE PROPERTIES

WHEREAS, the Board of Supervisors of Alameda County by its Resolution No. 2007-35 has given its consent to the proposed sale at public auction of two property tax delinquent parcels at Sunshine Court (APN 40-3319-47-3 and APN 40-3319-47-2), as such properties are further described in the legal descriptions attached hereto and incorporated herein as Exhibits "C" and "D", and it is deemed to be in the public interest and necessity that the fee to said parcels be acquired by the City of Oakland for redevelopment and dedication as a City public street; and

WHEREAS, Chapter 8 of the California Revenue and Taxation Code authorizes and provides proceedings for the acquisition of said tax delinquent property by the City; and

WHEREAS, City staff have identified these two sites as blighted, obsolete, and/or underutilized properties within the Central City East Redevelopment Project Area; and

WHEREAS, the City wishes to purchase one or both of the referenced parcels, pending the results of the environmental review, title search and other due diligence to be completed; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for land costs or the cost of installation or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

WHEREAS, the Redevelopment Agency has authorized a contribution of Agency funds from Central City East and Coliseum Redevelopment Project Areas in a total amount of \$14,520 plus interest to the City to purchase the Sunshine Court parcels; and

WHEREAS, the acquisition of the parcels is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions by regulatory agencies to protect the environment) of the CEQA Guidelines; now, therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1: The City, acting by and through its governing body, hereby requests that the referenced Sunshine Court parcels (APN 40-3319-47-3 and APN 40-3319-47-2) be withdrawn from public auction.

Section 2: The City Council hereby authorizes the purchase of the Sunshine Court parcels for a combined purchase price of \$14,520 plus interest.

Section 3: The City Administrator, or her designee, is authorized to negotiate and execute an agreement to purchase the Sunshine Court parcels.

Section 4: The City hereby consents to and accepts and appropriates to City's Oakland Redevelopment Agency Projects Fund (7780) a contribution of \$14,520 plus interest from the Redevelopment Agency under the Cooperation Agreement for the purchase of the parcels.

Section 5: The City Council hereby finds and determines as follows:

1. That the funding of the acquisition of the Sunshine Court parcels will benefit the Central City East Redevelopment Project Area by alleviating blight conditions on those parcels such as multiple potholes, severely cracked pavement and substandard drainage, and improving public safety for Project Area residents, and will benefit the Coliseum Redevelopment Project Area by improving traffic access from Sunshine Court to International Boulevard, and improve the gateway access to Coliseum Redevelopment Project Area.
2. That since City General Funds are not used for acquisition of street properties, and since project specific funds have not been allocated by the City for financing the purchases of these parcels, no other reasonable means of financing are available to the City for the acquisition other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central City East Redevelopment Project Area and the Coliseum Redevelopment Project Area will assist in the elimination of blight in those project areas by allowing the City to repair dilapidated conditions on Sunshine Court such as multiple potholes, severely cracked pavement and substandard drainage, and convert Sunshine Court into productive use as a City

public street, and is consistent with the implementation plans adopted for the Central City East and Coliseum Project Areas.

Section 6: In accordance with the requirements of City Charter Article IV, the purchase agreement shall be approved as to form and legality by the City Attorney's Office prior to execution and a copy shall be filed with the Office of the City Clerk.

Section 7: This Ordinance shall become effective immediately upon final adoption if it receives six or more affirmative votes; otherwise, it shall become effective upon the seventh day after final adoption.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, REID, QUAN, AND
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LA TONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

Exhibit "C"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Beginning at a point on the northeastern line of East 14th Street, distant thereon, South 59° 52' East 59.79 feet from the point of intersection thereof with the western line of Lot 4, as said lot is show on that certain map attached to the Report of the Commissioner's appointed in the Successor in Trust for Partition by Louise J. Haralson vs. Anne Renwick, et al, Superior Court, Alameda County, California Case No. 2334; thence North 50° 15' East 884.41 feet; thence South 39° 45' East 20.00 feet; thence South 50° 15' West, 677.00 feet; more or less, to the said line of East 14th Street; thence North 59° 52' West along the said last mentioned line 21.29 feet to the point of beginning.

APN: 040-3319-047-03

ARB: None

ASSESSOR'S MAP 40

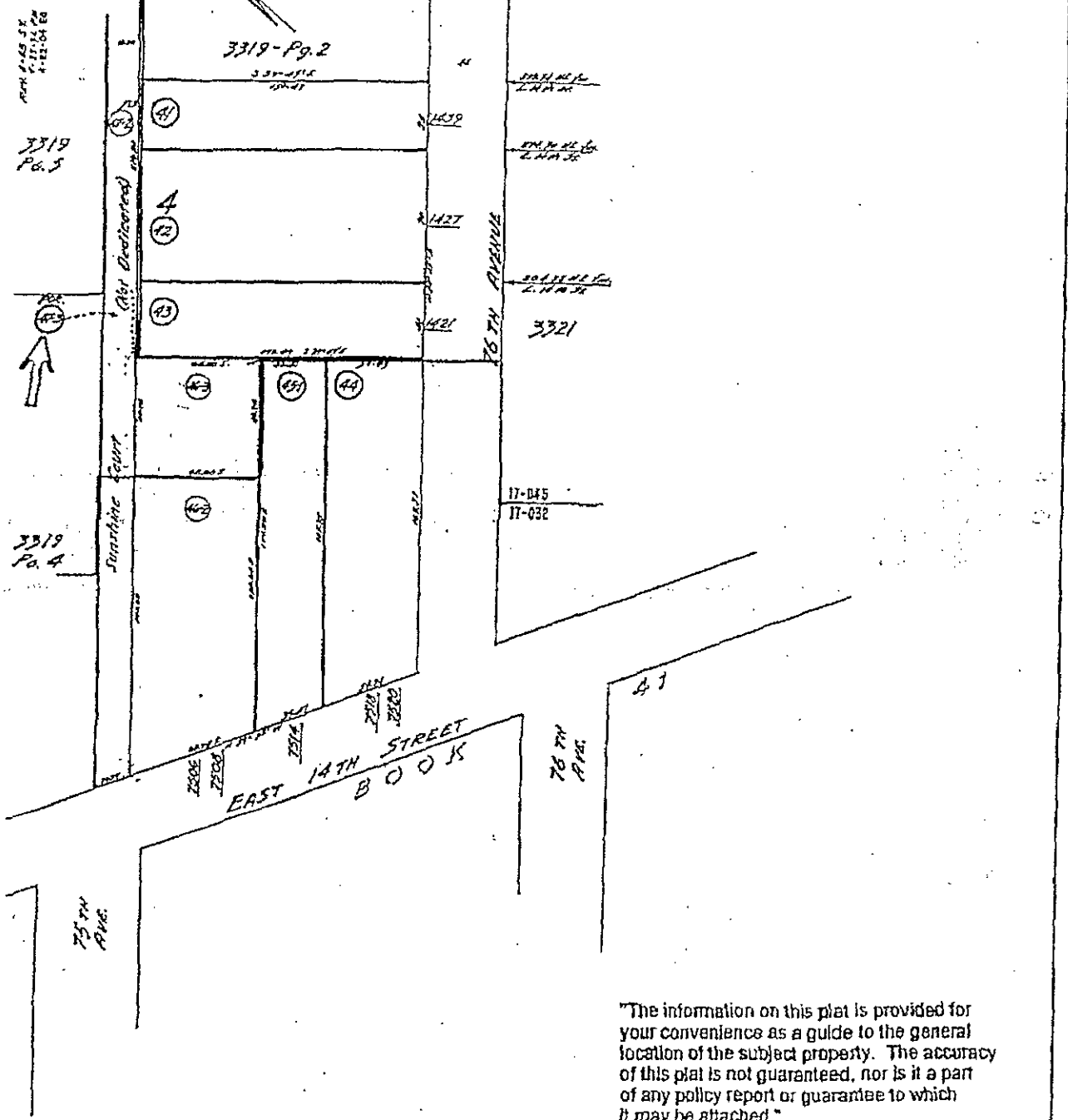
Code Area No. 11-032 11-045

3319

PAGE 3

Map of Partition Sutt-Louise J. Haralson vs. Martha Renwick, et al. (EX-285 Dards. Pg. 147)

Scale: 1" = 40'



"The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached."

Description: Alameda, CA Assessor Map 40.3319 Page: 3 of 6
Order: dd Comment:

HPX106

Exhibit "D"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

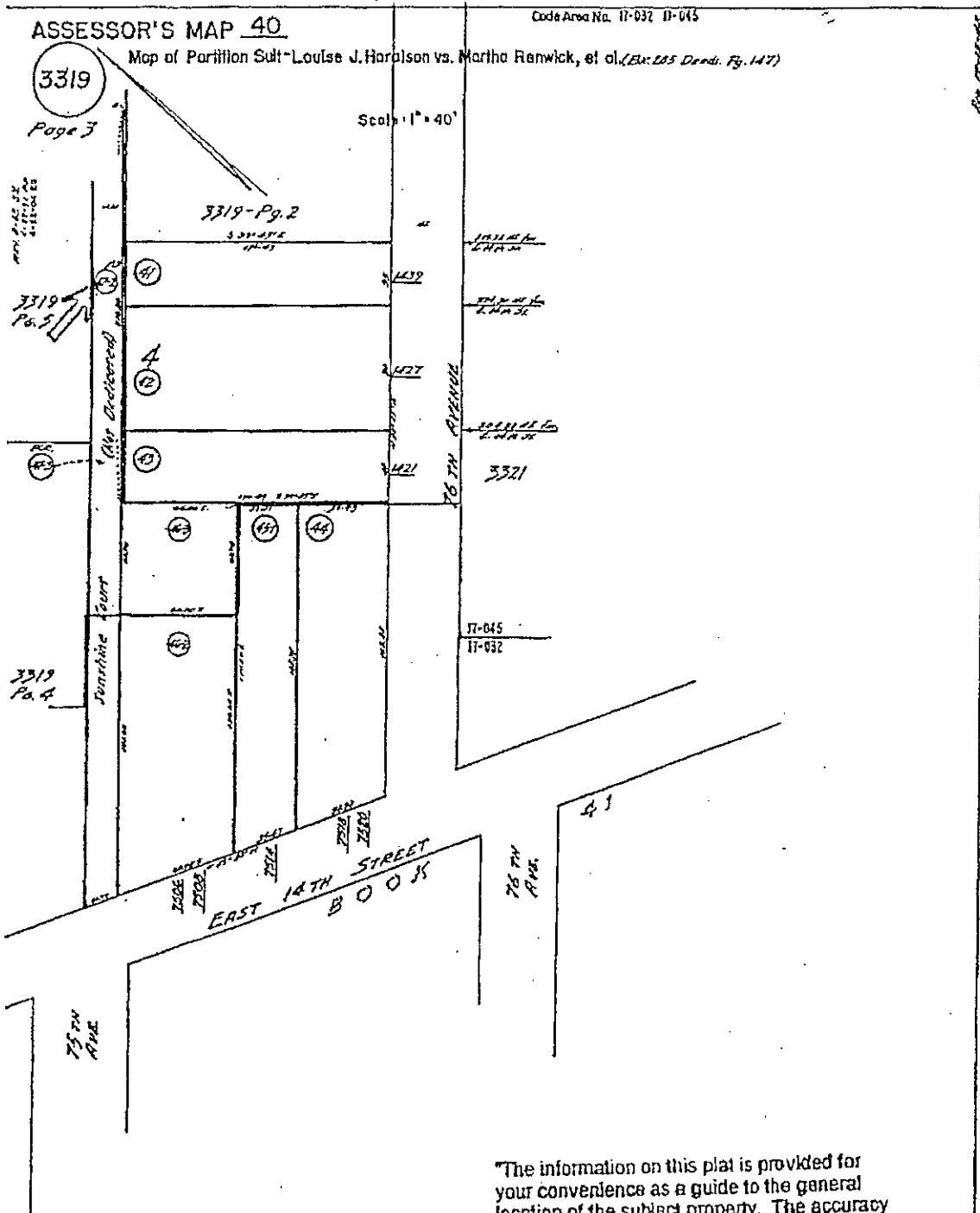
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APN: 040-3319-047-02

ARB: None



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NOTICE AND DIGEST


A CITY ORDINANCE AUTHORIZING THE PURCHASE OF TWO PARCELS ON SUNSHINE COURT FROM THE COUNTY OF ALAMEDA FOR A PRICE NOT TO EXCEED \$14,520 PLUS INTEREST AND ACCEPTING A CONTRIBUTION OF \$14,520 PLUS INTEREST IN REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT FOR THE PURCHASE OF THE PROPERTY

This Ordinance authorizes the City Administrator to purchase up to two properties from the County Of Alameda located at Sunshine Court (APN #40-3319-47-3) and Sunshine Court (APN # 40-3319-47-2)

OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS

2007 MAR 31 PM 3:28

APPROVED AS TO FORM AND LEGALITY:


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE OF THE FOLLOWING TAX DEFAULTED PROPERTIES IN THE COLISEUM AND CENTRAL CITY EAST REDEVELOPMENT PROJECT AREAS FROM THE COUNTY OF ALAMEDA: (1) 7951 MACARTHUR BOULEVARD (APN 40-3407-1), PURCHASE PRICE \$165,261 PLUS INTEREST; (2) 7963 MACARTHUR BOULEVARD (APN 40-3407-2), PURCHASE PRICE \$188,270 PLUS INTEREST; AND (3) 606 CLARA STREET (APN 44-5014-6-3), PURCHASE PRICE \$256,029 PLUS INTEREST

WHEREAS, the Board of Supervisors of Alameda County by its Resolution No. 2007-35 has given its consent to the proposed sale at public auction of property tax delinquent parcels of real property at 7951 Macarthur Boulevard (APN 40-3407-1), 7963 Macarthur Boulevard (APN # 40-3407-2), and 606 Clara Street (APN 44-5014-6-3), as such properties are further described in the legal descriptions attached hereto and incorporated herein as Exhibits "A", "B", "E", and it is deemed to be in the public interest and necessity that the fee to said parcels be acquired by the Redevelopment Agency for redevelopment within the Central City East and Coliseum Redevelopment Project Areas; and

WHEREAS, Chapter 8 of the California Revenue and Taxation Code authorizes and provides proceedings for the acquisition of said tax delinquent property by the Agency; and

WHEREAS, Agency staff have identified these three sites as vacant blighted, obsolete, and/or underutilized properties; and

WHEREAS, the Agency wishes to purchase up to three of the referenced parcels, pending the results of the environmental review, title search and other due diligence to be completed; and

WHEREAS, Section 33391 of the California Community Redevelopment Law (Health & Safety Code Sections 33000, et seq.) authorizes a redevelopment agency to purchase real property in a project area or for purposes of redevelopment; and

WHEREAS, the acquisition of five parcels of land to reduce blight, prevent further deterioration of the land and with no change to existing facilities proposed as part of this action is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3), no possibility of significant environmental impact, Section 15183, projects consistent with a General Plan, Section 15301, existing facilities and Section 15308, actions be regulatory agencies to protect the environment; and

WHEREAS, The funding for the acquisition of the properties is available from Central City East Tax Allocation Bond Series 2006A-T (Taxable) Bonds Fund (9543) and Coliseum Tax Allocation Bond Series 2006B-T (Taxable) Bond Fund (9456); and

WHEREAS, the Agency issued and received Series 2006 bonds for the Central City East and Coliseum Redevelopment Project Areas to be used, among other things, for the acquisition of vacant blighted, obsolete and/or underutilized properties; now, therefore be it

RESOLVED: That the Agency, acting by and through its governing body, hereby requests that the referenced parcels be withdrawn from public auction; and be it further

RESOLVED: That the Agency hereby authorizes the purchase of the following parcels for no more than the indicated purchase price, plus such expenses of purchase as are allowed by law: (1) 7951 Macarthur Boulevard (APN 40-3407-1), purchase price \$165,261 plus interest; (2) 7963 Macarthur Boulevard (APN 40-3407-2), purchase price \$188,270 plus interest; and (3) 606 Clara Street (APN 44-5014-6-3), purchase price \$256,029 plus interest; and be it further

RESOLVED: That \$360,791 will be allocated from Central City East Tax Allocation Bond Series 2006A-T (Taxable) Bond Fund (9543), Capital Improvement Project – Economic Development Organization (94800) and \$263,289 will be allocated from the Coliseum Tax Allocation Bond Series 2006B-T (Taxable) Bond Fund (9456), Capital Improvement Project – Economic Development Organization (94800); and be it further

RESOLVED: That the Agency Administrator is authorized to negotiate and execute purchase and sale contracts for any or all of the three parcels; and be it further

RESOLVED: That the Agency Administrator or her designee is hereby authorized to take whatever other action is necessary with respect to the acquisitions consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
 CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 Secretary of the Redevelopment Agency
 of the City of Oakland, California

Exhibit "A"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

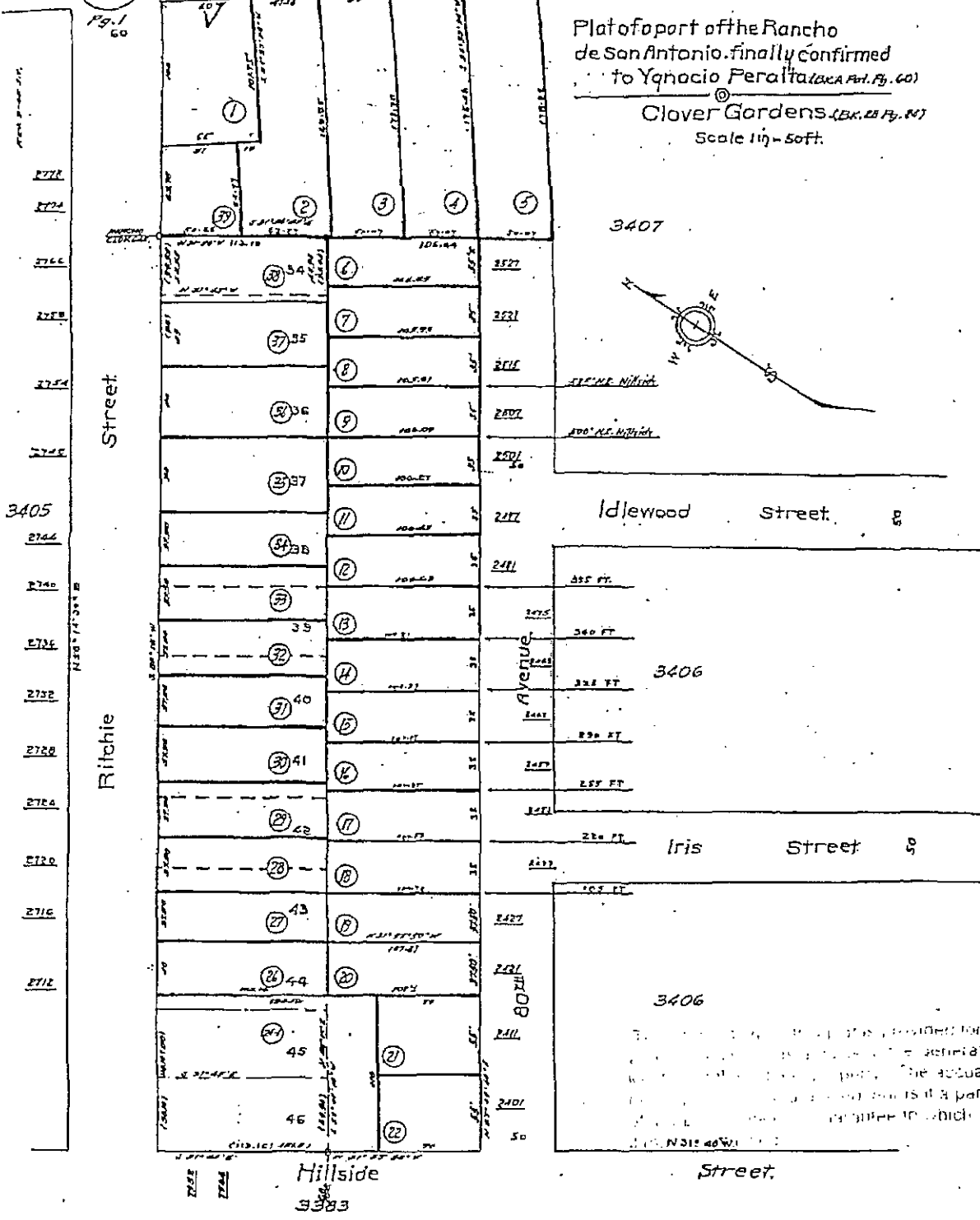
Beginning at the point of intersection of the southeastern line of Ritchie Street with the southwestern line of MacArthur Boulevard (formerly Foothill Boulevard); thence along said line of MacArthur Boulevard South $35^{\circ} 06' 30''$ East 60 feet; thence South $54^{\circ} 53' 30''$ West 101.75 feet; thence North $35^{\circ} 06' 30''$ West 15 feet; thence northwesterly in a direct line 51.16 feet, more or less, to a point on the said line of Ritchie Street which is distant thereon South $58^{\circ} 14' 30''$ West 100 feet from the said line of MacArthur Boulevard; thence along said line of Ritchie Street, North $58^{\circ} 14' 30''$ East 100 feet to the point of beginning.

APN: 040-3407-001
ARB: None

ASSESSOR'S MAP 40 Code Area No. 17-001
MAC ARTHUR BOULEVARD

3407
Pg. 1 of 2

Plat of part of the Rancho de San Antonio, finally confirmed to Ygnacio Peralta (Ex. 28 Pg. 60) Clover Gardens (Ex. 28 Pg. 60) Scale 1 1/4" = 50 ft.



Description: Alameda, CA Assessor Map 40.3407 Page: 1 of 2
Order: 43-0000120590 Comment:

Exhibit "B"

Page No. 2
Order No. 43120591-493-PL

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Beginning at the point on the southwestern line of MacArthur Boulevard distant thereon, South 35° 06' 30" East 60 feet from the southeastern line of Ritchie Street; thence South 54° 53' 30" West 101.75 feet; thence North 35° 06' 30" West 15 feet; thence South 54° 53' 30" West, 64.77 feet to the southwestern boundary line of the lands formerly of Ernest T. Minney; thence South 31° 56' 55" East along the last named line, 62.27 feet; thence leaving said line South 54° 53' 30" East 169.95 feet, more or less, to said southwestern line of MacArthur Boulevard; thence along the last named line North 35° 06' 30" West 47.18 feet to the point of beginning.

APN: 040-3407-002
ARB: None

ASSESSOR'S MAP 40

3407
Pg. 1 of 60

MAC ARTHUR BOULEVARD
Code Area No. 17-001

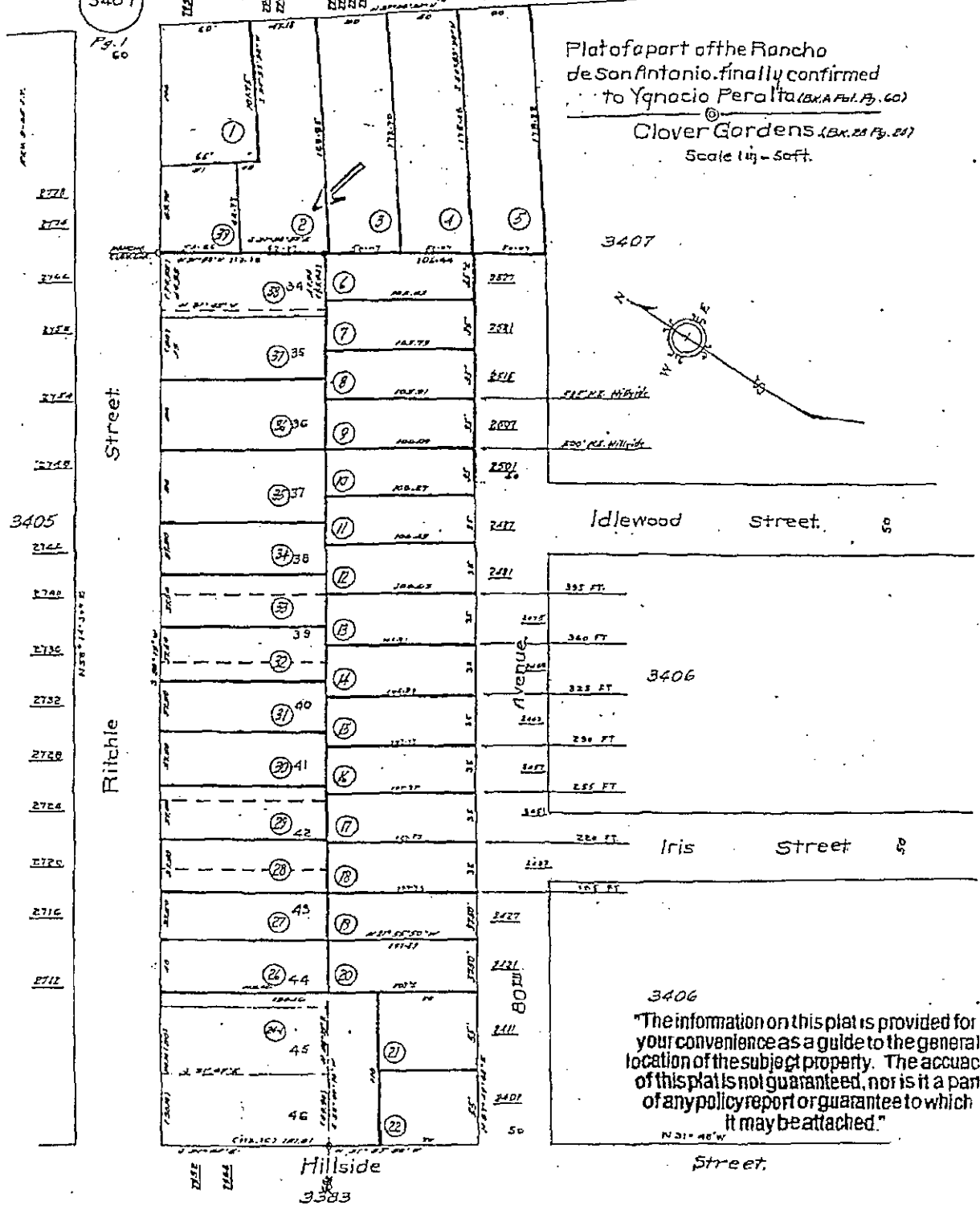


Exhibit "E"

Page No. 2

Order No. 43120589-493-PL

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

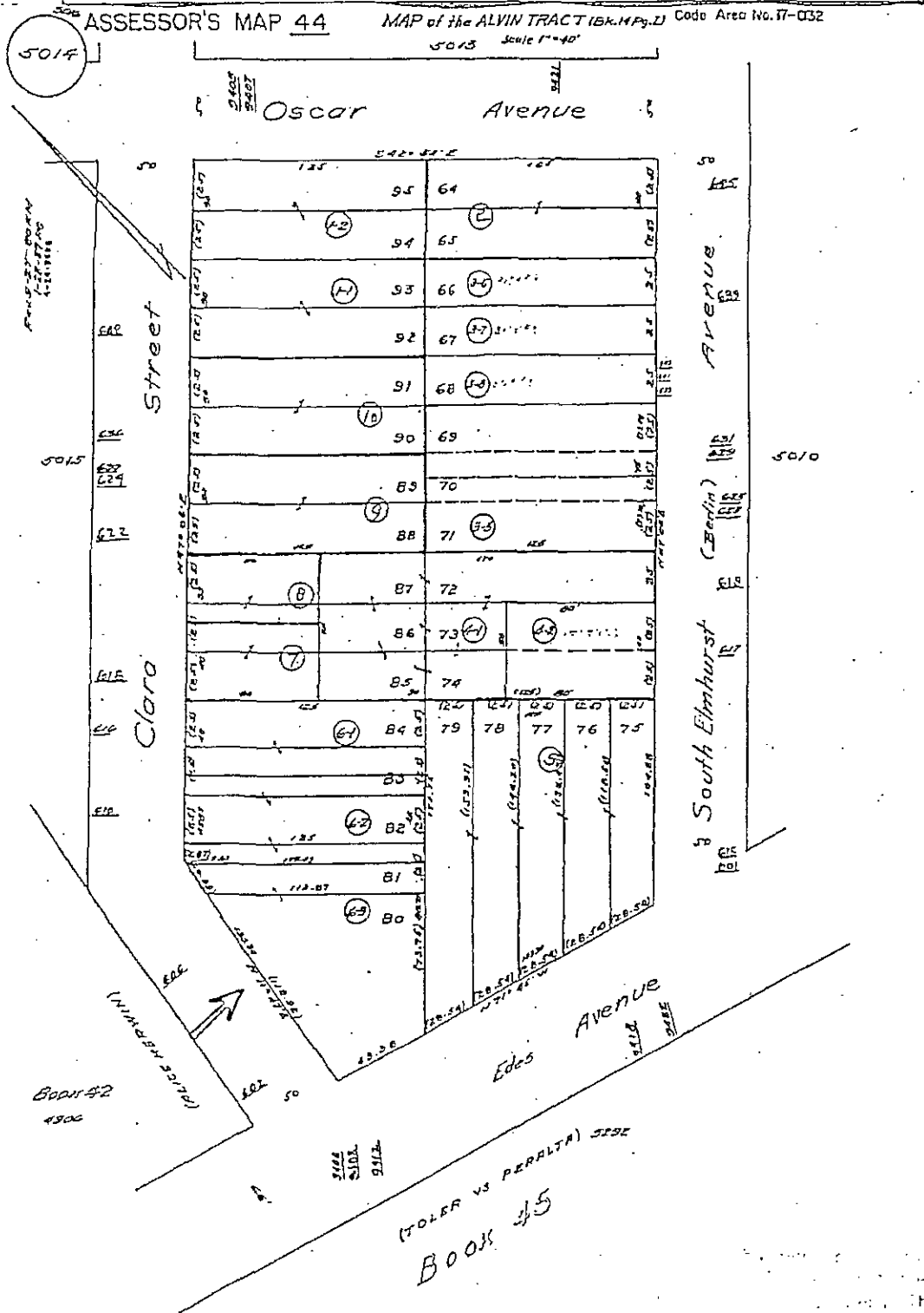
All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Lot 80 and a portion of Lot 81, according to the map entitled, Map of the Alvin Tract, Brooklyn Township, Alameda County, California, filed August 5, 1892 in Book 14 of Maps at Page 2 in the Office of the County Recorder of Alameda County, described as follows:

Beginning at a point on the southeastern line of Clara Street distant thereon South 47° 06' West 357.87 feet from the southwestern line of Oscar Avenue, as said street and avenue are shown on said map running thence along said line of Clara Street South 11° 47' West 2.61 feet to the true point of beginning; thence from said true point of beginning South 42° 54' East 123.49 feet to a point on the southeastern line of said Lot 81; thence along the southeastern lines of said Lots 81 and 80, South 47° 06' West 88.75 feet, more or less, to the northeastern line of Edes Avenue, formerly 98th Avenue and Jones Avenue, as said avenue is shown on said map; thence along said line of Edes Avenue North 71° 45' West 49.98 feet to the southeastern line of Clara Street; thence along said line of Clara Street, North 11° 47' East 138.30 feet, more or less, to the true point of beginning.

APN: 044-5014-006

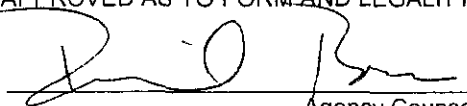
ARB: None



Description: Alameda, CA Assessor Map 44.5014 Page: 1 of 1
 Order: 43-00000120589 Comment:

OFFICE OF THE CITY CLERK
2007 MAY 31 PM 3:28

APPROVED AS TO FORM AND LEGALITY:


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING THE CONTRIBUTION OF \$14,520 PLUS INTEREST IN AGENCY FUNDS TO THE CITY UNDER THE COOPERATION AGREEMENT FOR THE ACQUISITION OF SUNSHINE COURT

WHEREAS, the Redevelopment Agency wishes to fund the City of Oakland's acquisition costs to purchase two parcels (APN 40-3319-47-3) and (APN 40-3319-47-2) on Sunshine Court in the Central City East Redevelopment Project Area from the County of Alameda so that the City can alleviate general blight and unsafe conditions on those parcels and redevelop those parcels for use as a dedicated City public street; and

WHEREAS, the City and the Redevelopment Agency are jointly implementing projects in the Central City East Redevelopment Project Area as part of the Redevelopment Plan to improve public infrastructure in the area and to reduce safety hazards for both pedestrian and vehicular traffic in the Redevelopment Area; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for land costs or the cost of installation or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

WHEREAS, the acquisition of the parcels is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions by regulatory agencies to protect the environment) of the CEQA Guidelines; and

WHEREAS, there are sufficient funds from Central City East Tax Allocation Bond Series 2006A-T (Taxable) Bonds Fund (9543), and the Coliseum Tax Allocation Bond Series

2006B-T (Taxable) Bond Fund (9456) to complete acquisition of the Sunshine Court parcels;
and

WHEREAS, the City Council is consenting to the use of Agency funding for the acquisitions pursuant to Section 33445 of the California Health and Safety Code; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a contribution of up to \$14,520 plus interest in Redevelopment Agency funds, including contingency, to the City under the Cooperation Agreement for the acquisition of the Sunshine Court parcels; and be it further

RESOLVED: That a total of \$7,260 plus interest will be allocated from Central City East Tax Allocation Bond Series 2006A-T (Taxable) Bonds Fund (9543), Capital Improvement Project – Economic Development Organization (94800), and a total of \$7,260 plus interest will be allocated from Coliseum Tax Allocation Bond Series 2006B-T (Taxable) Bond Fund (9456), Capital Improvement Project – Economic Development Organization (94800) for the purchase of the parcels; and be it further

RESOLVED: That such funds shall be placed into the City Project established for the acquisition of the subject parcels; and be it further

RESOLVED: That the Agency hereby finds and determines as follows:

1. That the funding of the acquisition of the Sunshine Court parcels will benefit the Central City East Redevelopment Project Area by alleviating blight conditions on those parcels such as multiple potholes, severely cracked pavement and substandard drainage, and improving public safety for Project Area residents, and will benefit the Coliseum Redevelopment Project Area by improving traffic access from Sunshine Court to International Boulevard, and improve the gateway access to Coliseum Redevelopment Project Area;
2. That since City General Funds are not used for acquisition of street properties, and since project specific funds have not been allocated by the City for financing the purchases of these parcels, no other reasonable means of financing are available to the City for the acquisition other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central City East Redevelopment Project Area and the Coliseum Redevelopment Project Area will assist in the elimination of blight in those project areas by allowing the City to repair dilapidated conditions on Sunshine Court such as multiple potholes, severely cracked pavement and substandard drainage, and convert Sunshine Court into productive use as a City public street, and is consistent with the implementation plans adopted for the Central City East and Coliseum Project Areas;

and be it further

RESOLVED: That the Agency Administrator or her designee is hereby authorized to take whatever other action is necessary with respect to the Agency funding of the acquisitions consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
 CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 Secretary of the Redevelopment Agency
 of the City of Oakland, California