

CITY OF OAKLAND
Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2007 AUG 29 AM 11:23

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: September 11, 2007

RE: **A Report And Resolutions Granting Kaiser Foundation Hospitals Revocable And Conditionals Permits For A New Building At 3701 Broadway To Allow**

- **Directional Signs To Encroach On The Public Sidewalk Along Broadway And**
- **Vaults With Telecommunication Equipment And Electrical Transformers To Encroach Under The Public Sidewalk On Broadway And 38th Street**

SUMMARY

Two (2) resolutions have been prepared granting Kaiser Foundation Hospitals (KFH), a California not-for-profit corporation (no. C0224971) and owner of a new medical office building and parking garage at 3701 Broadway, two (2) conditional and revocable permits that will allow three (3) above ground directional signs and four (4) below ground vaults with electrical transformers and telecommunications equipment to be installed in the public right-of-way.

FISCAL IMPACT

Staff costs for processing the proposed encroachment permit are covered by fees set by the Master Fee Schedule and have been paid by the developer and were deposited in the special revenue Development Service Fund (2415), Engineering Services organization (88432), Encroachment Permits account (42314), Engineering and Architectural Plan Approval (PS30). The standard conditions of the encroachment permit require the property owner to maintain liability and property damage insurance and to include the City as a named insured.

PROJECT DESCRIPTION

Kaiser Oakland Medical Center, which is significantly expanding its campus facilities, is constructing a new medical office building (MOB) and a companion parking garage on a 2.4 acre site (APN 012-0980-004-00, et al.) on the west side of Broadway between West MacArthur Boulevard and 38th Street. The City has approved land use entitlements (PUDF06139), general plan amendment (GP06136), rezoning (RZ06137), creek protection (CP06105), an environmental impact report (ER050004), a subdivision map (PM9409), a grading permit (GR0600090), and a building permit (B0700331) for the MOB.

The new building and garage require two (2) under sidewalk vaults for AT&T Communications of California equipment and two (2) under sidewalk vaults for Pacific Gas and Electric electrical transformers, which will be installed by KFH on Broadway and 38th Street. The utilities will maintain their equipment after installation. KFH is also proposing to install and maintain pole

Item No. _____
Public Works Committee
September 11, 2007

mounted and foundation supported signs, as a condition of the prior land use approvals, on Broadway for directing pedestrians to medical facilities in the MOB and across the street in the adjoining campus.

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.030 requires that applications for permanent encroachments in the public right-of-way (basements, vaults, retaining walls, etc.) receive approval from the City Council as a condition of permit issuance. The below sidewalk concrete vaults will be approximately six (6) feet wide and ten (10) feet long and will be installed at the edge of the property line and the edge of curb. Directional signs will be installed on steel poles at the MOB entrance and the 38th Street intersection and installed on a foundation at the West MacArthur Boulevard intersection. The public sidewalks are sixteen (16) feet wide on 38th Street and nine (9) feet and eighteen (18) feet wide on Broadway.

The new electrical transformers and telecommunications equipment will be accessed through removable steel covers set flush with the pedestrian walking surface. The above and below ground encroachments will not interfere with the public's use of the right-of-way, maintenance of buried utilities, or traffic sight-lines at intersections and crosswalks. The City Council has previously approved similar encroachments under the sidewalk for buildings throughout the City.

SUSTAINABLE OPPORTUNITIES

Economic

The expansion of the KFH campus will provide opportunities for professional services and construction related jobs for the Oakland community.

Environmental

Land use approvals and construction permits for real property and building improvements require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and pollutant runoff.

Social Equity

The expansion of the KFH campus will assist the economic revitalization of the commercial district.

DISABILITY AND SENIOR CITIZEN ACCESS

Building and infrastructure permits for the medical office building and parking garage will conform to State and City requirements for handicapped accessibility.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolutions approving the encroachments in the public right-of-way.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolutions granting Kaiser Foundation Hospitals conditional and revocable encroachment permits to allow new directional signs and new concrete vaults with telecommunication equipment and electrical transformers to encroach on and under the public sidewalk at 3701 Broadway.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency

Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR

Introduced By

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved For Form And Legality

2007 AUG 29 AM 11:23

F. Fairz

Councilmember

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION GRANTING KAISER FOUNDATION HOSPITALS A REVOCABLE AND CONDITIONAL PERMIT FOR A NEW BUILDING AT 3701 BROADWAY TO ALLOW DIRECTIONAL SIGNS TO ENCROACH ON THE PUBLIC SIDEWALK ALONG BROADWAY

WHEREAS, Kaiser Foundation Hospitals, a California not-for-profit corporation (no. C0224971) and owner of the properties described in Grant Deeds for

- Alameda County Assessor parcel nos. 012-0980-008-0, 012-0980-009-00, 012-0980-010-01, 012-0980-011-00, and 012-0980-012-00, recorded September 1, 2004, series no. 2004397687, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-003-00, recorded November 1, 2004, series no. 2004488714, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-025-01, recorded October 26, 2006, series no. 200640062, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-007-00, recorded May 25, 2006, series no. 200607172, by the Alameda County Clerk-Recorder, and

in a Ground Lease Agreement with Broadway Veterinary Associates, Inc. (no. C1187636) for

- Alameda County Assessor parcel nos. 012-0980-004-00, executed July 28, 2006, and

identified collectively by the City of Oakland as 3701 – 3799 Broadway and more particularly described in Exhibit A attached hereto, has made application to the Council of the City of Oakland for a conditional permit (ENMJ 07175) to allow the installation of two (2) new pole mounted directional signs and one (1) foundation supported directional sign on the public sidewalk along Broadway for a new medical office building and adjacent parking garage; and

WHEREAS, the signs for the new medical building were required as part of a master signage plan approved with the land use permit (PUDF06139) for the expansion of the campus and will be maintained by Kaiser Foundation Hospitals; and

WHEREAS, the locations of the encroachments have been approved by Traffic Engineer and City Engineer of the City of Oakland; and

WHEREAS, the limits of the encroachments are delineated in Exhibit B attached hereto; and

WHEREAS, the encroachments and their locations will not interfere with the use by pedestrians of the sidewalk or vehicles of the roadway; and

WHEREAS, the Council of the City of Oakland adopted findings pursuant to the California Environmental Quality Act (CEQA) and certified an Environmental Impact Report for the project on June 27, 2006 (ER050004); now, therefore, be it

RESOLVED: That the encroachments, as conditioned herein, do comply with the California Environmental Quality Act; and be it

FURTHER RESOLVED: That the encroachments, as conditioned herein and delineated in Exhibit B, are hereby granted for a revocable permit to allow the installation of concrete vaults with telecommunications equipment and electrical transformers under the public sidewalk along Broadway and 38th Street for a new building and garage at 3701 Broadway; and be it

FURTHER RESOLVED: That the encroachment is hereby conditioned by the following special requirements:

1. the Permittee is responsible for the relocation of all existing public utilities including but not limited to fire alarm cable, master signal cable, street lighting and intersection signal cable, as required; and
2. after notice to the Permittee, this permit shall be revocable at the sole discretion of the Council of the City of Oakland, expressed by resolution of said Council; and
3. the Permittee, by the acceptance of this conditional and revocable permit, hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the encroachments or the air space above and agrees that said temporary use of the area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise; and
4. the Permittee shall maintain in force and effect at all times that the encroachments occupy the public right-of-way, valid and sufficient Commercial General Liability insurance in an amount not less than \$2,000,000.00 for each occurrence with a property damage sub-limit in the amount not less than \$1,000,000.00 for each occurrence, including contractual liability and naming as additional insured the City of Oakland, its directors, officers, agents, representatives, employees, and volunteers against any and all claims arising out of the existence of said encroachments in said right-of-way area, and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the City Engineer of the City of Oakland and that such certificate shall state that said insurance coverage shall not be canceled, materially changed, or be permitted to lapse without thirty (30) days' written notice to the City Engineer.

The Permittee also agrees that the City of Oakland may review the type and amount of insurance required at any time and may require the Permittee to increase the amount of and/or change the type of insurance coverage required. In addition, the insurance amounts stated above

shall be automatically adjusted upwards cumulatively consistent with the Consumer Price Index (CPI) in the Bay Area every five years; and

5. the Permittee, by the acceptance of this conditional permit agrees and promises to defend, hold harmless, and indemnify the City of Oakland and its officials, officers, employees, agents, representatives, and volunteers from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the existence, installation or maintenance of the encroachments into the public right-of-way and regardless of responsibility for negligence. This indemnification shall survive termination of this Permit; and
6. the Permittee shall make no changes to the encroachments hereby allowed either structurally, with regard to dimension, or with respect to use, without the prior written consent of the City Engineer and understands that the City of Oakland may impose reasonable fees and considerations for processing permits required for such proposed changes. The Permittee also understands that the City of Oakland is not obligated to grant any changes requested by the Permittee; and
7. the Permittee, by the acceptance of this conditional permit shall be solely and fully responsible for the repair or replacement of any portion or all of the improvements in the event that the improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the Permittee shall be solely liable for the expenses connected therewith; and
8. upon the termination of the permission herein granted, the Permittee shall immediately remove the encroachments from within the public right-of-way, restore the premises to its original condition, and shall repair any resulting damage to the satisfaction of the City Engineer; and
9. the Permittee shall file with the City of Oakland for recordation, a disclaimer and agreement that Permittee accepts and shall comply with and shall be bound by each and all of the terms, conditions and provisions of this resolution; and that the disclaimer and agreement shall be subject to the approval of the City Attorney and the City Engineer; and
10. the plans and exact location of the encroachments hereby granted are subject to the review and approval of the City Engineer and that the Permittee shall obtain all necessary permits prior to commencing said work; and that the encroachment shall be located as set forth in Exhibit B; and
11. the Permittee acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the encroachments; and that by accepting this conditional revocable permit, the Permittee agrees that it will use the encroachment area at its own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area and for the its own safety and any of its personnel in connection with its entry under this conditional revocable permit; and

12. the Permittee acknowledges that the City of Oakland is unaware of the existence of any hazardous substances beneath the encroachment areas, and hereby waives and fully releases and forever discharges the City of Oakland and its officers, directors, employees, agents, and volunteers from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.); and
13. the Permittee further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR" ; and
14. the Permittee recognizes that by waiving the provisions of Civil Code Section 1542, it will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to execute this encroachment agreement, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause; and
15. the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Attorney and the City Engineer of the City of Oakland and shall become null and void upon the failure of the Permittee to comply with the conditions hereinabove set forth after notice and failure to cure such conditions in a reasonable manner; and be it

FURTHER RESOLVED: That the City Clerk is hereby directed to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

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

EXHIBIT A

Legal Description of Land

The land situated in the City of Oakland, County of Alameda, State of California, more particularly described as follows:

Lot 12, and a portion of the "Water Course" as shown on the "Map of Broadway & Weston Ave. Lots, filed July 19, 1869 in the office of the County Recorder of Alameda County and on record in Map Book 3, page 20, described as follows:

Beginning at the intersection of the south line of 38th Street, formerly Weston Avenue, with the northwest line of Broadway as shown on said map; thence from said point of beginning, southwesterly along said northwest line of Broadway 70 feet to the southwest line of said Lot 12; thence northwesterly, along said southwest line and its direct extension northwesterly thereof, 157 feet to the center line of said "Water Course"; thence northeasterly, along said center line, 25 feet, more or less, to said south line of 38th Street; thence easterly, along said south line 164 feet, more or less, to the point of beginning.

Assessor's Parcel No. 012-0980-003

LEGAL DESCRIPTION

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

LOT 11, AS SAID LOT IS SHOWN ON THE "MAP OF BROADWAY & WESTON AV. LOTS OAKLAND, JULY 1869 (BEING A RE DIVISION OF BLOCK "A" IN BROADWAY & TELEGRAPH AVENUE HOMESTEAD)", FILED JULY 19, 1869, IN BOOK 3 OF MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF BROADWAY, DISTANT THEREON, SOUTHWESTERLY 70 FEET FROM THE POINT OF INTERSECTION THEREOF, WITH THE SOUTHERN LINE OF 38TH STREET, FORMERLY WESTON AVENUE, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP HEREIN REFERRED TO; AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF BROADWAY, 50 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY, 151 FEET TO THE SOUTHEASTERN LINE OF THE WATER COURSE, AS SAID WATER COURSE IS SHOWN ON THE MAP HEREIN REFERRED TO; THENCE AT RIGHT ANGLES NORTHEASTERLY ALONG SAID LINE OF SAID WATER COURSE, 50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 151 FEET TO THE POINT OF BEGINNING.

APN: 012-0980-004

Exhibit B1

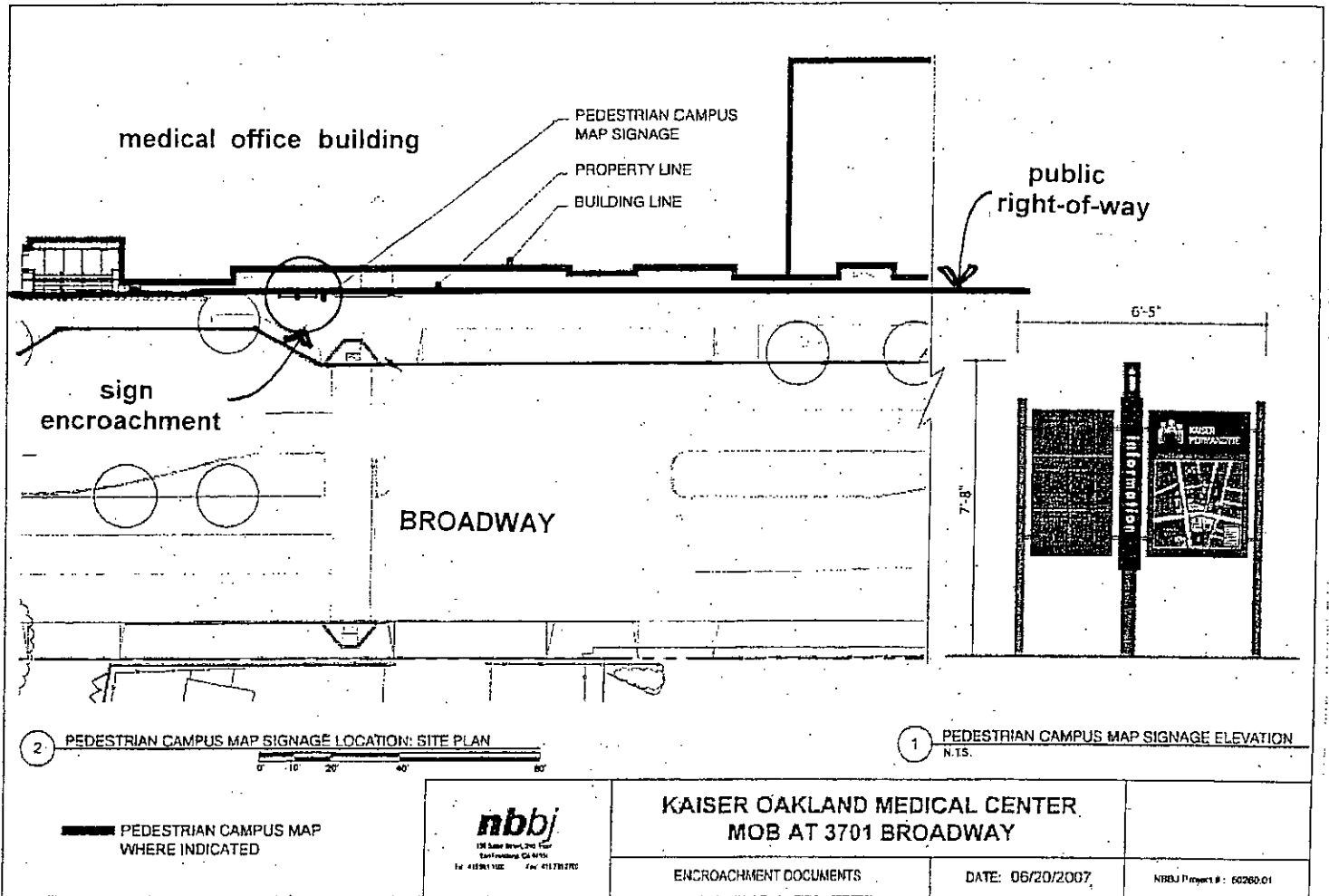


Exhibit B2

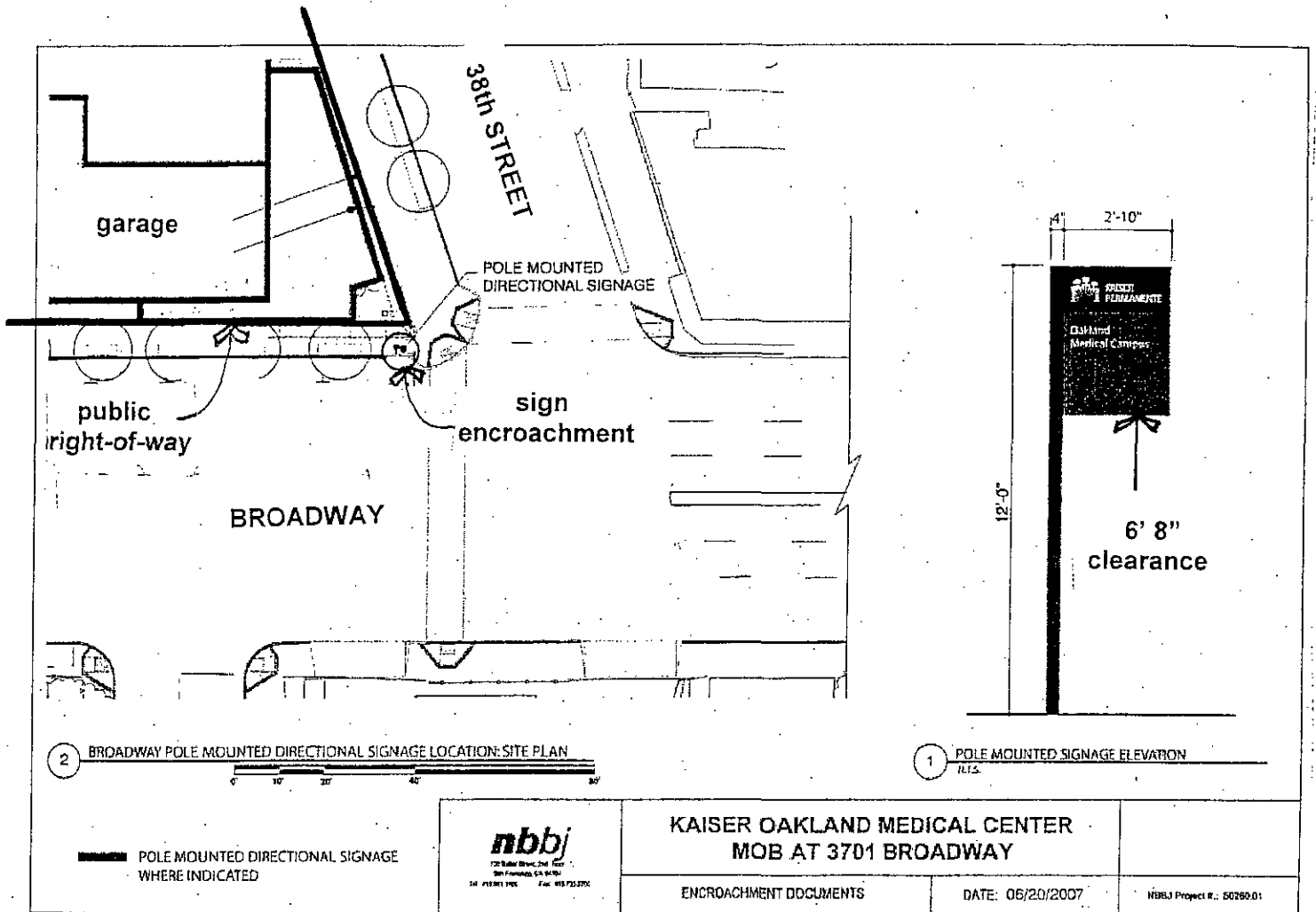
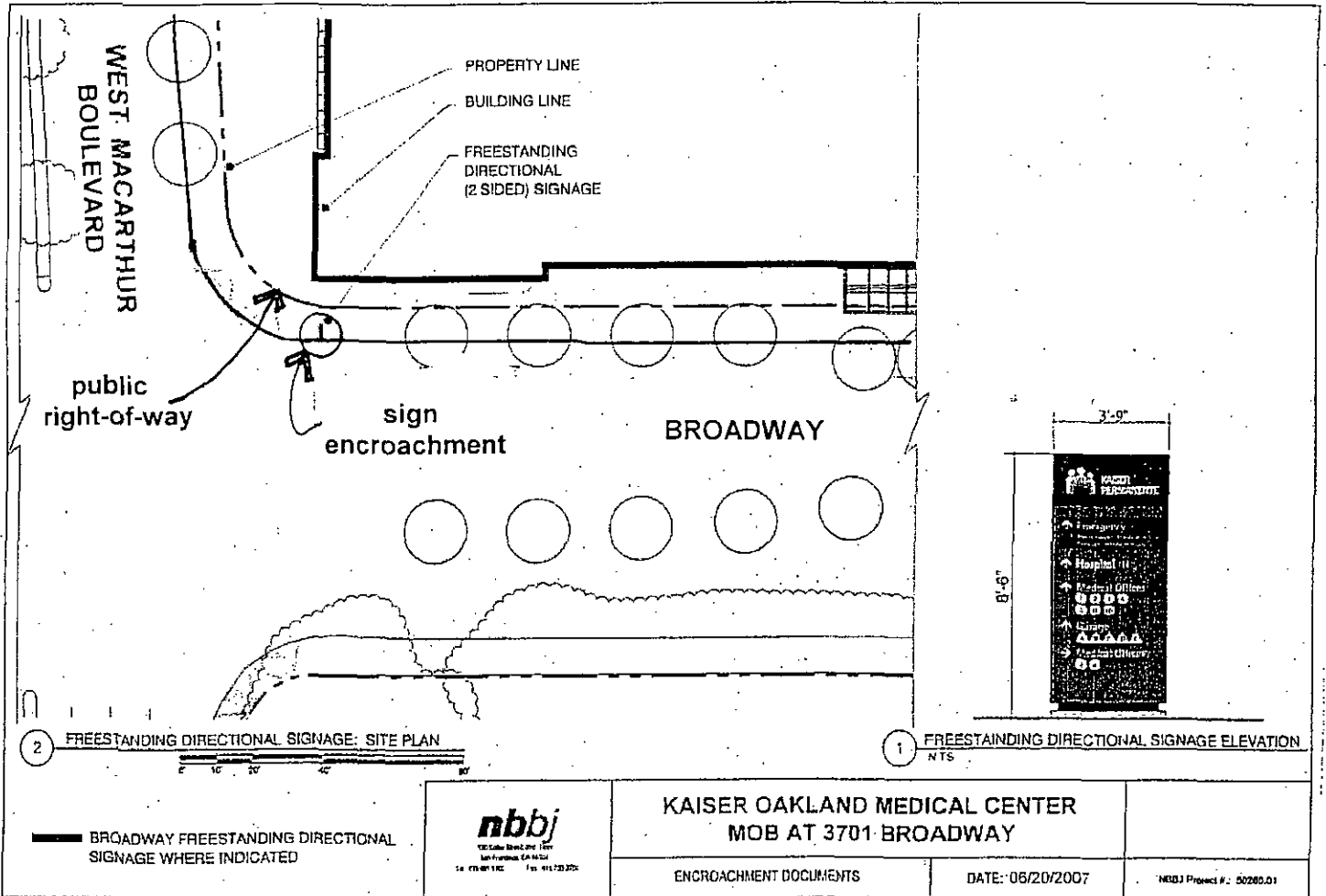


Exhibit B3



Introduced By

Approved For Form And Legality

2007 AUG 29 AM 11: 24

F. Fuiz

Councilmember

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**RESOLUTION GRANTING KAISER FOUNDATION HOSPITALS A REVOCABLE
AND CONDITIONAL PERMIT FOR A NEW BUILDING AT 3701 BROADWAY
TO ALLOW VAULTS WITH TELECOMMUNICATION EQUIPMENT AND
ELECTRICAL TRANSFORMERS TO ENCROACH UNDER THE PUBLIC
SIDEWALK ALONG BROADWAY AND 38th STREET**

WHEREAS, Kaiser Foundation Hospitals, a California not-for-profit corporation (no. C0224971) and owner of the properties described in Grant Deeds for

- Alameda County Assessor parcel nos. 012-0980-008-0, 012-0980-009-00, 012-0980-010-01, 012-0980-011-00, and 012-0980-012-00, recorded September 1, 2004, series no. 2004397687, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-003-00, recorded November 1, 2004, series no. 2004488714, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-025-01, recorded October 26, 2006, series no. 200640062, by the Alameda County Clerk-Recorder, and for
- Alameda County Assessor parcel nos. 012-0980-007-00, recorded May 25, 2006, series no. 200607172, by the Alameda County Clerk-Recorder, and

in a Ground Lease Agreement with Broadway Veterinary Associates, Inc. (no. C1187636) for

- Alameda County Assessor parcel nos. 012-0980-004-00, executed July 28, 2006, and

identified collectively by the City of Oakland as 3701 – 3799 Broadway and more particularly described in Exhibit A attached hereto, has made application to the Council of the City of Oakland for a conditional permit (ENMJ 07176) to allow the installation of four (4) new concrete vaults with telecommunication equipment and electrical transformers under the public sidewalk along Broadway and 38th Street for a new medical office building and adjacent parking garage; and

WHEREAS, the telecommunication equipment is necessary to provide audio/ visual access for the new building and will be maintained by the public utility AT&T Communications of California (no. C1226894); and

WHEREAS, the electrical transformers are necessary to provide power for the new building and garage and will be maintained by the public utility Pacific Gas and Electric Company (no. C0044131); and

WHEREAS, the locations of the encroachments have been approved by AT&T and PG&E; and

WHEREAS, the limits of the encroachments are delineated in Exhibit B attached hereto; and

WHEREAS, the encroachments and their locations will not interfere with the use by the public of the roadway or sidewalk or buried utilities; and

WHEREAS, the Council of the City of Oakland adopted findings pursuant to the California Environmental Quality Act (CEQA) and certified an Environmental Impact Report for the project on June 27, 2006 (ER050004); now, therefore, be it

RESOLVED: That the encroachments, as conditioned herein, do comply with the California Environmental Quality Act; and be it

FURTHER RESOLVED: That the encroachments, as conditioned herein and delineated in Exhibit B, are hereby granted for a revocable permit to allow the installation of concrete vaults with telecommunications equipment and electrical transformers under the public sidewalk along Broadway and 38th Street for a new building and garage at 3701 Broadway; and be it

FURTHER RESOLVED: That the encroachment is hereby conditioned by the following special requirements:

1. the Permittee is responsible for the relocation of all existing public utilities including but not limited to fire alarm cable, master signal cable, street lighting and intersection signal cable, as required; and
2. after notice to the Permittee, this permit shall be revocable at the sole discretion of the Council of the City of Oakland, expressed by resolution of said Council; and
3. the Permittee, by the acceptance of this conditional and revocable permit, hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the encroachments or the air space above and agrees that said temporary use of the area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise; and
4. the Permittee shall maintain in force and effect at all times that the encroachments occupy the public right-of-way, valid and sufficient Commercial General Liability insurance in an amount not less than \$2,000,000.00 for each occurrence with a property damage sub-limit in the amount not less than \$1,000,000.00 for each occurrence, including contractual liability and naming as additional insured the City of Oakland, its directors, officers, agents, representatives, employees, and volunteers against any and all claims arising out of the existence of said encroachments in said right-of-way area, and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the City Engineer of the City of Oakland and that such certificate shall state that said insurance coverage shall not be canceled, materially changed, or be permitted to lapse without thirty (30) days' written notice to the City Engineer.

The Permittee also agrees that the City of Oakland may review the type and amount of insurance required at any time and may require the Permittee to increase the amount of and/or change the type of insurance coverage required. In addition, the insurance amounts stated above shall be automatically adjusted upwards cumulatively consistent with the Consumer Price Index (CPI) in the Bay Area every five years; and

5. the Permittee, by the acceptance of this conditional permit agrees and promises to defend, hold harmless, and indemnify the City of Oakland and its officials, officers, employees, agents, representatives, and volunteers from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the existence, installation or maintenance of the encroachments into the public right-of-way and regardless of responsibility for negligence. This indemnification shall survive termination of this Permit; and
6. the Permittee shall make no changes to the encroachments hereby allowed either structurally, with regard to dimension, or with respect to use, without the prior written consent of the City Engineer and understands that the City of Oakland may impose reasonable fees and considerations for processing permits required for such proposed changes. The Permittee also understands that the City of Oakland is not obligated to grant any changes requested by the Permittee; and
7. the Permittee, by the acceptance of this conditional permit shall be solely and fully responsible for the repair or replacement of any portion or all of the improvements in the event that the improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the Permittee shall be solely liable for the expenses connected therewith; and
8. upon the termination of the permission herein granted, the Permittee shall immediately remove the encroachments from within the public right-of-way, restore the premises to its original condition, and shall repair any resulting damage to the satisfaction of the City Engineer; and
9. the Permittee shall file with the City of Oakland for recordation, a disclaimer and agreement that Permittee accepts and shall comply with and shall be bound by each and all of the terms, conditions and provisions of this resolution; and that the disclaimer and agreement shall be subject to the approval of the City Attorney and the City Engineer; and
10. the plans and exact location of the encroachments hereby granted are subject to the review and approval of the City Engineer and that the Permittee shall obtain all necessary permits prior to commencing said work; and that the encroachment shall be located as set forth in Exhibit B; and
11. the Permittee acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the encroachments; and that by accepting this conditional revocable permit, the Permittee agrees that it will use the encroachment area at its own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area and for the its own safety and any of its personnel in connection with its entry under this conditional revocable permit; and

12. the Permittee acknowledges that the City of Oakland is unaware of the existence of any hazardous substances beneath the encroachment areas, and hereby waives and fully releases and forever discharges the City of Oakland and its officers, directors, employees, agents, and volunteers from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.); and
13. the Permittee further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR"; and
14. the Permittee recognizes that by waiving the provisions of Civil Code Section 1542, it will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to execute this encroachment agreement, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause; and
15. the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Attorney and the City Engineer of the City of Oakland and shall become null and void upon the failure of the Permittee to comply with the conditions hereinabove set forth after notice and failure to cure such conditions in a reasonable manner; and be it

FURTHER RESOLVED: That the City Clerk is hereby directed to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, **2007**

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

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

EXHIBIT A

Legal Description of Land

The land situated in the City of Oakland, County of Alameda, State of California, more particularly described as follows:

Lot 12, and a portion of the "Water Course" as shown on the "Map of Broadway & Weston Ave. Lots, filed July 19, 1869 in the office of the County Recorder of Alameda County and on record in Map Book 3, page 20, described as follows:

Beginning at the intersection of the south line of 38th Street, formerly Weston Avenue, with the northwest line of Broadway as shown on said map; thence from said point of beginning, southwesterly along said northwest line of Broadway 70 feet to the southwest line of said Lot 12; thence northwesterly, along said southwest line and its direct extension northwesterly thereof, 157 feet to the center line of said "Water Course"; thence northeasterly, along said center line, 25 feet, more or less, to said south line of 38th Street; thence easterly, along said south line 164 feet, more or less, to the point of beginning.

Assessor's Parcel No. 012-0980-003

LEGAL DESCRIPTION.

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

LOT 11, AS SAID LOT IS SHOWN ON THE "MAP OF BROADWAY & WESTON AV. LOTS OAKLAND, JULY 1869 (BEING A RE DIVISION OF BLOCK "A" IN BROADWAY & TELEGRAPH AVENUE HOMESTEAD)", FILED JULY 19, 1869, IN BOOK 3 OF MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF BROADWAY, DISTANT THEREON, SOUTHWESTERLY 70 FEET FROM THE POINT OF INTERSECTION THEREOF, WITH THE SOUTHERN LINE OF 38TH STREET, FORMERLY WESTON AVENUE, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP HEREIN REFERRED TO; AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF BROADWAY, 50 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY, 151 FEET TO THE SOUTHEASTERN LINE OF THE WATER COURSE, AS SAID WATER COURSE IS SHOWN ON THE MAP HEREIN REFERRED TO; THENCE AT RIGHT ANGLES NORTHEASTERLY ALONG SAID LINE OF SAID WATER COURSE, 50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 151 FEET TO THE POINT OF BEGINNING.

APN: 012-0980-004

Exhibit B1

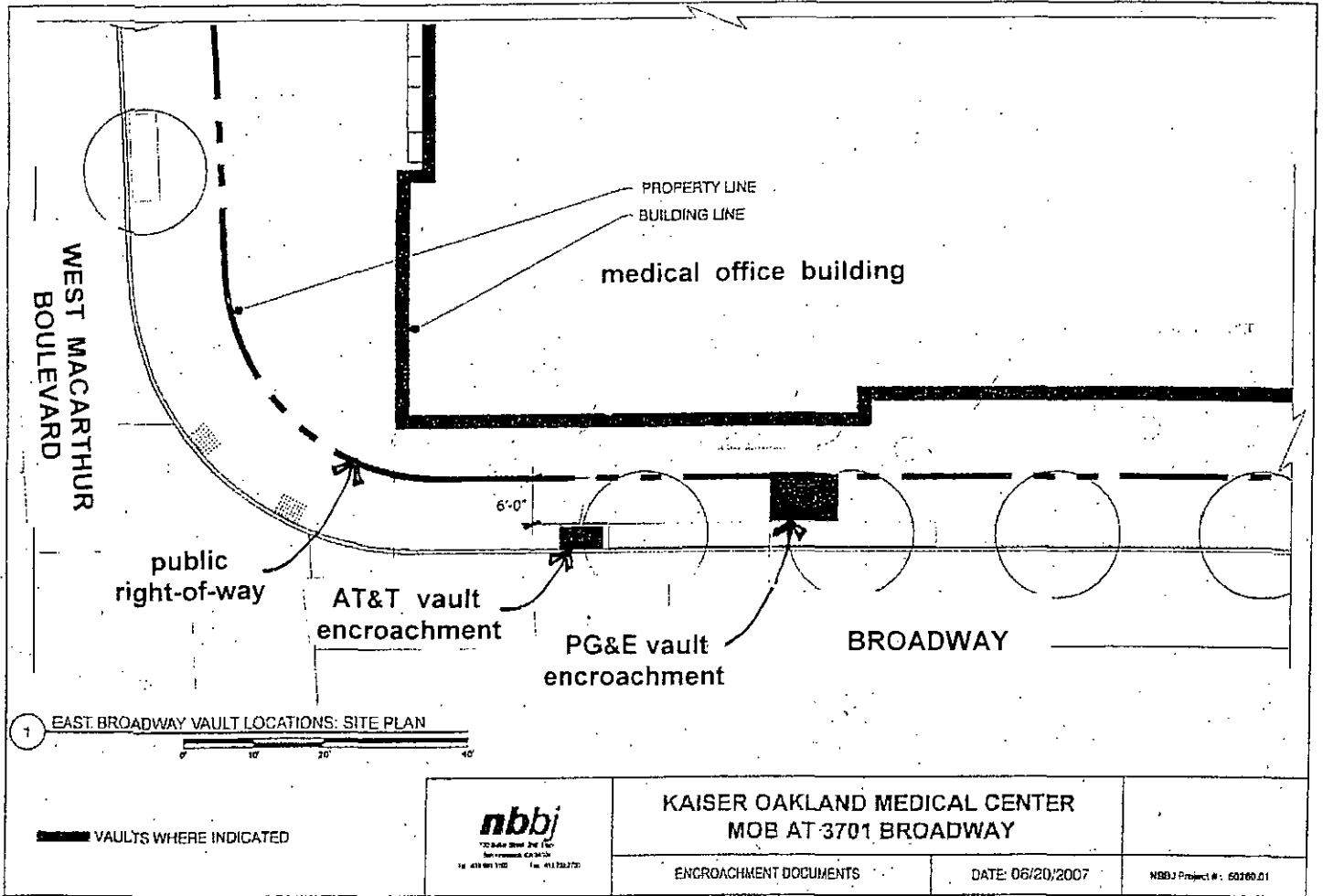


Exhibit B2

