

2023 JUL 25 AM 10:49

FILED
OFFICE OF THE CITY CLERK
OAKLAND

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. 89862 C.M.S.

**RESOLUTION ACCEPTING IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STORM DRAIN PURPOSES FROM THE CITY OF
OAKLAND AS THE PROPERTY OWNER OF 3511 EAST 12TH STREET,
AND MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT
FINDINGS**

WHEREAS, the City of Oakland, a municipal corporation (“City”), owns property identified by the Alameda County Assessor as APN 33-2197-019-01, and by the City as 3511 East 12th Street; and

WHEREAS, the City recorded an Irrevocable Offer of Dedication for Public Storm Drain Purposes on August 9, 2022, by the Alameda County Recorder as Instrument No. 2022140090, together with a Consent and Subordination record on August 18, 2022, as Instrument No. 2022144870; and

WHEREAS, application and fees to process the Irrevocable Offer of Dedication were received by the City Engineer (permit number PPE2100051); and

WHEREAS, California Government Code Section 7050 (Dedication of Real Property for Public Purposes) provides that owners may dedicate real property for any public purpose, including utility and drainage easements, and City Council may accept an offer by adopting a resolution or ordinance; and

RESOLVED: That pursuant to California Government Code Section 7050, the Irrevocable Offer of Dedication as described and delineated in the attached **Exhibit A** of approximately 5,429 square feet for public storm drain purposes located at 3511 East 12th Street is hereby accepted; and be it

FURTHER RESOLVED: That the action detailed in this Resolution is exempt under the California Environmental Quality Act Section 15304 as a minor alteration to land; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to file a certified copy of the resolution along with a copy of the Irrevocable Offer of Dedication with the Alameda County Clerk-Recorder for recordation.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE: **JUL 18 2023**

AYES - FIFE, GALLO, JENKINS, KALB, KAPLAN, ~~REID~~, RAMACHANDRAN, AND
PRESIDENT FORTUNATO BAS - 7

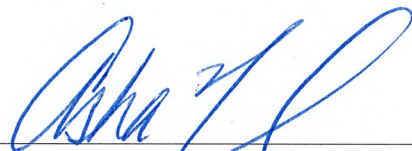
NOES ϕ

ABSENT ϕ

ABSTENTION ϕ

1 Excused - Reid

ATTEST: _____



ASHA REED

City Clerk and Clerk of the Council of the
City of Oakland, California

Exhibit A

Recorded Irrevocable Offer of Dedication

[Attached]

Recorded at the Request of
Old Republic Title Company -
Oakland
117017945

2022140090

08/09/2022 12:08 PM

19 PGS

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Oakland
Department of Public Works
250 Frank Ogawa Plaza
Oakland, California 94612
Attn: City Engineer



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$0.00

ELECTRONICALLY RECORDED

ASSESSOR'S PARCEL NO.: 033-2197-019-01

ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) pursuant to R&T Code 11922 that no tax is due upon recordation of this Irrevocable Offer of Dedication for Public Storm Drain Purposes based on consideration paid less than \$100.
Exempt from recording fees pursuant to California Government Code Section 27383.
County Transfer tax is \$0.00
City transfer tax is \$0.00

**IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STORM DRAIN PURPOSES
(Fruitvale Transit Village IIB)**

THE CITY OF OAKLAND, a municipal corporation (the "City"), owns certain real property located in the City of Oakland, County of Alameda, State of California and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").


FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City does hereby irrevocably offer to dedicate to itself on behalf of the public, pursuant to California Government Code Section 7050, a portion of the Property more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Public Storm Drain Area"), for public storm drain purposes through, over, under, across, and upon the Public Storm Drain Area. Public storm drain purposes shall include, without limitation, the right to install, construct, remove, repair, replace, reconstruct, maintain and use any and all materials, fixtures, appliances, equipment, pipes, pipelines, and appurtenances necessary for the public storm drain system. Notwithstanding anything contained herein to the contrary, (a) all such facilities shall be installed underground within the Public Storm Drain Area; however, above-ground utility boxes and above-ground covers for underground facilities are permitted; and (b) no such facilities shall be installed within the Public Storm Drain Area without first obtaining all required permits and approvals from the City.

Dated: August 8, 2022


[Signatures on next page]

OWNER:

THE CITY OF OAKLAND,
a municipal corporation

By: 
Edward D. Reiskin
City Administrator

Approved as to Form and Legality:

By: 
JoAnne Dunec
Deputy City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On June 22, 2022 before me, Winnie Woo, Notary Public
(insert name and title of the officer)

personally appeared Edward D. Reiskin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Winnie Woo (Seal)

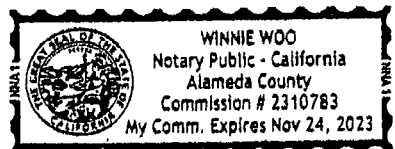


Exhibit A
Legal Description of Property

The land referred to is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Parcel A, pursuant to Certification for Parcel Map Waiver, recorded April 28, 2017, Series No. 2017109163, Official Records, more particularly described as follows:

All that portion of the map entitled "Levy and Lane Tracts" filed in the Office of the County Recorder of Alameda County in Book 2 of Maps at Page 69, together with all that portion of the map entitled "C.C. Clay's Subdivision" filed in said Office of the County Recorder in Book 11 of Maps at Page 59, together with all that portion of the map entitled "Map of Syndicate Investment Companys" filed in said Office of said County in Book 14 of Maps at Page 19, together with that portion of the map entitled "Map of the Fruitvale Terminal Tract" filed in said Office of said County in Book 15 of Maps at Page 41, together with that portion of East 12th Street and 36th Avenue as said Street and Avenue formerly existed, together with all that portion of East 12th Street as it now exists, described as follows:

Lot 11 and a portion of Lot 12 as described in that certain Certification for Parcel Map Waiver No. 99-11 by the City of Oakland, recorded August 20, 1999 as Instrument No. 99321346, Alameda County Records, more particularly described as follows:

Commencing at the intersection of the southwestern line of the Union Pacific Railroad Right of Way with the southeastern line of 35th Avenue; thence along the southeastern line of said 35th Avenue North 32° 06' 18" East, 156.91 feet to the Point of Beginning; thence from said Point of Beginning, continuing along the last said line and its northeasterly extension, North 32° 06' 18" East, 48.09 feet; thence North 32° 06' 16" East, 80.00 feet; thence North 32° 06' 01" East, 179.68 feet; thence easterly along a curve having a radius of 20.00 feet, concave to the south, through a central angle of 91° 22' 22", an arc length of 31.90 feet to a point of compound curvature; thence southeasterly along a compound curve having a radius of 400.00 feet, concave to the southwest, through a central angle of 25° 25' 42" an arc length of 177.52 feet; thence South 31° 05' 55" East, 68.06 feet; thence South 31° 05' 27" East, 66.04 feet; thence South 37° 06' 51" West, 258.91 feet; thence North 52° 53' 09" West, 72.31 feet; thence North 52° 50' 46" West, 171.88 feet; thence North 37° 09' 14" East, 8.00 feet; thence North 52° 50' 46" West, 45.96 feet to the Point of Beginning.

APN 033-2197-019-01

Exhibit B
Legal Description and Plat of Public Storm Drain Area

[See attached.]

EXHIBIT "A"
LEGAL DESCRIPTION FOR
OFFER OF DEDICATION FOR STORM DRAIN
BEING A PORTION OF PARCEL A, FRUITVALE TRANSIT VILLAGE II-B

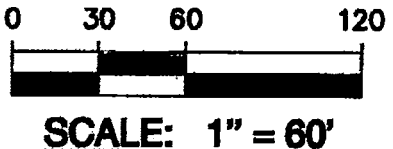
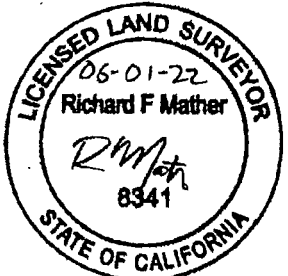
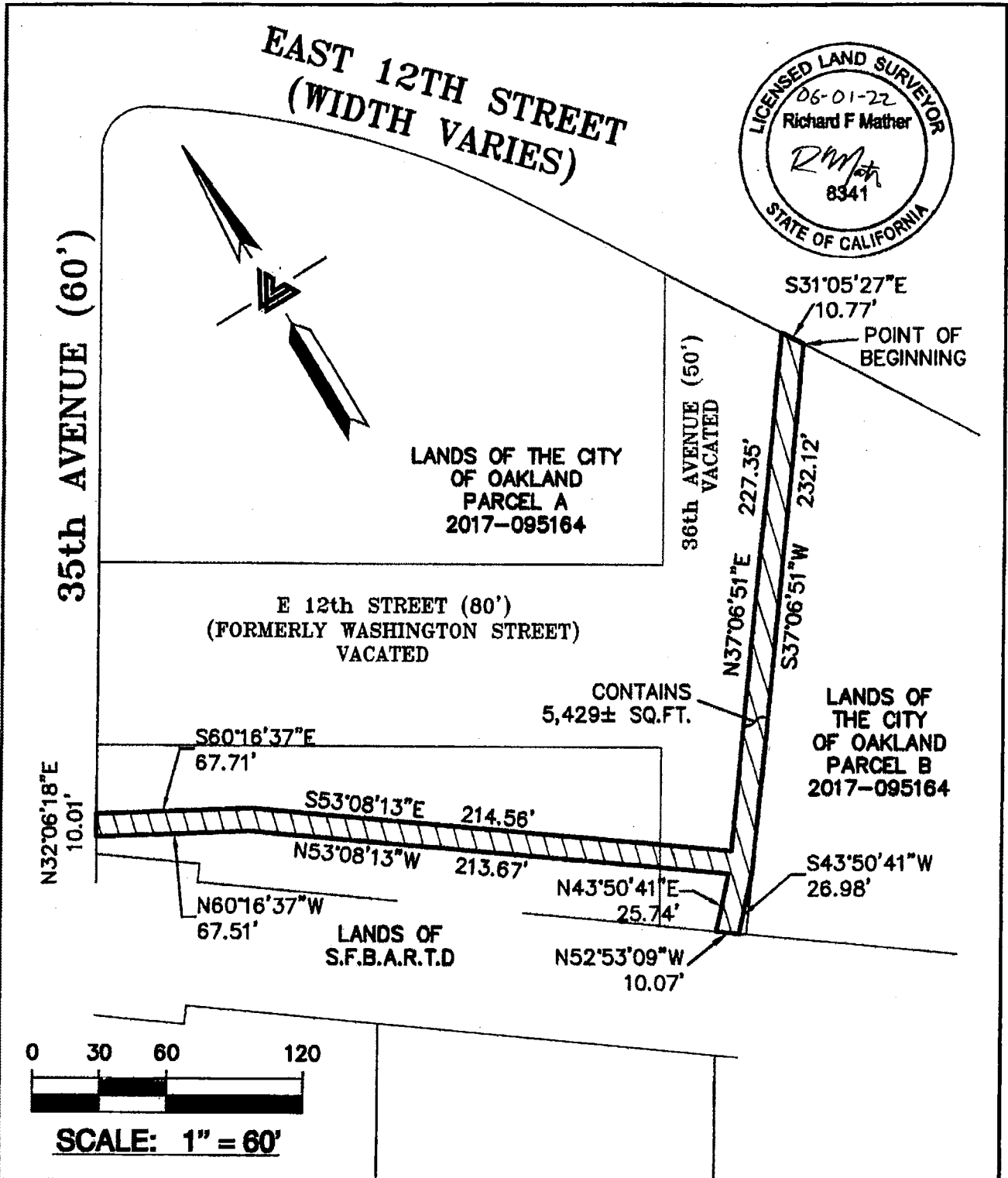
ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE CITY OF OAKLAND, ALAMEDA COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL A, AS DESCRIBED IN THAT CERTAIN GRANT DEED FILED APRIL 28, 2017 AS DOCUMENT NUMBER 2017-095164, OFFICIAL RECORDS OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL A, THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 37°06'51" WEST 232.12 FEET; THENCE SOUTH 43°50'41" WEST 26.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 52°53'09" WEST 10.07 FEET; THENCE LEAVING SAID LINE NORTH 43°50'41" EAST 25.74 FEET; THENCE NORTH 53°08'13" WEST 213.67 FEET; THENCE NORTH 60°16'37" WEST 67.51 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 35TH AVENUE, 60 FEET IN WIDTH; THENCE ALONG SAID RIGHT OF WAY, NORTH 32°06'18" EAST 10.01 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 60°16'37" EAST 67.71 FEET; THENCE SOUTH 53°08'13" EAST 214.56 FEET; THENCE NORTH 37°06'51" EAST 227.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST 12TH STREET, WIDTH VARIES; THENCE ALONG SAID RIGHT OF WAY SOUTH 31°05'27" EAST 10.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,429 SQUARE FEET MORE OR LESS.

THE ABOVE DESCRIPTION IS SHOWN ON EXHIBIT "B" AND BY REFERENCE MADE A PART HEREOF.





LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4088 (F) (510) 887-3019 WWW.LEABRAZE.COM	SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916) 988-1338 (F) (916) 797-7363
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EXHIBIT "B"
**PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
 OFFER OF DEDICATION FOR STORM DRAIN,
 BEING A PORTION OF PARCEL A DEED
 2017-095164, CITY OF OAKLAND,
 ALAMEDA COUNTY, CALIFORNIA**

JOB NO 2170588

CONSENT
(Ground Lease Tenant)

The real property that is the subject of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (“**Offer of Dedication**”) to which this Consent is attached is leased to 3511 East 12th Street LP, a California limited partnership (“**Tenant**”), under that certain Ground Lease (Fruitvale Transit Village IIB) dated as of July 16, 2021 by and between the City of Oakland, a municipal corporation (“**Landlord**”) and Tenant, evidenced by that certain Memorandum of Lease (Fruitvale Transit Village IIB) by and between Landlord and Tenant, recorded on July 19, 2021, as Document No. 2021250942, in the Official Records of the County of Alameda, California, as the same has been and may hereafter be amended (the “**Ground Lease**”). Tenant hereby consents to the Offer of Dedication to which this Consent is attached and the recordation thereof.

Dated: August 8, 2022

TENANT:

3511 EAST 12TH STREET LP,
a California limited partnership

By: Fruitvale Phase IIB LLC,
a California limited liability company
its General Partner

By: BRIDGE Housing Corporation,
a California nonprofit public benefit corporation
its Manager

By: Rebecca H. Hebesto
Name: Rebecca Hebesto
Title: Senior Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

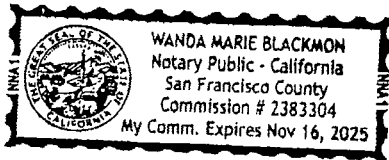
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)
On June 22, 2022 before me, Wanda Marie Blackmon, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Rebecca Hlebasko
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Wanda Marie Blackmon
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

**CONSENT AND SUBORDINATION
(U.S. Bank Trust Company)**

U.S. Bank Trust Company, National Association ("**Assignee**"), as Fiscal Agent under that certain Construction Leasehold Deed of Trust, Security Agreement, Assignment of Lease and Rents and Fixture Filing with Ground Lease Rider dated July 1, 2021, executed by 3511 East 12th Street LP, a California limited partnership, recorded on July 19, 2021 in the Official Records of the County of Alameda, State of California, as Document No.2021250946, for the benefit of California Municipal Finance Agency ("**Assignor**"), as assigned by Assignor to Assignee pursuant to that certain Assignment of Deed of Trust dated July 1, 2022, recorded on July 19, 2021, in the Official Records of the County of Alameda, State of California, as Document No.2021250947, the same has been and may hereafter be amended (the "**Security Instrument**"), hereby (a) consents to the recording of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (the "**Offer of Dedication**") to which this Consent and Subordination is attached and (b) subordinates the lien of the Security Instrument to the Offer of Dedication with the same force and effect as though the Offer of Dedication had been executed and recorded prior to the execution and recordation of the Security Instrument.

Dated: July 26, 2022

U.S. Bank Trust Company, National Association

By: _____

Name: _____

Title: _____

Andrew Funk
ANDREW FUNK
Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of SAN FRANCISCO)

On 7/26/2022, before me, GERALD KING
(Name of Notary)

notary public, personally appeared ANDREW FANG
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

[Signature]
(Notary Signature)



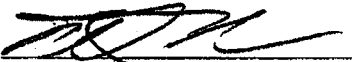
Comm. # 2375446
Exp. Sep 18, 2025

CONSENT AND SUBORDINATION
(City of Oakland - \$9,579,000 Loan)


City of Oakland, a municipal corporation, as beneficiary under that certain Leasehold Deed of Trust, Assignment of Rents, and Security Agreement (Construction Trust Deed) (Securing City Funds Loan - \$9,579,000) dated July 1, 2021, executed by 3511 East 12th Street LP, a California limited partnership, recorded on July 19, 2021 in the Official Records of the County of Alameda, State of California, as Document No. 2021250949, as the same has been and may hereafter be amended (the "**Security Instrument**"), hereby (a) consents to the recording of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (the "**Offer of Dedication**") to which this Consent and Subordination is attached and (b) subordinates the lien of the Security Instrument to the Offer of Dedication with the same force and effect as though the Offer of Dedication had been executed and recorded prior to the execution and recordation of the Security Instrument.

Dated: August 8, 2022

City of Oakland,
a municipal corporation

By: 
Edward D. Reiskin
City Administrator

Approved as to Form and Legality:

By: 
JoAnne Dunec
Deputy City Attorney

ACKNOWLEDGMENT

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State of California
County of Alameda)

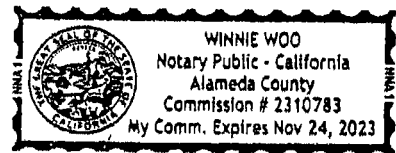
On June 22, 2022 before me, Winnie Woo, Notary Public
(insert name and title of the officer)

personally appeared Edward D. Reiskin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Winnie Woo (Seal)




CONSENT AND SUBORDINATION
(City of Oakland - \$8,100,000 Loan)


City of Oakland, a municipal corporation, as beneficiary under that certain Leasehold Deed of Trust, Assignment of Rents, and Security Agreement (Construction Trust Deed) (Securing Loan of \$8,100,000) dated July 1, 2021, executed by 3511 East 12th Street LP, a California limited partnership, and recorded on July 19, 2021 in the Official Records of the County of Alameda, State of California, as Document No. 2021250950, as the same has been and may hereafter be amended (the "**Security Instrument**"), hereby (a) consents to the recording of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (the "**Offer of Dedication**") to which this Consent and Subordination is attached and (b) subordinates the lien of the Security Instrument to the Offer of Dedication with the same force and effect as though the Offer of Dedication had been executed and recorded prior to the execution and recordation of the Security Instrument.

Dated: August 8, 2022

City of Oakland,
a municipal corporation

By: 
Edward D. Reiskin
City Administrator

Approved as to Form and Legality:

By: 
JoAnne Dunec
Deputy City Attorney

ACKNOWLEDGMENT

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State of California
County of Alameda)

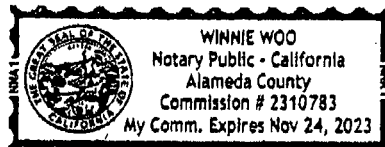
On June 22, 2022 before me, Winnie Woo, Notary Public
(insert name and title of the officer)

personally appeared Edward D. Reiskin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Winnie Woo (Seal)

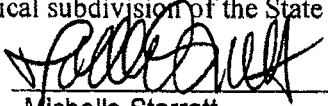


CONSENT AND SUBORDINATION
(County of Alameda)

County of Alameda, a political subdivision of the State of California, as beneficiary under that certain Leasehold Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing (Alameda County A1 Bond Fruitvale Transit Village Phase II-B) dated July 1, 2021, executed by 3511 East 12th Street LP, a California limited partnership, recorded on July 19, 2021 in the Official Records of the County of Alameda, State of California, as Document No. 2021250951, as the same has been and may hereafter be amended (the "**Security Instrument**"), hereby (a) consents to the recording of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (the "**Offer of Dedication**") to which this Consent and Subordination is attached and (b) subordinates the lien of the Security Instrument to the Offer of Dedication with the same force and effect as though the Offer of Dedication had been executed and recorded prior to the execution and recordation of the Security Instrument.

Dated: August, 2022

County of Alameda,
a political subdivision of the State of California

By: 
Name: Michelle Starratt
Title: Housing Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)^{SS}

On August 2, 2022, before me, Eileen DeGuzman
(Name of Notary) Deputy County Clerk

Deputy County Clerk notary public, personally appeared Michelle Starratt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Eileen DeGuzman
Deputy County Clerk
Signature




CONSENT AND SUBORDINATION
(City of Oakland - \$2,500,000 Loan)


City of Oakland, a municipal corporation, as beneficiary under that certain Leasehold Deed of Trust, Assignment of Rents, and Security Agreement (Construction Trust Deed) (Securing TOD Loan - \$2,500,000) dated July 1, 2021, executed by 3511 East 12th Street LP, a California limited partnership, and recorded on July 19, 2021, as Document No. 2021250952, in the Official Records of the County of Alameda, State of California, as the same has been and may hereafter be amended (the "**Security Instrument**"), hereby (a) consents to the recording of the Irrevocable Offer of Dedication for Public Storm Drain Purposes (the "**Offer of Dedication**") to which this Consent and Subordination is attached and (b) subordinates the lien of the Security Instrument to the Offer of Dedication with the same force and effect as though the Offer of Dedication had been executed and recorded prior to the execution and recordation of the Security Instrument.

Dated: August 8, 2022

City of Oakland,
a municipal corporation

By: 
Edward D. Reiskin
City Administrator

Approved as to Form and Legality:

By: 
JoAnne Dunec
Deputy City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On June 22, 2022 before me, Winnie Woo, Notary Public
(insert name and title of the officer)

personally appeared Edward D. Reiskin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Winnie Woo (Seal)

