

**Oakland Tribune**

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2050974

OAKLAND, CITY OF  
KRISTAL SAMS, CITY CLERK'S OFC.  
1 FRANK H. OGAWA PLZ., 2ND FL.  
OAKLAND, CA 94612-1923

**PROOF OF PUBLICATION**

**FILE NO. Asha Reed UrbanCore EBALDC 7/19**

In the matter of

**Oakland Tribune**

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**07/15/2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: July 15, 2016

Public Notice Advertising Clerk

Legal No.

**0005773646**

**NOTICE AND DIGEST**

Adoption of the proposed ordinance will enable the City Administrator to negotiate and execute a Disposition and Development Agreement that will allow the City to sell the Property to UrbanCore and the East Bay Asian Local Development Corporation (EBALDC) for the appraised fair market value of \$8 million for development of the Property as a residential mixed-use project; and allow the City to finance EBALDC's acquisition of its portion of the Property with a seller carryback loan in the amount of \$3.3 million to support the affordable housing project. The ordinance includes the California Environmental Quality Act (CEQA) findings for this action.

**ORDINANCE:** (1) AUTHORIZING THE CITY ADMINISTRATOR, WITHOUT RETURNING TO THE CITY COUNCIL, TO NEGOTIATE AND EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS BETWEEN THE CITY OF OAKLAND AND URBANCORE DEVELOPMENT, LLC, OR ITS RELATED ENTITIES OR AFFILIATES ("URBANCORE"), AND EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION OR ITS RELATED ENTITIES OR AFFILIATES ("EBALDC"), FOR (A) SALE OF THE 12TH STREET REMAINDER PARCEL LOCATED AT E12TH STREET AND 2ND AVENUE ("PROPERTY") FOR NO LESS THAN \$8.0 MILLION, (B) A SELLER CARRYBACK LOAN FROM THE CITY TO EBALDC IN THE AMOUNT OF \$3.3 MILLION PLUS THE COST OF LOAN ORIGINATION, AND (C) DEVELOPMENT OF THE PROPERTY AS A RESIDENTIAL MIXED-USE PROJECT, ALL OF THE FOREGOING DOCUMENTS TO BE IN A FORM AND CONTENT SUBSTANTIALLY IN CONFORMANCE WITH THE TERM SHEET ATTACHED AS EXHIBIT A, AND; (2) ADOPTING CEQA EXEMPTIONS (15183 & 15183.3) AND ADDENDUM (RELYING ON THE PREVIOUSLY CERTIFIED 2014 LAKE MERRITT STATION AREA PLAN EIR)

**Notice of Publication**

This Ordinance was introduced at the City Council meeting, Tuesday evening July 5, 2016, and passed to print **6 Ayes, 2 Excused - Brooks And Campbell Washington**. Final adoption has been scheduled for the City Council meeting Tuesday evening July 19, 2016, 5:30 p.m., at One Frank H. Ogawa Plaza, Council Chamber, 3rd floor, Oakland, California.

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.

**OT #5773646; Jul. 15, 2016**

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