### **NOTICE AND DIGEST**

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A SIXTH AMENDMENT TO THE LEASE **DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN** THE CITY OF OAKLAND AND OMSS, LLC, FOR DEVELOPMENT OF AN ANCILLARY MARITIME SUPPORT FACILITY FOR TRUCK PARKING AND RELATED SERVICES AT 10 BURMA ROAD AND 2307 WAKE AVENUE, TO EXTEND THE OUTSIDE CLOSING DATE BY THREE MONTHS (RETROACTIVELY, IF NECESSARY) SUBJECT TO AN EXTENSION PAYMENT OF \$12,500, WITH AN ADDITIONAL THREE MONTH ADMINISTRATIVE EXTENSION SUBJECT TO AN EXTENSION PAYMENT OF \$12,500; AND ADOPTING CALIFORNIA ENVIRONMENTAL QUALITY ACT **FINDINGS** 

This Ordinance authorizes a sixth amendment to the Ancillary Maritime Support Project Lease Disposition and Development Agreement (as amended, the "LDDA") between the City of Oakland and OMSS, LLC, for development of an ancillary maritime support facility for truck parking and related services at 10 Burma Road and 2307 Wake Avenue in the Gateway Area of the former Oakland Army Base, to extend the Outside Closing Date (as defined in the LDDA) by three (3) months to from May 1, 2025 to August 1, 2025, subject to an extension payment of \$12,500, with an additional three (3) month administrative extension subject to an extension payment of \$12,500; and adopting California Environmental Quality Act findings.

### **Notice of Publication**

This Ordinance was introduced at the Special City Council meeting, Tuesday afternoon May 20, 2025, and passed to print 7 Ayes; 1 **Excused - Gallo**. Final adoption has been scheduled for the City Council meeting Tuesday evening June 3, 2025, 3:30 P.M., at One Frank H. Ogawa Plaza, Council Chamber, 3rd floor, Oakland, California, and via Teleconference.

Three full copies are available for use and examination by the public in the Office of the City Clerk at One Frank H. Ogawa Plaza, 1st floor, Oakland, California.

ASHA REED, City Clerk

### **NOTICE AND DIGEST**

ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE LEASE DISPOSITION AND DEVELOPMENT AGREEMENT WITH LIBERATION PARK RESIDENCES, L.P., FOR A PORTION OF CITYOWNED PROPERTY LOCATED AT 73RD AVENUE AND FOOTHILL BOULEVARD (PARCEL 2), TO REVISE THE **GROUND LEASE TERMS OF RENT PAYMENT BY REPLACING** THE PROVISION OF A 55-YEAR CAPITALIZED LOAN IN THE AMOUNT OF \$1,505,004 AT A 3% INTEREST RATE WITH AN ANNUAL GROUND RENT PAYMENT OF \$90,331 CAPPED AT \$1,505,004, TO BE PAID TO THE CITY DURING THE 99-YEAR **GROUND LEASE TERM** 

This Ordinance would authorize the City Administrator to amend the ground lease payment structure for the Lease Disposition and Development Agreement (LDDA) between the City of Oakland and Liberation Park Residences, L.P. The existing LDDA authorized a capitalized ground rent loan of \$1,505,004 at a 3% interest rate. This Ordinance would authorize an annual base rent of \$15,000 and \$70,331 deferred rent, to be capped at total payments to the City of \$1,505,004 over the 99-year term.

### **Notice of Publication**

This Ordinance was introduced at the Special City Council meeting, Tuesday afternoon May 20, 2025, and passed to print 8 Ayes. Final adoption has been scheduled for the City Council meeting Tuesday evening June 3, 2025, 3:30 P.M., at One Frank H. Ogawa Plaza, Council Chamber, 3rd floor, Oakland, California, and via Teleconference.

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ASHA REED, City Clerk

## Black Orgs Converge on California State Capitol ...

Continued from page 2

"We're here to remind lawmakers that Black policy matters. The NAACP remains the oldest, the boldest, and the most revered civil rights organization in America and we're not slowing down."

Before meeting with lawmakers, the NAACP Cal-Hi State Conference and AKAs held a breakfast meeting a couple of blocks away from the State Capitol at the Sheraton Grand Hotel.

Far Western Regional Director Nichole Starr-Jordan said she and over 150 AKAs were focused on advancing legislative change through civic engagement, public policy education, and social justice advocacy under the theme, "Soaring to Greater Heights of Service and Sisterhood."

In addition to meeting with lawmakers, leaders of the Black organizations that participated in the legislative action day were recognized on the Assembly floor by Assemblymember Rhodesia Ransom

LEGALS

(D-Stockton) and Sen. Akilah Weber Pierson (D-San Diego) on the Senate floor.

Among those leaders were Starr-Jordan, event co-organizers LaNiece Jones (Oakland) and Patrice Marshall McKenzie (Pasadena), NAACP board member LaJuana Bevins from Stockton, BWOPA President Dezie Wood-Jones, and 100 Black Women Oakland-Bay Area President Shari Woodridge, CBM Executive Director Regina Wilson, and founder of the BWC Kellie Todd Griffin were recognized for their contribu-

They were accompanied to the Senate and Assembly chambers by former Assemblywoman Cheryl Brown, who represented a Southern California d25istrict covering areas in San Bernardino County.

"We are proud to recognize another Divine 9 organization," Ransom said on the Assembly floor, referring to the historically Black Greek-letter fraternities and sororities. "These individuals and the many members with them today represent what Black collective action looks like."

**LEGALS** 

## **LEGALS**

NOTICE OF HEARING
CLEAN WATER PROTECTION
FEE
NOTICE IS HEREBY GIVEN
that the Board of Supervisors of
the County of Alameda, State
of California, has received a
report concerning the Clear

report concerning the Clean Water Protection Fee for water

water Protection Fee for water conservation purposes to be levied on real property in the unincorporated areas of Alameda County for the 2025-2026 Fiscal Year A public hearing upon such report will take place on Tuesday, June 3, 2025, at 9 30 AM or as soon thereafter as the matter can be heard in the resultar meeting.

be heard in the regular meeting room of the Board of Supervisors,

on how to participate, also call (510) 208-4949.

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Alameda, State of California, has received a report concerning the EMS District CSA-1983 Special Tax Rate

## **LEGALS**

### org or call (510) 208-4949 or (510) 834-6754 (TDD). The Board of Supervisors' meetings are wheelchair accessible. If you require language interpretation services, please contact the Clerk of the Board 72 hours prior to the meeting start time. For other information regarding

the hearing, including information

## on how to participate, you may also call (510) 208-4949.

# NOTICE OF HEARING VECTOR CONTROL SERVICES DISTRICT SPECIAL ASSESSMENT AND BENEFIT RATE INCREASE NOTICE IS HEBERY GIVEN

Fifth Floor, Alameda County Administration Building, 1221 Oak Street, Oakland, California 94612. At the hearing, the Board will hear and consider all protests. Members of the public may that the Board of Supervisors of the County of Alameda, State of California, has received a report concerning the proposed beneficasessments charges to be levied on real property for fiscal year 2025-2026 to finance the Vector Control Program within County Service Area No. VC-1984-1. A public hearing upon such report will take place on, June 3, 2025 at 11:00 AM, or as soon thereafte as the matter can be heard in the regular meeting room of the observe and participate in the hearing by following the instructions located on the Board of Supervisors' agenda for the hearing located at: for the hearing located at: https://bos.acgov.org/broadcast/ Copies of the report listing the service charges will be available for public examination at the ollowing locations: Clerk, Board of Supervisors Nameda County Administration as the matter can be heard in the regular meeting room of the Board of Supervisors, Fifth Floor, Alameda County Administration Building, 1221 Oak Street, Oakland, California 94612. At the hearing, the Board will hear and consider all protests. Members of the public may observe and participate in the hearing by following the instructions located on the Board Supervisors' agenda for the Building 1221 Oak Street, Suite 536 Oakland, CA 94612 On-line: https://www.acpwa.org/ acpwa-assets/docs/documentthe hearing, including information you may

of Supervisors' agenda for the hearing located at: https://bos.acgov.org/broadcast/ Copies of the report listing the service charges are available for public examination at the following locations: Clerk, Board of Supervisors Alameda County Administration Building NOTICE OF HEARING EMS DISTRICT CSA-1983 SPECIAL TAX RATE INCREASE

Alameda County Administration Building 1221 Oak Street, Fifth Floor Caldand, CA 94612 https://www.acgov.org/board/bos\_calendar/documents/DocsAgendaReg\_05\_13\_25/HEALTH % 2 0 CARE % 2 0 SER VICES/Regular% 2 0 Calendar/ENVHLTH\_385863, pdf For other information regarding the hearing, including information on how to participate, you may also call (510) 208-4949

Increase for emergency medical services to be levied on real property in all cities within the County and in the unincorporated areas of Alameda County for the 2025-2026 Fiscal Year. A public hearing upon such report will take place on, June 3, 2025, at 11:00 AM, or as soon thereafter as the matter can be heard in the regular meeting room of the Board of Supervisors, Fifth Floor, Alameda County Administration Building, 1221 Oak Street, Oakland, California 94612. The County formed the EMS CSA in 1983 to provide emergency medical services throughout the county. The revenue from the CSA covers the total cost to Alameda County for providing ambulance, paramedic, trauma care and retated services, including emergency medical dispatch and associated EMS program activities. With the passage of Proposition 218 in November 1996. EMS charges no longer met the definition of "benefit assessment," Therefore, a special tax to replace the benefit assessment was approved by Alameda County voters in 1997 with more than the required two-thirds majority with 81.4% of voters voting Yes. This special tax measure also authorizes the Board of Supervisors to adjust the tax ence a year in an amount not to exceed the increase in Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area.

On May 13, 2025, the Board of Supervisors of the County of Alameda accepted a report and proposal to increase the annual rate from \$40.32 per benefit unit to \$41.40 per benefit unit throughout the service area in conformance with the Alameda County Ordinance Code, Chapter 2.20 Emergency Medical Services District Special Tax. Opies of the report listing the service charges are available for public examination at the following locations:

Clerk, Board of Supervisors Alameda County Administration Building

1221 Oak Street, Suite 536
Oakland, CA 94612
https://www.acgov.org/board/bos\_calendar/40cuments/
DosAgendaReg\_05\_13\_25/
HEALTH%20 CARE%20
SERVICES/Regular%20
Calendar/HCSA\_385964.pdf
At the hearing, the Board will hear and consider all protests Members of the public may observe and participate in the hearing located on the Board of Supervisors' agenda for the hearing located at:
https://bos.acgov.org/

## **LEGALS**

A Petition for Probate has

been filed by ROSALIE ISAACS in the Superior Court of California, County of ALAMEDA.
The Petition for Probate requests ISAACS that ROSALIE ISAACS be appointed as personal representative to administed decedent. Petition administer the estate of the

requests

authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however the personal representative to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

authority.
A hearing on the petition will be held in this court on JUNE 6, 2025 at 9:30 AM in Dept. 202 Room located at 2120 MARTIN LUTHER KING JR BERKELEY

## postnewsgroup.dbastore.com

EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 10, 2025, at 12:00 PM, at the Failon Street on the County Courthouse, 1225 Fallon Street, Oakland, CA94812, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain DEED OF TRUST, ASSIGNMENT OF LEASESAND.

OF TRUST, ASSIGNMENT OF EASESAND RENTS, BECURITY AGREEMENT AND BOTH OF THE SECOND OF BOTH OF THE SECOND OF THE SECOND BOTH OF THE SECOND OF TH

Trustor"), in favor of JPMorgan Chase Bank, National Association, as Beneficiary, and any Bank, Name Beneficiary, and thereto

## EXPLANATION OF THE NATURE should be aware that the same

no. 2019005974 of official records in the office of the Recorder of Alameda County, CA, executed by: KUBERA HOTEL, PROPERTIES, LP, a California imited partnership, as Trustor (the

as beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND") EXHIBIT "A" THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: Portion of Block 97, as said Block is shown on the "Map

## postnewsgroup.legaladstore.com

lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the

trustee sale postponements ue made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Website

proceeds, if any, from business interruption or other loss of income insurance from the Land and the Improvements whether paid or accruing before or after apparatuses and equipheating, ventilating, la incinerating, electrical, and it incinerating and air equipment, interesting, electrical, air conditioning and air cooling equipment and systems, gas and electric machiniery, appurtenances and equipment, pollution control equipment, security systems, facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned equipment (whether owner individually or jointly with others and, if owned jointly, to the extent of Trustor's interest therein) and all other utilities whether or not situated in easements, all water

right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property; (j) insurance Proceeds. All proceeds in respect tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, ents, betterments and ons for any of the and the proceeds of the Property under any insurance policies covering the Property, including, without substitutions Property, including, without limitation, the right to receive and apply the proceeds of any hereof (collectively, the Fixtures"). Notwithstanding the foregoing, "Fixtures" shall not include any property which tenants are entitled to remove pursuant to leases except to the insurance, judgments, or settlements made in lieu thereof, for damage to the Property; (k) Tax Certiorari, Ali refunds, rebates extent that Trustor shall have any credits in reduction in real estate taxes and assessments charged against the Property as a result of tax certioran or any applications or proceedings for reduction, (I) Conversion. All proceeds of the conversion, or any other torsound any other torsound any other torsound any other torsound. nght or interest therein;(g Personal Property. All furniture resultal reporty. An unificial furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises. involuntary, of any of the foregoing licenses, certificates and permits, and all other personal property of

## **LEGALS**

other common designation, if any, of the real Property described above is purported to be: 920 University Avenue, Berkeley, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common

the filing by or against Trustor of any petition for relief under the address and other common designation, if any, shown herein. Said sale will be made without Bankruptcy Code (collectively, the "Rents") and all proceeds from the sale or other disposition of the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt; (i) Conderl111ation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of emigent density from the property of the right of emigent density from the property of the right of emigent density from the property of the right of emigent density from the property of the payment of payment o covenant or warranty, express or implied, regarding title, possession, or encumbrances, to possession, or encurronances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$9,151,560.59 (Estimated), provided, however, prepayment premiums, accrued interest, and advances will

prepayment permitting, accruded interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the furstee. may be acceptable to the trustee in the event tender\_other than

limitation,

insurance and awards, into

entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting or pertaining to any business or activity conducted on the Land and any part thereof and ali right, title and interest of Trustor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Trustor thereunder. (o) Trademarks, All tradenames,

amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code may be acceptable to the Trustee account by the property receiver if applicable, if the Trustee is unable to convey title for any reason, the successful bidder's you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can

proceeds of insurance and condemnation awards, into liquidation claims; (in Rights The inght, in the name and on benalt of Trustor to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Beneficiary in the Property and to commence any action or proceeding to protect the interest of the Beneficiary in the Property in the State Beneficiary in the State Beneficiary in the Property in the State Beneficiary in the State Beneficiary in the State Beneficiary in the Property in the State Beneficiary in the State Beneficiary in the Property in the State Beneficiary in the State

protests to: Clerk of the Board of

broadcast/
Owners and tenants of parcels subject to this rate increase who are responsible for paying the EMS special tax may send written protects to:

internet Website www. servicelinkasap.com, using the file number assigned to this case 25-00040-2FNT. Information 25-00040-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected may not immediately be reflected in the telephone information or on the Internet Website. The best way to venify postponement information is to attend the scheduled sale. Beneficiary has elected, and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to the nonjuctof the estrement whis Notice include in foreclosure nonjudicial ´estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other WAY, BERKELEY 94704, BERKELEY 94704, BERKELEY COURTHOUSE, REMOTE APPEARANCE:
The Court allows, but does not require, all parties who wish to attend the hearing on the above date and time, including those who wish to state objections, to appear by audio or video technology. The parties should consult the court's website for the specific telephonic and video applications available. The parties may also contact the probate clerk in the respective department for information concerning remote appearances. Parties must be present at least five (5) minutes before the scheduled hearing time.

If you object to the granting of the Personal procesty of adiable of the Souther line of the Parties of the Personal procesty of adiable of the Sisterna Tract, Berkeley, the Property is more particularly which property is more particularly and made a part hereof. Commercial Code, other than property is more particularly which property is more particularly and made a part

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