RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Successor Agency to the Redevelopment Agency of the City of San Leandro
835 E. 14th St.
San Leandro, CA 94577

Tax Statement to be sent to the address above

Exempt from Recording Fees
Government Code §§ 6103, 27383

Exempt from Documentary Transfer Tax Per Rev. & Tax. Code §11922 Governmental agency acquiring title

2013124552 04/08/2013 09:36 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 0.00

6 PGS

6
MS

(Space Above This Line Reserved For Recorder's Use)

APN: 077D-1499-001-00

CITY OF SAN LEANDRO QUITCLAIM DEED

For zero consideration, the receipt and sufficiency of which is hereby acknowledged, the City of San Leandro ("**Grantor**") hereby quitclaims, releases and conveys to the Successor Agency to the Redevelopment Agency of the City of San Leandro ("**Grantee**") any and all right, title and interest in certain property located at 14901 East 14th Street in the City of San Leandro, County of Alameda known as 077D-1499-001-00, as more particularly described in Exhibit A attached to this Quitclaim Deed and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the of Eighteenth of March, 2013.

GRANTOR:

CITY OF SAN LEANDRO

Chris Zapata

Chris Zapata
City Manager

[Signatures Must Be Notarized]

2013370.1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
) ss.
County of Alameda)

On APRIL 2, 2013 before me, MARY HUSTACE FOSTER, NOTARY PUBLIC,

personally appeared CHRIS ZAPATA, CITY MANAGER,

My commission number is 1917320.

MARY HUSTACE FOSTER
COMM. #1917320
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires December 17, 2014

My commission expires on December 17, 2014.

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Mary Hustace Foster
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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:_____
☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is Representing:_____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Exhibit A
PROPERTY

(Attach legal description.)

Exhibit A

The land described herein is situated in the State of California, County of Alameda, City of San Leandro, and is described as follows:

A portion of Lot 9, as said lot is shown upon Map entitled "Map of the Coelho Tract Eden TP., Alameda Co., California", filed December 11, 1899, in Book 15 of Maps, at Page 100, in the Office of the County Recorder of Alameda County, and

Also a portion of that certain 0.20 acre parcel of land described in Deed to John Charles Lavin, dated January 22, 1902 and recorded January 23, 1902 in Book 821 of Deeds, at Page 191, in the Office of the County Recorder of Alameda County, described as follows:

Beginning at the Point of Intersection of the southwestern line of East 14th Street, as said street is described in Deed to County of Alameda, dated June 7, 1929 and recorded October 31, 1929, in Book 240 of Official Records, at Page 191, in the Office of the County Recorder of Alameda County, with the northern boundary line of Lot 9, as said lot is shown on said Map, thence south 49 degrees 00 minutes east along the southwestern line of East 14th Street 19.41 feet; thence leaving said line of East 14th Street southeasterly, southerly and southwesterly on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 12.00 feet, a distance on said arc of 22.01 feet; thence south 56 degrees 04 minutes 20 seconds west 89.74 feet; thence southwesterly, westerly and northwesterly on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 20.00 feet, a distance on said arc of 43.11 feet to a point on the eastern line of the county road leading from San Lorenzo to San Leandro, also known as Telegraph Road; thence north 0 degrees 26 minutes west along the said line of Telegraph Road 145.35 feet, more or less, to a point on the said southwestern line of East 14th Street; thence south 49 degrees 00 minutes east along the said line of East 14th Street 123.72 feet to the Point of Beginning.

APN: 077D-1499-001

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated the 18th of March, 2013 from the City of San Leandro ("City") to the Successor Agency of the Redevelopment Agency of the City of San Leandro ("Successor Agency"), is hereby accepted on behalf of the Successor Agency by the undersigned officer or agent on behalf of the Board of the Successor Agency pursuant to authority conferred by resolution of the Board of the Successor Agency adopted on the 18th of March, 2013, and that Successor Agency consents to recordation of the Quitclaim Deed by its duly authorized officer.

Dated 4/2, 2013

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF SAN LEANDRO

By: _____
Chris Zapata

Its: Executive Director

SIGNATURES MUST BE NOTARIZED

2013370.1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
) ss.
County of Alameda)

On APRIL 2, 2013 before me, MARY HUSTACE FOSTER, NOTARY PUBLIC,

personally appeared CHRIS ZAPATA, EXECUTIVE DIRECTOR,

My commission number is 1917320.

MARY HUSTACE FOSTER
COMM. #1917320
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires December 17, 2014

My commission expires on December 17, 2014.

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Mary Hustace Foster
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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:_____
☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is Representing:_____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

CITY OF SAN LEANDRO

MAY 10 2013

CITY CLERK'S OFFICE

From: Rezsin Gonzalez/BD

SCANNED

MAY 10 2013

CITY CLERK'S OFFICE

Scan Operator: _____

344436

GRANT DEED

3

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Office of Business Development
City of San Leandro 835 East 14th Street
San Leandro, CA 94577

EXEMPT FROM RECORDING FEES PER GOVERNMENT CODE §§6103, 27383

2011078201 03/10/2011 12:48 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 0.00
70 PGS
69

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

R&T CODE 11922
GOVERMENTAL AGENCY
ACQUIRING TITLE.

GRANT DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Redevelopment Agency of the City of San Leandro, a public body, corporate and politic (the "**Grantor**") acting to carry out the Redevelopment Plan for the Alameda County/City of San Leandro Project Area (the "**Redevelopment Plan**") for redevelopment purposes pursuant to the Community Redevelopment Law of the State of California, hereby grants and conveys to the City of San Leandro, a municipal corporation (the "**Grantee**"), the real property (the "**Property**") located in the City of San Leandro at14901 E. 14th Street, designated as Alameda County Assessors Parcel Nos. 077D 1499 001 00 and more particularly described in Exhibit A attached hereto and incorporated in this grant deed ("**Grant Deed**") by this reference.

1. Disposition and Development Agreement. The Property is conveyed subject to the Redevelopment Plan attached hereto as Exhibit B and that certain unrecorded Disposition and Development Agreement entered into by and between the Grantor and the Grantee dated as of March 7, 2011 (the "**Agreement**").

2. Nondiscrimination. Grantee shall not restrict the rental, sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, or any portion thereof, on the basis of race, color, religion, creed, sex, sexual orientation, disability, marital status, ancestry, or national origin of any person. Grantee covenants for itself and all persons claiming under or through it, and this Grant Deed is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property or part thereof, nor shall Grantee

or any person claiming under or through Grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Property or part thereof.

All deeds, leases or contracts made or entered into by Grantee, its successors or assigns, as to any portion of the Property or the Improvements shall contain the following language:

(a) In Deeds, the following language shall appear:

"(1) Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through it, that there shall be no discrimination against or segregation of a person or of a group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land.

"(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

(b) In Leases, the following language shall appear:

"(1) The lessee herein covenants by and for the lessee and lessee's heirs, personal representatives and assigns, and all persons claiming under the lessee or through the lessee, that this lease is made subject to the condition that there shall be no discrimination against or segregation of any person or of a group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the property herein leased nor shall the lessee or any person claiming under or through the lessee establish or permit any such practice or practices of discrimination of segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the property herein leased.

"(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

(c) In Contracts, the following language shall appear:

"There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to selection, location, number, use or occupancy of tenants, lessee, subtenants, sublessees or vendees of the land."

3. Term of Restrictions. The covenants against discrimination contained in Section 2 shall remain in effect in perpetuity.

4. Mortgagee Protection. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument permitted by the Agreement; provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

5. Binding On Successors. The covenants contained in Sections 2 of this Grant Deed, without regard to technical or legal classification or designation specified in this Grant Deed or otherwise, shall to the fullest extent permitted by law and equity, be binding upon Grantee and any successor in interest to the Property or any part thereof, for the benefit of Grantor, and its successors and assigns, and such covenants shall run in favor of and be enforceable by the Grantor and its successors and assigns for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. In the event of any breach of any of such covenants, the Grantor and its successors and assigns shall have the right to exercise all rights and remedies available under law or in equity to enforce the curing of such breach.

6. Enforcement. The Grantor shall have the right to institute such actions or proceedings as it may deem desirable to enforce the provisions set forth herein. Any delay by the Grantor in

instituting or prosecuting any such actions or proceedings or otherwise asserting its rights hereunder shall not operate as a waiver of or limitation on such rights, nor operate to deprive Grantor of such rights, nor shall any waiver made by the Grantor with respect to any specific default by the Grantee, its successors and assigns, be considered or treated as a waiver of Grantor's rights with respect to any other default by the Grantee, its successors and assigns, or with respect to the particular default except to the extent specifically waived.

7. Amendment. Only the Grantor, its successors and assigns, and the Grantee and the successors and assigns of the Grantee in and to all or any part of the fee title to the Property shall have the right to consent and agree to changes or to eliminate in whole or in part any of the covenants contained in this Grant Deed. For purposes of this Section, successors and assigns of the Grantee shall be defined to include only those parties who hold all or any part of the Property in fee title, and not to include a tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under deed of trust, or any other person or entity having an interest less than a fee in the Property .

8. Conflict. In the event there is a conflict between the provisions of this Grant Deed and the Agreement, it is the intent of the parties that the Agreement shall control.

9. Counterparts. This Grant Deed may be executed in counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument.

SIGNATURES ON FOLLOWING PAGES.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant Deed as of this 9th day of March, 2011.

GRANTOR:

REDEVELOPMENT AGENCY
OF THE CITY OF SAN LEANDRO,
a public body corporate and politic

By: _____
Stephen L. Hollister, Executive Director

ATTEST:

By Marian Handa
Marian Handa, Agency Secretary

APPROVED AS TO FORM:

By _____
for Jayne Williams, Agency Counsel

GRANTEE:

CITY OF SAN LEANDRO,
a municipal corporation

By: _____
Stephen L. Hollister, City Manager

ATTEST:

By Marian Handa
Marian Handa, City Clerk

APPROVED AS TO FORM:

By _____
for Jayne Williams, City Attorney

SIGNATURES MUST BE NOTARIZED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
) ss.
County of Alameda)

On MARCH 9, 2011 before me, MARY HUSTACE FOSTER, NOTARY PUBLIC,

personally appeared STEPHEN L. HOLLISTER,

My commission number is 1917320.

MARY HUSTACE FOSTER
COMM. #1917320
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires December 17, 2014

My commission expires on December 17, 2014.

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Mary Hustace Foster
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: March 9, 2011

Number of Pages: 5

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stephen L. Hollister
- ☑ Individual
- ☑ Corporate Officer – Title(s): Executive Director
- ☐ Partner – ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Exhibit A

The land described herein is situated in the State of California, County of Alameda, City of San Leandro, and is described as follows:

A portion of Lot 9, as said lot is shown upon Map entitled "Map of the Coelho Tract Eden TP., Alameda Co., California", filed December 11, 1899, in Book 15 of Maps, at Page 100, in the Office of the County Recorder of Alameda County, and

Also a portion of that certain 0.20 acre parcel of land described in Deed to John Charles Lavin, dated January 22, 1902 and recorded January 23, 1902 in Book 821 of Deeds, at Page 191, in the Office of the County Recorder of Alameda County, described as follows:

Beginning at the Point of Intersection of the southwestern line of East 14th Street, as said street is described in Deed to County of Alameda, dated June 7, 1929 and recorded October 31, 1929, in Book 240 of Official Records, at Page 191, in the Office of the County Recorder of Alameda County, with the northern boundary line of Lot 9, as said lot is shown on said Map, thence south 49 degrees 00 minutes east along the southwestern line of East 14th Street 19.41 feet; thence leaving said line of East 14th Street southeasterly, southerly and southwesterly on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 12.00 feet, a distance on said arc of 22.01 feet; thence south 56 degrees 04 minutes 20 seconds west 89.74 feet; thence southwesterly, westerly and northwesterly on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 20.00 feet, a distance on said arc of 43.11 feet to a point on the eastern line of the county road leading from San Lorenzo to San Leandro, also known as Telegraph Road; thence north 0 degrees 26 minutes west along the said line of Telegraph Road 145.35 feet, more or less, to a point on the said southwestern line of East 14th Street; thence south 49 degrees 00 minutes east along the said line of East 14th Street 123.72 feet to the Point of Beginning.

APN: 077D-1499-001

Exhibit B

REDEVELOPMENT PLAN FOR THE ALAMEDA COUNTY/CITY OF SAN LEANDRO PROJECT AREA

Chapters:

2.04	**Introductory Provisions and Definitions**
2.08	**Participation by Owners and Tenants**
2.12	**Relocation of Persons Displaced by the Project**
2.16	**Demolition, Clearance, Improvements, Site Preparation and Rehabilitation**
2.20	**Property Disposition and Development**
2.24	**Low and Moderate Income Housing**
2.28	**Uses Permitted in Project Area**
2.32	**Methods of Financing the Project**
2.36	**Administration and Enforcement**
	Appendix to Title 2

Chapter 2.04

INTRODUCTORY PROVISIONS AND DEFINITIONS

Sections:

2.04.010	**Introduction.**
2.04.020	**Purposes and objectives.**
2.04.030	**General definitions.**
2.04.040	**Project area boundaries.**
2.04.050	**Proposed development actions.**

2.04.010 Introduction.

The redevelopment plan for the Alameda County/City of San Leandro redevelopment project consists of this title, the redevelopment project area map (Attachment A), the land use map (Attachment B), the legal description of the project area boundary (Attachment C), and the list of public improvement projects (Attachment D). The county of Alameda and city of San Leandro are cooperating in this joint effort to upgrade the selected project area. (Ord. 93-012 § 100, 1993)

2.04.020 Purposes and objectives.

A. The purpose and objectives of this redevelopment plan are to eliminate the conditions of blight existing in the project area and to prevent the recurrence of blighting conditions in the project area. The agency, with the active efforts of the county, proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this plan, for the planning, development, replanning, redesign, clearance, redevelopment, reconstruction and rehabilitation of the project area and by providing for such structures and spaces as may be appropriate or necessary in the interest of the general welfare, including, without limitation, recreational and other facilities incidental or appurtenant to them. The agency further proposes to eliminate the conditions of blight existing in the project area and prevent their recurrence by providing for the alteration, improvement, modernization, reconstruction or rehabilitation of existing structures in the project area and by providing for open space types of uses, public and private buildings, structures, facilities, and improvements. The agency further proposes to eliminate such conditions and prevent their recurrence by providing for the replanning or redesign or development of undeveloped areas. The agency proposes to:

1. Encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities.

2. Provide for the rehabilitation of commercial structures and residential dwelling units.

3. Provide for participation in the redevelopment of property in the project area by owners who agree to so participate in conformity with this redevelopment plan.

4. Provide for the management of property owned or acquired by the agency.

5. Provide relocation assistance where agency activities result in displacement

6. Provide .public infrastructure improvements and community facilities, such as the installation, construction and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary far the effective redevelopment of the project area.

7. Improve and increase the community's supply of affordable housing.

8. Acquire real property and encourage consolidation of parcels.

9. Dispose of real property acquired by the agency in the project area except property conveyed to it by the city or county.

10. Encourage the redevelopment of the project area through the cooperation of private enterprise and public agencies. In the unincorporated sections of the project area. The county will be the lead entity in implementing all projects and programs in this redevelopment plan.

B. The project area contains a substantial area within the city's boundaries and a substantial area in the unincorporated county. Both the city and county portions of the project area are characterized by significant blighting conditions that require substantial redevelopment efforts by the agency. It is intended that the agency will perform its activities in a manner that will promote the goals of the city general plan and other city policies within the city portion of the project area, and that promote the goals of the county general plan, pending Ashland Cherryland business district specific plan and other county policies within the unincorporated portion of the project area. It is further intended that the agency will devote equal budgetary staff, and policy resources to the city portion and the unincorporated portion of the project area over the life of the plan and over discrete implementation periods (e.g. three year planning periods). (Ord. 93-012 § 101, 1993)

2.04.030 General definitions.

The following references will be used generally in this plan unless the context otherwise requires:

"Agency" means, with the exception set forth in the following sentence, the city of San Leandro Redevelopment Agency for the portion of the project area within the city of San Leandro and the Alameda County Redevelopment Agency for the portion of the project area within the unincorporated territory of the county of Alameda. For purposes of Section 2.32.020 (Tax Increments), "Agency" means the city of San Leandro Redevelopment Agency for the entire project area (subject to sharing of tax increments with the Alameda County Redevelopment Agency in accordance with any separate agreement between the city of San Leandro Redevelopment Agency and the Alameda County Redevelopment Agency).

"Agency board" means the governing body of the San Leandro Redevelopment Agency for the portion of the project area that is within the city of San Leandro and the board of directors of the Alameda County Redevelopment Agency for the portion of the project area that is within the unincorporated territory of Alameda County.

"Board of supervisors" means the board of supervisors of the county of Alameda.

"Bonds" means bonds, notes, interim certificates, debentures, or other obligations.

"City" means the city of San Leandro, California.

"City council" means the city council of the city of San Leandro, California.

"Community" means the city of San Leandro for the portion of the project area that is within the city of San Leandro and the county of Alameda for the portion of the project area that is within the unincorporated territory of the county of Alameda.

"County" means the county of Alameda, California.

"Development code" means the development code of the city of San Leandro or Alameda County as it now exists or may hereafter be amended.

"Family" has the same meaning as specified in the State Relocation Guidelines, Section 6008, Definitions.

"General plan" means (1) with respect to the city portion of the project area, the general plan of the city or San Leandro as amended from time to time, and (2) with respect to the unincorporated portion of the project area, the general plan of the country of Alameda and any area plan or specific plan applicable to the unincorporated portion, each as in effect from time to time.

"General plans" means, collectively, the general plans described above.

"Map" means the map for the redevelopment project area, as set forth in Attachment A of this plan.

"Person " means any individual, or any public or private entity.

"Plan" means the redevelopment plan for the redevelopment project.

"Planning commission" means the planning commission of the city of San Leandro for the portion of the project area that is within the city of San Leandro and the Alameda County planning commission for the portion of the project area that is within the unincorporated territory of Alameda County.

"Project area" means the area included within the boundaries of the project, as shown on the map (Attachment A) and more particularly described in the legal description of the project area contained in Attachment C.

"Redevelopment Law" means the Community Redevelopment Law of the state of California (California Health and Safety Code, Section 33000 et seq.).

"State" means the state of California. (Ord. 2001-13 § 2 (part), 2001; Ord. 93-012 § 200, 1993)

2.04.040 Project area boundaries.

The boundaries of the project area are illustrated in the map contained in Attachment A. The legal description of the boundaries of the project area are as set forth in Attachment C, attached hereto. (Ord. 93-012 § 300, 1993)

2.04.050 Proposed development actions.

A. General. The agency, working with county, proposes to eliminate and prevent the spread of blight in the project area by:

1. Installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, street lighting, landscaping, and other public improvements;

2. In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the agency/county for uses in accordance with this plan;

3. Redevelopment of land by private enterprise or public agencies for uses in accordance with this plan;

4. Construction and improvement of recreational facilities, community facilities, parking facilities and other public facilities;

5. Acquisition, construction or rehabilitation of housing for low and moderate-income families, seniors and handicapped individuals; encourage rehabilitated and new market rate housing;

6. Financing of the construction of residential, commercial and industrial buildings and the mortgage financing of residential, commercial and industrial buildings, as permitted by applicable state and local laws, to increase the residential, commercial and industrial base of the city and county and the number of tempo-

rary and permanent jobs within the city and county;

7. Acquisition and disposition of property acquired for uses in accordance with this plan;

8. Such other action as may be permitted by law. (Ord. 93-012 § 400, 1993)

Chapter 2.08
PARTICIPATION BY OWNERS AND TENANTS

Sections:

2.08.010 **Owner and tenant participation.**
2.08.020 **Participation agreements.**
2.08.030 **Certificate of conformance.**

2.08.010 Owner and tenant participation.

As provided for in Sections 33339 and 33339.5 of the California Health and Safety Code, the agency shall extend a reasonable opportunity to the present owners in the project area, to participate in the redevelopment of the project area if they otherwise meet the requirements prescribed by this plan and the rules governing participation promulgated by the agency, which rules may be amended from time to time. The agency shall further extend reasonable preference to persons who are engaged in businesses in the project area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this plan and as maybe from time to time be promulgated by the agency.

The agency desires participation in redevelopment by as many owners and business tenants as reasonably feasible. However, participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of the agency and/or owners to finance acquisition and redevelopment in accordance with this plan; development experience, assembly and redevelopment of areas for public and/or private development in accordance with this plan; and any reduction in the total number of individual parcels in the project area. (Ord. 93-012 § 406, 1993)

2.08.020 Participation agreements.

The agency may enter into a binding agreement with each person desiring to participate in redevelopment pursuant to the redevelopment plan by which the participant agrees to rehabilitate, develop or use the property in conformance with the plan and be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In the agreement, whenever it is appropriate to do so, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this plan applicable to their properties. In the event a participant breaches the terms of an owner participation agreement, the agency shall declare the agreement terminated and may acquire the real property of any interest herein. In the event that the agency is not directly involved in the development of a particular property a participation agreement shall not be required. The determination of whether or not a participation agreement is beneficial to the implementation of the redevelopment plan shall be made by the executive director of the agency or his/her designated representative whose decision, subject to an appeal to the agency board, shall be final. For potential agreements in the unincorporated sections of the project area, the county must consider and approve such agreements prior to any determination by the

executive director or a designated representative and action by the agency.

Whether or not a potential participant enters into a participation agreement with the agency, the provisions of this plan are applicable to all public and private property in the project area. (Ord. 93-012 § 407, 1993)

2.08.030 Certificate of conformance.

So as not to require a participation agreement for each property not to be purchased, the agency is authorized to make determinations of these properties which conform to this plan. If such determination is made by the agency, the agency may issue a certificate of conformance to qualifying properties and such property will not be subject to acquisition by eminent domain under this plan so long as the property continues to conform to this plan and to such further terms and conditions as the agency may require as necessary or appropriate to carry out this plan. (Ord. 93-012 § 408, 1993)

Chapter 2.12

RELOCATION OF PERSONS DISPLACED BY THE PROJECT

Sections:

2.12.010	**Relocation housing requirements.**
2.12.020	**Replacement housing plan.**
2.12.030	**Assistance in finding other locations.**
2.12.040	**Relocation benefits and assistance.**

2.12.010 Relocation housing requirements.

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The agency shall not displace such person or family until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement. (Ord. 93-012 § 412, 1993)

2.12.020 Replacement housing plan.

Not less than thirty (30) days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the agency shall adopt by resolution a replacement housing plan.

Such plan shall include: the general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413 of the Community Redevelopment Law; an adequate means of financing such rehabilitation, development or construction; a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and the timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the agency from destroying or removing from the low and moderate income housing market a dwelling unit which the agency owns and which is an immediate danger to health and

safety. The agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit. (Ord. 93-012 § 413, 1993)

2.12.030 Assistance in finding other locations.

The agency shall assist in the relocation of all persons (including families, businesses and others) displaced by agency acquisition of property in the project area. The agency intends to accomplish all redevelopment pursuant to this plan with as little displacement of persons from businesses or residences as is feasible. In order to carry out the project with a minimum of hardship to persons displaced from their homes, the agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The agency is also authorized to provide housing outside the project area for displaced persons. (Ord. 93-012 § 412, 1993)

2.12.040 Relocation benefits and assistance.

In accordance with the provisions of the California Relocation Assistance Act (Government Code Section 7260 et seq.), the relocation rules, procedures and guidelines adopted by the agency (the "relocation guidelines"), the agency shall provide relocation benefits and assistance to all persons (including families, business concerns and others) displaced by agency acquisition of property in the project area. Such relocation assistance shall be provided in the manner required by the relocation guidelines as may be amended from time to time. The agency may provide additional benefits or payments as it may deem appropriate from available funds to implement the objectives of this plan and to alleviate hardship. All relocation shall be conducted in accordance with Article 9, Chapter 4 of the Community Redevelopment Law. (Ord. 93-012 § 415, 1993)

Chapter 2.16

DEMOLITION, CLEARANCE, IMPROVEMENTS, SITE PREPARATION AND REHABILITATION

Sections:

2.16.010	**Demolition and clearance.**
2.16.020	**Public improvements.**
2.16.030	**Preparation of building sites.**
2.16.040	**Rehabilitation.**
2.16.050	**Moving of structures.**

2.16.010 Demolition and clearance.

The agency may clear or move buildings, structures, or other improvements from real property as necessary to carry out the purposes of this plan. (Ord. 93-012 § 417, 1993)

2.16.020 Public improvements.

To the extent permitted and in the manner required by law, the agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the project area) necessary to carry out this plan. Such public improvements include, but are not limited to the following: parking lots or structures, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, flood control facilities, natural gas distribution systems, water distribution systems, landscaping, parks, plazas, playgrounds, and any buildings, structures or improvements necessary and convenient to the full development of any of the above. A list of possible projects is set forth in Attachment D.

Public improvements of the nature as hereinafter set forth may be constructed or installed, or cause to be constructed or installed, in whole or in part by the Agency with tax increment moneys that would otherwise be set aside pursuant to Health and Safety Code Section 33334.2 provided that such public improvements, pursuant to said Section 33334.2 of the Redevelopment Law will be for the purposes of increasing and improving the supply of low and moderate income housing available at affordable housing costs within the city and county to persons and families of low or moderate income and very low income households.

The agency presently contemplates paying all or part of the cost of and the acquisition, installation or construction of the publicly owned improvements set forth in Attachment D, structures and facilities which the agency and the city council have found specifically benefit the territory included within the project area. The county will implement such projects in the unincorporated areas of the project area.

As provided for in Section 33445 of California Health and Safety Code, the agency, with the prior consent of the city council, or board of supervisors, as applicable, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, or other improvement described in Attachment D which is publicly owned either within or outside the project area upon a determination by resolution of the agency and city council or board of supervisors, as applicable: (1) that such buildings, facilities, structures and other improvements are of benefit to the project area or the immediate neighborhood in which the project area is located; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community; and (3) that the

payment of funds for acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Section 33490 of the California Health and Safety Code.

When the value of such land or the cost of the installation and construction of such building, facility or other improvement, or both has been, or will be, paid or provided for initially by the community or other public corporation, the agency may enter into a contract with the community or other public corporation under which it agrees to reimburse the community or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility or other improvement, or both, by periodic payments over a period of years. Any obligation of the agency under such contract shall constitute an indebtedness of the agency for the purpose of carrying out the project. (Ord. 2001-13 § 2 (part), 2001; Ord. 93-012 § 418, 1993)

2.16.030 Preparation of building sites.

The agency may develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide or undertake or make provision with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this plan in the project area. The agency may construct foundations, platforms, and other like structural forms necessary for the provisions or utilization of air rights sites for buildings. (Ord. 93-012 § 419, 1993)

2.16.040 Rehabilitation.

The agency is authorized and directed to advise, encourage, and with the consent of the owner, assist in the rehabilitation of property in the project area not owned by the agency. The agency is also authorized to rehabilitate, or to cause to be rehabilitated, buildings or structures in the project area. (Ord. 93-012 § 421, 1993)

2.16.050 Moving of structures.

As necessary in carrying out this plan, the agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the project area. (Ord. 93-012 § 422, 1993)

Chapter 2.20

PROPERTY DISPOSITION AND DEVELOPMENT

Sections:

2.20.010	**General.**
2.20.020	**Purchase and development.**
2.20.030	**Purchase and development documents.**
2.20.040	**Development of publicly owned improvements.**
2.20.050	**Personal property disposition.**

2.20.010 General.

For the purpose of this plan, the agency is authorized to sell, lease, exchange, subdivide, assign, encumber or otherwise dispose of any interest in real property. Such activity will be carried out as permitted by law.

To the extent permitted by law, the agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the agency in the project area shall be sold or leased to persons or entities for development for the uses permitted in this plan. Real property may be conveyed by the agency to the city or county or any other public body without charge.

The agency shall reserve such powers and controls in any disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated by this plan, to begin and complete development of the property within a period of time which the agency fixes as reasonable, and to comply with other conditions which the agency deems necessary to carry out the purposes of this plan.

In the manner required and to the extent permitted by law, before any property of the agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to plan, such sale, lease or other disposition shall be done in accordance with the provisions of Health and Safety Code Section 33433.

To the greatest extent allowed in implementing this plan, the agency shall avoid unnecessary duplication with city and county regulations for agreements with property owners and/or developers. (Ord. 93-012 § 425, 1993)

2.20.020 Purchase and development.

Pursuant to the provisions of this plan and the rules adopted by the agency, the agency shall to the greatest extent feasible offer real property acquired by the agency for disposition and development by owner participants on a preference basis over other persons. (Ord. 93-012 § 426, 1993)

2.20.030 Purchase and development documents.

To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the agency, as well as all property subject to

participation agreements, is subject to the provisions of this plan.

Leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan.

All property in the project area is subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the project area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including Health and Safety Code Section 33436. (Ord. 93-012 § 427, 1993)

2.20.040 Development of publicly owned improvements.

To the greatest extent now or hereafter permitted by law, the agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement as provided for in Attachment D hereto either within or outside the project area for itself or for any public body or entity to the extent that such improvement would be of benefit to the project area.

The agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or outside the project area) to the extent permitted by law. During the period of development in the project area, the agency shall insure that all provisions of this plan and other documents formulated pursuant to this plan are being observed, and that development of the project area is proceeding in accordance with development documents and time schedules.

All development must conform to this plan and all applicable federal, state, and local laws, including without limitation, the city's and county's development codes, building, environmental and other land use development standards, and must receive the approval of all other appropriate public agencies. (Ord. 93-012 § 428, 1993)

2.20.050 Personal property disposition.

For the purpose of this plan, the agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the agency. (Ord. 93-012 § 429, 1993)

Chapter 2.24

LOW AND MODERATE INCOME HOUSING

Sections:

2.24.010	**Definition of terms.**
2.24.020	**Authority generally.**
2.24.030	**Replacement housing.**
2.24.040	**New or rehabilitated dwelling units developed within the project area.**
2.24.050	**Duration of dwelling unit availability.**
2.24.060	**Relocation housing.**
2.24.070	**Tax increment funds.**

2.24.010 Definition of terms.

The terms "affordable rent," "replacement dwelling unit," "persons and families of low or moderate income" and "very low income households" as used herein shall have the meanings as defined by the Community Redevelopment Law, and other state and local laws and regulations pertaining thereto as amended from time to time. (Ord. 93-012 § 431, 1993)

2.24.020 Authority generally.

The agency may, inside the incorporated sections of project area or the city, acquire land, donate land, improve sites, construct or rehabilitate structures, and undertake other activities authorized by the Redevelopment Law to provide or rehabilitate housing for persons and families or low or moderate income, and may, in the unincorporated portion of the project area, finance the cost of the above-described activities to be approved and implemented by the county. (Ord. 93-012 § 432, 1993)

2.24.030 Replacement housing.

To the extent required by Health and Safety Code Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part off a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed for rental or sale to persons and families or low or moderate income an equal number of replacement dwelling units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very low income households, lower income households and persons and families of low and moderate income as the persons displaced from those destroyed or removed units. (Ord. 93-012 § 433, 1993)

2.24.040 New or rehabilitated dwelling units developed within the project area.

While the housing programs to be implemented in the project area will emphasize rehabilitation and home ownership assistance as a priority, state law requires the following standards for the project:

To the extent required by Section 33413 of the Health and Safety Code, at least thirty percent (30%) of all new or rehabilitated dwelling units developed within the project area by the agency shall be for persons and families of low or moderate income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the project area by public or private entities or persons other than the agency shall be for persons and families of low and moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this section shall apply in the aggregate to housing in the project area and not to each individual case of rehabilitation, development or construction of dwelling units.

The agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the project area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed. (Ord. 93-012 § 434, 1993)

2.24.050 Duration of dwelling unit availability.

The agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 433 and 434 shall remain available for persons and families to the extent and for the period(s) required by Health and Safety Code Sections 33334.3(e) and 33413. (Ord. 93-012 § 435, 1993)

2.24.060 Relocation housing.

If insufficient suitable housing units are available in the project area for use by persons and families of low and moderate income displaced by the project, the agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the city or county, both inside and outside of the project area. (Ord. 93-012 § 436, 1993)

2.24.070 Tax increment funds.

Except as otherwise provided in Health and Safety Code Section 33334.2 and, to the extent applicable, Health and Safety Code Section 33334.6, not less than twenty percent (20%) of all taxes which are allocated to the agency pursuant to Health and Safety Code Section 33670 shall be used by the agency for the purpose of increasing, improving and preserving the city's and county's supply of housing for persons and families of low or moderate income and very low income households in accordance with the provisions of Health and Safety Code Section 33334.3. (Ord. 93-012 § 437, 1993)

Chapter 2.28

USES PERMITTED IN PROJECT AREA

Sections:

2.28.010	Redevelopment project area map.
2.28.020	Public rights-of-way.
2.28.030	Other public uses.
2.28.040	Other public, semi-public, institutional and nonprofit uses.
2.28.050	General controls and limitations.
2.28.060	New construction.
2.28.070	Existing nonconforming uses.
2.28.080	Rehabilitation.
2.28.090	Limitations on the size, height and number of buildings.
2.28.100	Number of dwelling units.
2.28.110	Open space and landscaping.
2.28.120	Land coverage.
2.28.130	Light, air and privacy.
2.28.140	Signs.
2.28.150	Utilities.
2.28.160	Incompatible uses.
2.28.170	Nondiscrimination and nonsegregation.
2.28.180	Minor variations.
2.28.190	Consistency with the general plans and development code.
2.28.200	Design for development.
2.28.210	Building permits.

2.28.010 Redevelopment project area map.

Attachment A illustrates the project area boundaries. It is intended that the permitted land uses and land use standards set forth in the general plans now or as hereafter amended shall be permitted land uses and land use standards governing the applicable portions of the project area under this plan. The permitted land uses in Attachment B are drawn from the applicable provisions of the general plans in effect at the time of the adoption of this plan, and shall be deemed to be automatically modified as the permitted land use(s) in the applicable general plan may be revised from time to time, in order to maintain conformance of this plan with the general plan. (Ord. 93-012 § 501, 1993)

2.28.020 Public rights-of-way.

The public street system in the project area shall be developed in accordance with the general plan of the city and county, as amended from time to time, and street design standards as adopted by the city council or county.

Streets and alleys may be widened, altered, abandoned, repaired, or closed as necessary for property development of the project.

It is contemplated that the agency will construct, or aid in the construction of, certain streets designed in the plan which are not now constructed or which may require further widening or improvement. The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public

utilities may be retained or erected. (Ord. 93-012 § 503, 1993)

2.28.030 Other public uses.

Parking, open space, public and semi-public uses may be interspersed, with other uses in any area. (Ord. 93-012 § 504, 1993)

2.28.040 Other public, semi-public, institutional and nonprofit uses.

In any area the agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, parking facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, utilities, multi-model transit facilities, and facilities of other similar purposes, associations or organizations. All such uses shall conform so far as possible to the provisions of this plan applicable to the uses in the specific area involved. The agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the project area. (Ord. 93-012 § 505, 1993)

2.28.050 General controls and limitations.

All real property in the project area is made subject to the controls and limitations of this plan. No real property shall be developed, rehabilitated. or otherwise changed after the date of the adoption of this plan, except in conforming with the provisions of this plan. The agency reserves the right to condition any development which requires a building permit with such conditions as to make the proposed development consistent with the overall purposes of this plan. The type, size, height, number, and use of buildings within the project area shall be controlled by applicable city and county planning and development codes consistent with general plans, as amended from time to time. (Ord. 93-012 § 506, 1993)

2.28.060 New construction.

Except as otherwise permitted or required by the agency all new construction shall comply with all applicable state and local laws and regulations pertaining thereto as amended from time to time, including without limitation the building, electrical, energy, heating and ventilating, housing and plumbing codes of the city and county and the city and county development codes, as amended from time to time. Off-street parking spaces and loading facilities shall be designated to comply with the city's or county's development codes, as amended from time to time. The number of off-street parking spaces required shall be regulated by the city's or county's development codes, as amended from time to time. All off-street parking spaces and loading areas shall be paved, lighted and landscaped in accordance with the city's or county's development codes, or other applicable city or county regulations, as amended from time to time. (Ord. 93-012 § 507, 1993)

2.28.070 Existing nonconforming / Zoning Code uses.

The requirements of the municipal or county zoning codes shall determine if existing nonconforming uses will remain in the project area.

The agency may, but shall not be required to authorize additions, alterations, repairs or other improvements in the project area for uses which do not conform to the provisions of plan where such improvements are within a portion of the project where, in the determination of agency, such improvements would be compatible as interim uses with surrounding uses and development. In unincorporated segments of the project area, the agency will rely upon the county to determine such non-conforming matters. (Ord. 93-012 § 508, 1993)

2.28.080 Rehabilitation.

The agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved, buildings and structures in the project area. Any existing structure within the project area which the agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: (i) be safe and sound in all physical respects, and (ii) be attractive in appearance and not detrimental to the surrounding areas. The preservation and rehabilitation of structures of historical significance will also be considered a priority by the agency. Property rehabilitation standards for the rehabilitation of existing buildings and site improvements may be established by the agency but must be not less than the minimum requirements of the city or county. (Ord. 93-012 § 509, 1993)

2.28.090 Limitations on the size, height and number of buildings.

Except as set forth in other sections of this plan to the extent that limitations are imposed, the type, size, height, and number of buildings in the project area that may be expected upon completion of the project may be regulated by the agency, and shall not exceed the limitations set forth in the general plan and development codes of the city or county or applicable federal, state and local statutes, ordinances and regulations, as amended from time to time. (Ord. 93-012 § 510, 1993)

2.28.100 Number of dwelling units.

The approximate number of dwelling units located within the project area is 6,854. (Ord. 93-012 § 511, 1993)

2.28.110 Open space and landscaping.

The approximate amount of open space to be provided in the project area will be the total of all areas that will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted through limits on land covered by this plan to be covered by buildings. (Ord. 93-012 § 512, 1993)

2.28.120 Land coverage.

Land coverage by structures in the project area shall not exceed the land coverage permitted by the city's or county's development codes, as amended from time to time. (Ord. 93-012 § 513, 1993)

2.28.130 Light, air and privacy.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy. (Ord. 93-012 § 514, 1993)

2.28.140 Signs.

All signs shall be subject to the provisions of the city's or county's development codes, and applicable municipal or county codes, as amended from time to time. (Ord. 93-012 § 515, 1993)

2.28.150 Utilities.

The agency shall require that all utilities be placed underground when physically, legally and economically feasible. (Ord. 93-012 § 516, 1993)

2.28.160 Incompatible uses.

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the project area. The agency, as with all other elements of development, will coordinate with the county in the unincorporated areas of the project. (Ord. 93-012 § 517, 1993)

2.28.170 Nondiscrimination and nonsegregation.

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status. religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the project area. (Ord. 93-012 § 518, 1993)

2.28.180 Minor variations.

A. The agency board is authorized to permit minor variations from the limits, restrictions and controls established by this plan. In order to permit such variation, the agency must determine that:

1. The application of certain provisions of this plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this plan.

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.

3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

4. Permitting a variation will not be contrary to the objectives of this plan or of the ~~general plans~~ of the city or county as may be applicable.

- No mention of zoning code

B. In permitting any such variation, the agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purpose of this plan. Any variation permitted by the agency hereunder shall not supersede any other approval required under city or county codes and ordinances. In the unincorporated, the county shall provide the agency with direction on such matters pertaining to minor variances. (Ord. 93-012 § 519, 1993)

2.28.190 Consistency with the general plans and development code.

All development within the project area shall be consistent with the general plans and development codes of the city and county, as amended from time to time. (Ord. 93-012 § 520, 1993)

2.28.200 Design for development.

Within the limits, restrictions, and controls established in the plan, the agency may establish traffic circulation, traffic access, and other development controls necessary for proper development of both private and public. areas within the project area.

New improvements in this area shall be reviewed in accordance with all of the city's and county's development codes, building, planning and environmental ordinances, rules, regulations and requirements. The agency's review and approval of development within the project area shall be undertaken in accordance with guidelines and procedures adopted from time to time by the agency but will basically rely upon the city's and county's design and development process except for projects receiving agency financial assistance or agreements. (Ord. 93-012 § 521, 1993)

2.28.210 Building permits.

The county and city shall continue to issue permits for the construction of new buildings and for construction on existing building in the project area from the date of adoption of this plan. Where a proposed project is in the redevelopment area, the agency staff shall participate in the county or city normal permit process. In the case of property which is the subject of a disposition and development or participation agreement with the agency, and any other property in the discretion of the agency, agency shall review any application for a permit prior to acting on any agreement. Any such project approved by the agency must be in conformance with the provisions of this plan and any applicable disposition and development agreement or owner participation agreement. (Ord. 93-012 § 522, 1993)

Chapter 2.32

METHODS OF FINANCING THE PROJECT

Sections:

2.32.010 **General description of the proposed financing methods.**
2.32.020 **Tax increments.**
2.32.030 **Other loans and grants.**

2.32.010 General description of the proposed financing methods.

Upon adoption of this plan by the city council, the agency is authorized to finance the project with property tax increments, interest income, agency bonds, loans from private institutions, proceeds from the sale or lease of property, financial assistance from the city, county, state of California, federal government, or any other public agency, or any other legally available source.

The city or county may, in accordance with the law, make advances and expend money as necessary to assist the agency in carrying out this project. Such assistance shall be on terms established by an agreement between the city or county and the agency.

As available, gas tax funds from the state of California and the county will be used for the street system. As available, federal loans and grants will be used to finance portions off project costs.

The agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the project.

The agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the agency. (Ord. 93-012 § 601, 1993)

2.32.020 Tax increments.

All taxes levied upon taxable property within the project area each year by or for the benefit of the state of California, county of Alameda, city of San Leandro, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this plan shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and stated above, all the taxes levied and collected upon the taxable property in the project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and

B. Except as provided in subsections C and D, that portion of the levied taxes each

year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the agency to finance or refinance, in whole or in part, this project. Unless and until the total assessed value of the taxable property in the project exceeds the total assessed value of the taxable property in the project as shown by the last equalized assessment roll referred to in subsection A, all of the taxes levied and collected upon the respective taxing agencies shall be allocated in accordance with this section. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and

C. That portion of the taxes identified in subsection B, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1990.

D. That portion of tax revenues allocated to the agency pursuant to subsection B which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the agency to finance or refinance the project in whole or in part.

The agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the project. Taxes shall be allocated and paid to the agency consistent with the provisions of this plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the agency to finance or refinance, in whole or in part, the project.

E. The number of tax dollars which may be divided and allocated to the agency pursuant to California Health and Safety Code Section 33670 shall not exceed two billion, six hundred fifty million dollars ($2,650,000,000.00) except by amendment of this plan.

F. No loan, advance or indebtedness to finance in whole or in part the project and payable in while or in part from tax increment revenues shall be established after a date twenty (20) years from the effective date of the ordinance approving and adopting this plan. This limit, however, shall not prevent incurring debt to be paid from the low- and moderate-income housing fund or establishing more debt in order to fulfill the agency's housing obligations in accordance with state law. Such time limitation may be extended only by amendment of this plan and in accordance with state law. Pursuant to Section

33333.2 of the Health and Safety Code, such loan, advance or indebtedness must be repaid no later than July 11, 2044, fifty-one (51) years from the effective date of the ordinance approving and adopting this plan. This limitation shall not apply to certain affordable housing activities as contained in state law.

G. The amount of tax allocation bonded indebtedness issued pursuant to Section 33640 et seq., of the Health and Safety Code, exclusive of other agency subordinated contractual obligations, other forms of indebtedness of the agency to the city which can be outstanding at any one time shall not exceed eight hundred eighty million dollars ($880,000,000.00) in principal amount, except by amendment of this plan. (Ord. 2003-018 § 1 (part), 2003; County Ord. O-95-5, § A; Ord. 94-017, § 1, 1994; Ord. 93-012, § 602, 1993)

2.32.030 Other loans and grants.

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the project. (Ord. 93-012 § 603, 1993)

Chapter 2.36

ADMINISTRATION AND ENFORCEMENT

Sections:

2.36.010	**Acquisition of real property.**
2.36.020	**Acquisition of personal property.**
2.36.030	**Cooperation with public bodies.**
2.36.040	**Property management in lieu payments.**
2.36.050	**Actions by the city and county.**
2.36.060	**Administration, enforcement and amendment of the plan.**
2.36.070	**Duration of this plan.**

2.36.010 Acquisition of real property. Any eminent domain proceedings on properties are hereby added in this section must commence within twelve (12) years of the effective date of the ordinance approving and adopting this plan.

The agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property located in the project area by gift, devise, exchange, purchase, or any other means authorized by law. The agency will, in the unincorporated areas of the project, have the power of eminent domain to acquire commercial or industrial properties so zoned on the effective date of the adopting ordinance for this project and properties in the area north of East Lewelling Boulevard, east of Western Pacific Railroad right-of-way. In the incorporated portion of the project area, the agency will have the power of eminent domain to acquire all properties listed on Exhibits 2.36.010(1), 2.36.010(2), 2.36.010(3), 2.36.010(4), 2.36.010(5) and 2.36.010(6) incorporated herein by reference, on the effective date of the ordinance adopting Amendment No. 2 to the redevelopment plan for this project. The agency will also retain the power of eminent domain on a limited number of industrially and commercially zoned property, so zoned on the effective date of the adopting ordinance for Amendment No. 4 to the plan and identified in Exhibits 2.36.010(7), 2.36.010(8), 2.36.010(9) and 2.36.010(10) to Amendment No. 4. Any eminent domain proceedings on properties identified in Exhibits 2.36.010(7), 2.36.010(8), 2.36.010(9) and 2.36.010(10) must commence within twelve (12) years of the effective date of the ordinance adopting Amendment No. 4 to the plan. Any eminent domain proceedings, except on the properties identified in Exhibits 2.36.010(7), 2.36.010(8), 2.36.010(9) and 2.36.010(10) must commence within twelve (12) years of the effective date of the ordinance approving and adopting this plan. Such time limitation may be extended only by amendment of this plan. Acquisition of property will generally be achieved by cooperative negotiations between the owner of such property and the agency.

The agency shall not acquire real property to be retained by an owner pursuant to a participation agreement unless provisions for such acquisition is made in the agreement. The agency is authorized to acquire structures without acquiring the land upon which those structures are located. The agency is also authorized to acquire any other interest in real property less than a fee interest.

Property owners and developers will be encouraged to participate in upgrading efforts including agreements with the agency for financial and other incentives. (Ord. 99-029 § 1, 1999: Ord. 96-04, 1996; Ord. 95-039, 1995; Ord. 93-012, § 403, 1993)

Exhibit 2.36.010(1)

EMINENT DOMAIN PROPERTY LIST

The following is a list of properties approved for inclusion in the Agency's eminent domain authority. Addresses are provided for information only and may not be all inclusive. Note: * = Property acquired by RDA. ** = Property redeveloped by RDA and/or private developer since plan's inception.

Number	Street	APN	Reference	Ord. No.	Expiration
No Address	North of East Lewelling Blvd. and east of Western Pacific ROW (County jurisdiction)	Not identified	County Node	93-012	August 11, 2005
No Address	Bayfair Mall and adjacent properties	Not identified	Bayfair Node	93-012	August 11, 2005
14845 to 14883	East 14th St.	77D-1475-026-02	Bal/Eden Node	95-039	August 11, 2005
14895	East 14th St.	77D-1475-025-10	Bal/Eden Node	95-039	August 11, 2005
2187	Alvarado St.**	075-0102-003-03	Marina Node	95-039	August 11, 2005
620	Marina Blvd.	075-0105-012-01	Marina Node	95-039	August 11, 2005
651, 655	Marina Blvd.	75-0093-008-02	Marina Node	95-039	August 11, 2005
665 , 667, 669	Marina Blvd.	75-0093-002-06	Marina Node	95-039	August 11, 2005
733 , 765	Marina Blvd.	75-0093-001-02	Marina Node	95-039	August 11, 2005
908	Marina Blvd.	075-0102-007-02	Marina Node	95-039	August 11, 2005
635 , 637	Marina Blvd.	75-0093-007-02	Marina Node	95-039	August 11, 2005
797	Marina Blvd.	75-0093-001-22	Marina Node	95-039	August 11, 2005
846	Marina Blvd.	075-0102-003-03	Marina Node	95-039	August 11, 2005
872	Marina Blvd.	075-0102-005-02	Marina Node	95-039	August 11, 2005
884, 890	Marina Blvd.	075-0102-006-02	Marina Node	95-039	August 11, 2005
936	Marina Blvd.	075-0102-008-02	Marina Node	95-039	August 11, 2005
954	Marina Blvd.	075-0102-009-02	Marina Node	95-039	August 11, 2005
1042	Marina Blvd.**	077A-0718-036-00	Marina Node	95-039	August 11, 2005
1050	Marina Blvd.**	077A-0714-029-02	Marina Node	95-039	August 11, 2005
1152, 1186	Marina Blvd.**	077A-0714-005-03	Marina Node	95-039	August 11, 2005
1186, 1200	Marina Blvd.**	077A-0714-002-10	Marina Node	95-039	August 11, 2005
1250	Marina Blvd.**	077A-0714-002-08	Marina Node	95-039	August 11, 2005
1302, 1308, 1314, 1320	Marina Blvd.**	077A-0714-003-03	Marina Node	95-039	August 11, 2005
1444	Marina Blvd.**	077A-0714-004-00	Marina Node	95-039	August 11, 2005
No Address	Marina Blvd.	075-0102-004-02	Marina Node	95-039	August 11, 2005
1066	Marina Blvd.**	077A-0719-028-00	Marina Node	95-039	August 11, 2005
1072	Marina Blvd.**	077A-0719-029-00	Marina Node	95-039	August 11, 2005
1088	Marina Blvd.**	077A-0720-026-04	Marina Node	95-039	August 11, 2005
2180	Orchard Avenue	075-0102-010-02	Marina Node	95-039	August 11, 2005

2.36.010

Number	Street	APN	Reference	Ord. No.	Expiration
West of	Teagarden btwn. Marina & Aladdin	079A-0295-002-12	Marina Node	95-039	August 11, 2005
2001, 2009, 2017, 2055, 2085	Wayne Ave.**	077A-0714-003-03	Marina Node	95-039	August 11, 2005
2125, 2151, 2169	Wayne Ave.**	077A-0714-002-06	Marina Node	95-039	August 11, 2005
2255, 2257	Bancroft Ave.	077E-1525-006-02	Islander Node	96-04	August 11, 2005
2398	East 14th St.	077E-1525-003-04	Islander Node	96-04	August 11, 2005
14500, 14530	East 14th St.**	077E-1575-002-03	Maskell Property	96-04	August 11, 2005
189	Franklin Ln.**	075-0207-004-00	Peralta Node	96-04	August 11, 2005
	Peralta Ave. adjacent to 863 Peralta**	075-0155-004-00	Peralta Node	96-04	August 11, 2005
	Peralta Ave. btwn. 890 & 948 Peralta**	075-0207-006-01	Peralta Node	96-04	August 11, 2005
715	Peralta Ave.**	075-0155-001-02	Peralta Node	96-04	August 11, 2005
753	Peralta Ave.**	075-0155-002-11	Peralta Node	96-04	August 11, 2005
753	Peralta Ave.**	075-0155-002-12	Peralta Node	96-04	August 11, 2005
851	Peralta Ave.**	075-0155-002-08	Peralta Node	96-04	August 11, 2005
863	Peralta Ave.**	075-0155-002-02	Peralta Node	96-04	August 11, 2005
948	Peralta Ave.**	075-0207-006-04	Peralta Node	96-04	August 11, 2005
1034	Peralta Ave.**	075-0207-005-01	Peralta Node	96-04	August 11, 2005
	San Leandro Blvd. adj. to 189 Franklin Ln.**	075-0207-003-01	Peralta Node	96-04	August 11, 2005
1111	Marina Blvd.**	077A-0648-023-01	Auto Center Node	99-029	November 3, 2011
1434	148th Ave.	077E-1593-006-00	Bal Theater Node	99-029	November 3, 2011
14800	East 14th St.	077E-1593-007-00	Bal Theater Node	99-029	November 3, 2011
14808	East 14th St.	077E-1593-008-00	Bal Theater Node	99-029	November 3, 2011
14810 to 14814	East 14th St.	077E-1593-009-00	Bal Theater Node	99-029	November 3, 2011
15693	East 14th St.**	080C-0500-032-00	Bayfair Node	99-029	November 3, 2011
15739	East 14th St.**	080C-0500-033-00	Bayfair Node	99-029	November 3, 2011
15741	East 14th St.**	080C-0500-031-00	Bayfair Node	99-029	November 3, 2011
15773	East 14th St.**	080C-0500-005-00	Bayfair Node	99-029	November 3, 2011
16285	East 14th St. (County jurisdiction)	080C-0479-006-03	County Node	99-029	November 3, 2011
16301	East 14th St. (County jurisdiction)	080C-0479-006-04	County Node	99-029	November 3, 2011
16305	East 14th St. (County jurisdiction)	080C-0479-006-13	County Node	99-029	November 3, 2011
16335	East 14th St. (County jurisdiction)	080C-0479-006-07	County Node	99-029	November 3, 2011

Number	Street	APN	Reference	Ord. No.	Expiration
No Address	East 14th St. (County jurisdiction)	080C-0479-006-11	County Node	99-029	November 3, 2011
19100	Mission Blvd. (County jurisdiction)	0414-0011-004-06	County Node	99-029	November 3, 2011
19610	Mission Blvd. (County jurisdiction)	0414-0011-004-07	County Node	99-029	November 3, 2011
111	East 14th St.	075-0196-001-00	N. Area Gateway	99-029	November 3, 2011
301	East 14th St.	075-0189-001-00	N. Area Gateway	99-029	November 3, 2011
355	East 14th St.	075-0188-001-00	N. Area Gateway	99-029	November 3, 2011
401	East 14th St.	075-0181-001-00	N. Area Gateway	99-029	November 3, 2011
497	East 14th St.	075-0181-008-00	N. Area Gateway	99-029	November 3, 2011

Exhibit 2.36.010 (2)

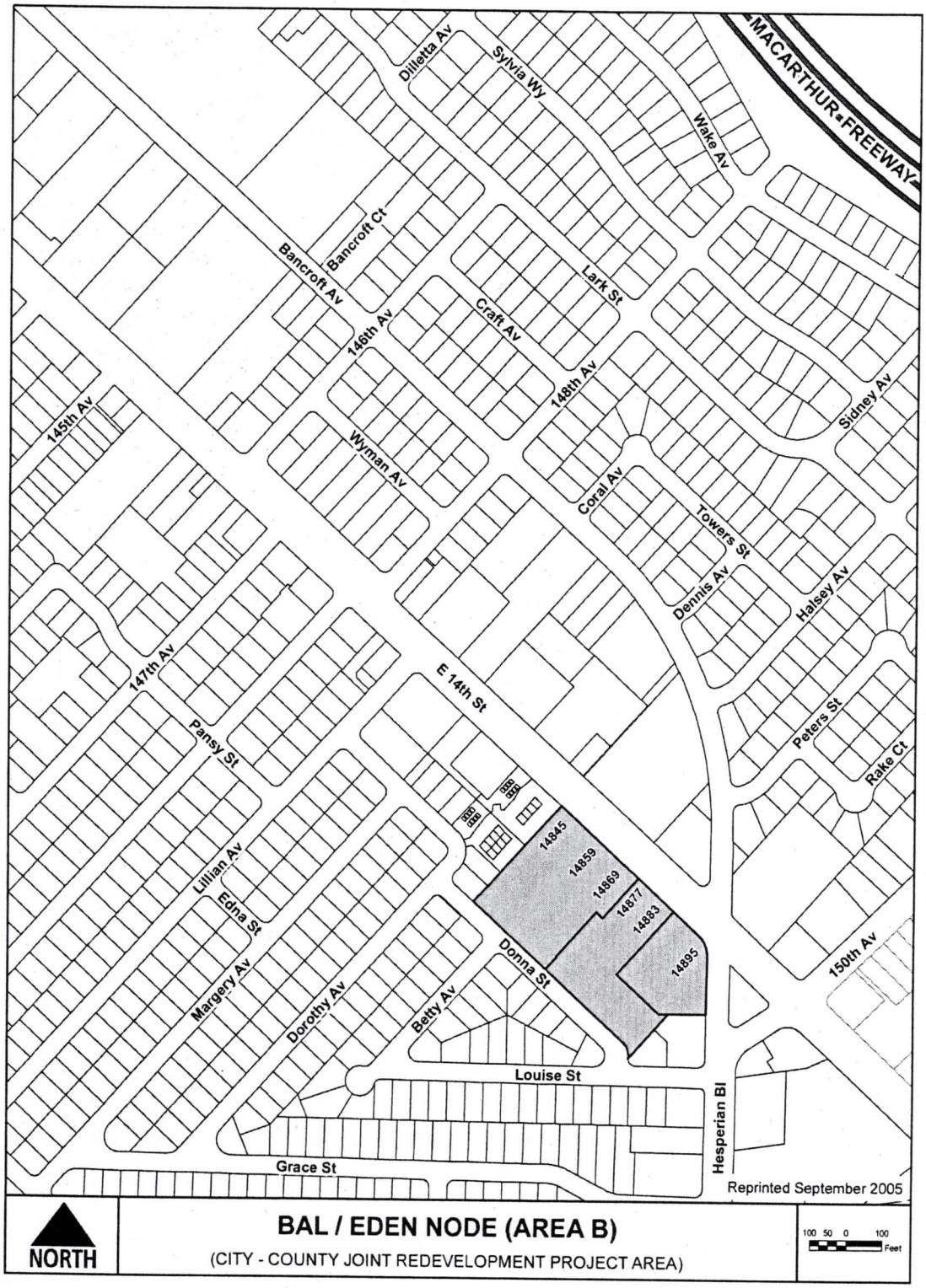


Exhibit 2.36.010 (3)

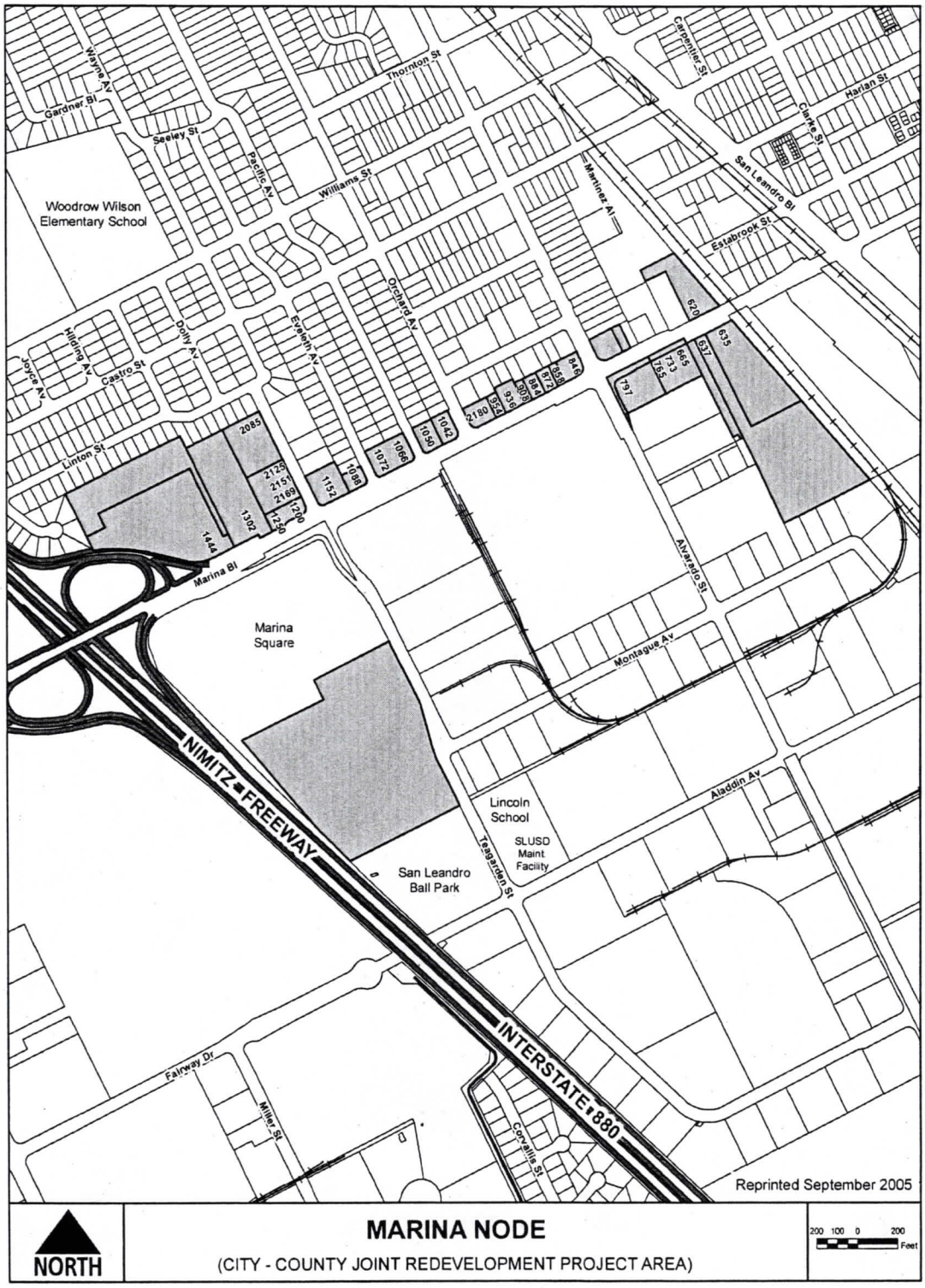
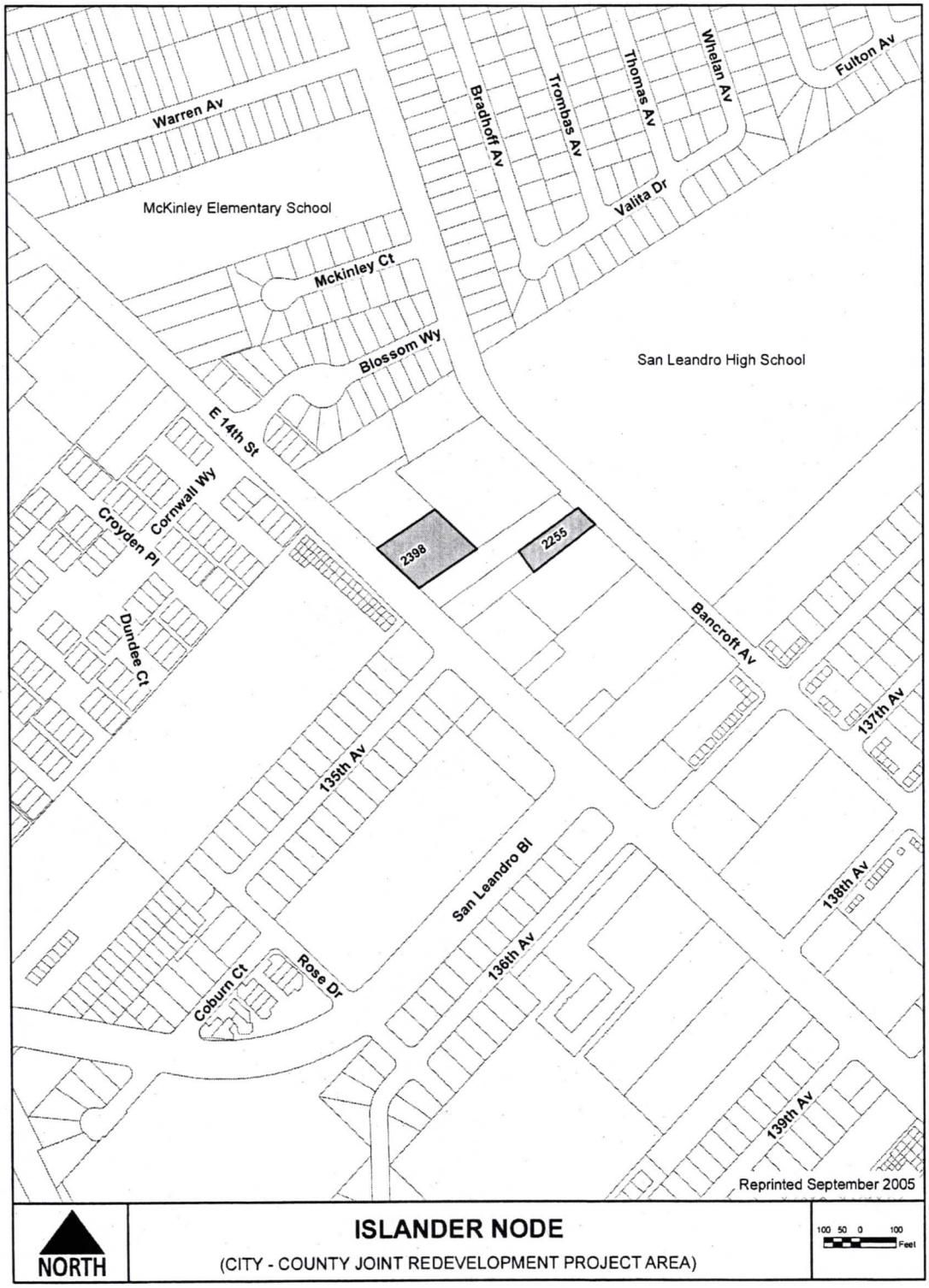


Exhibit 2.36.010 (4)

PERALTA NODE (AREA B)

(CITY - COUNTY JOINT REDEVELOPMENT PROJECT AREA)

Exhibit 2.36.010 (5)



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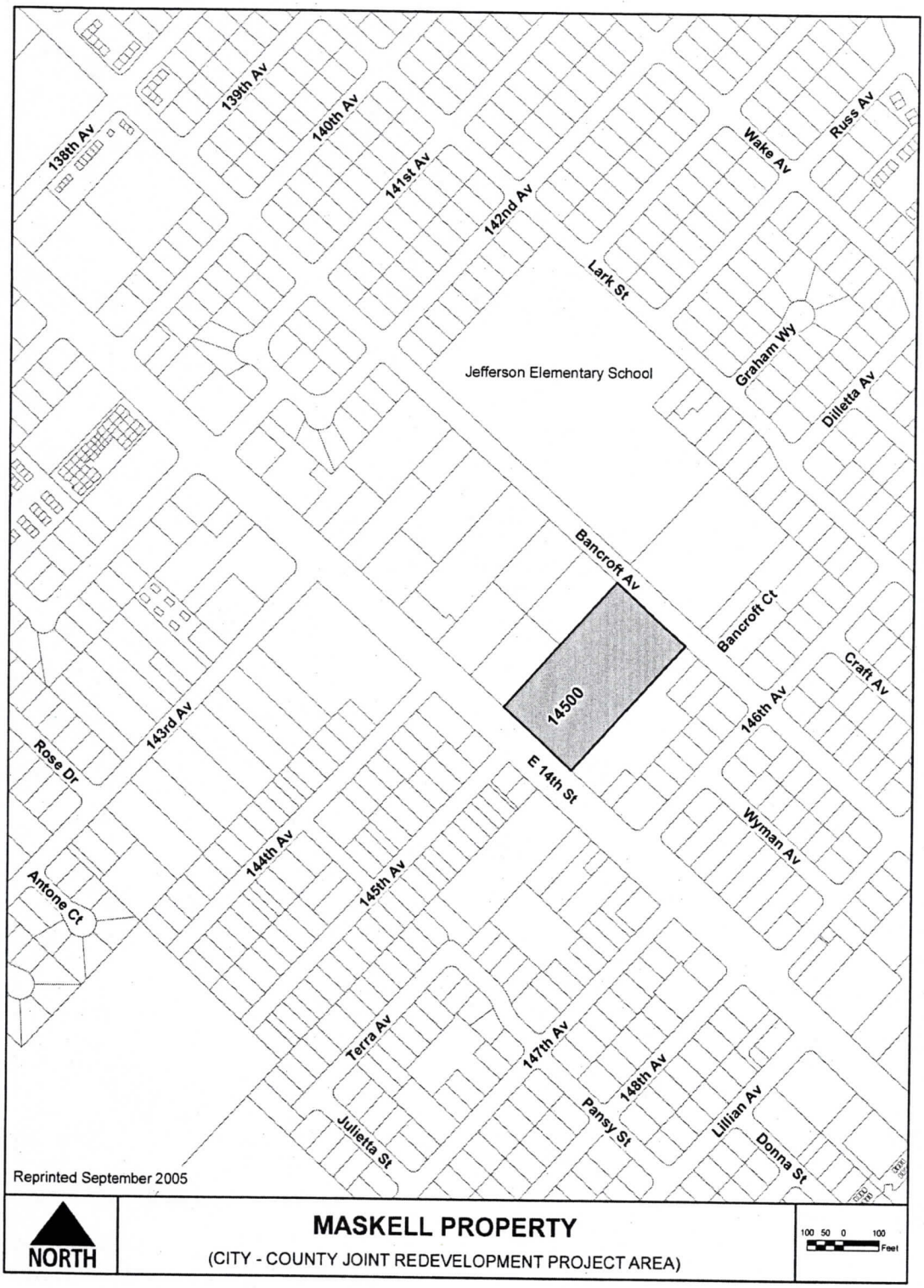
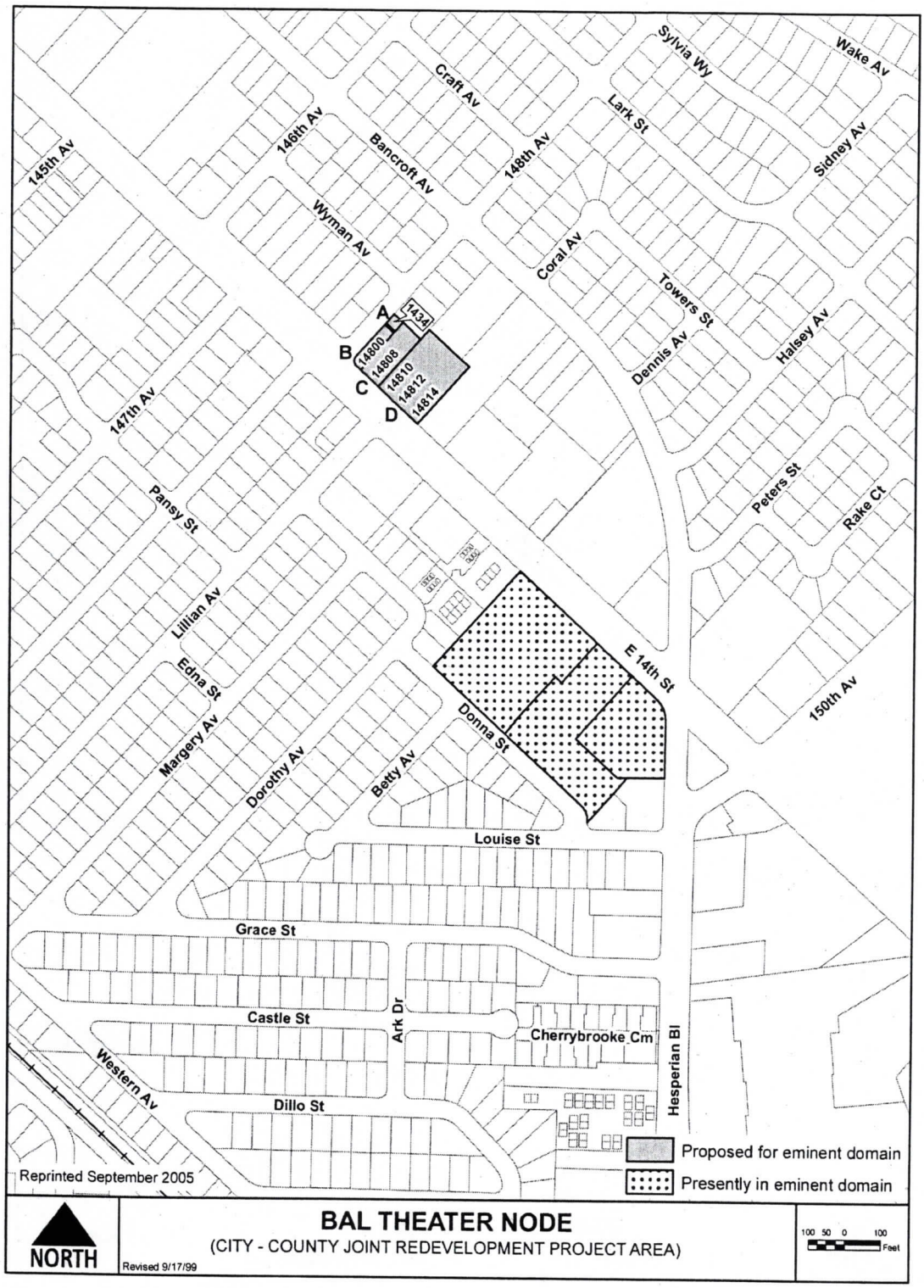


Exhibit 2.36.010 (7)

Exhibit 2.36.010 (8)



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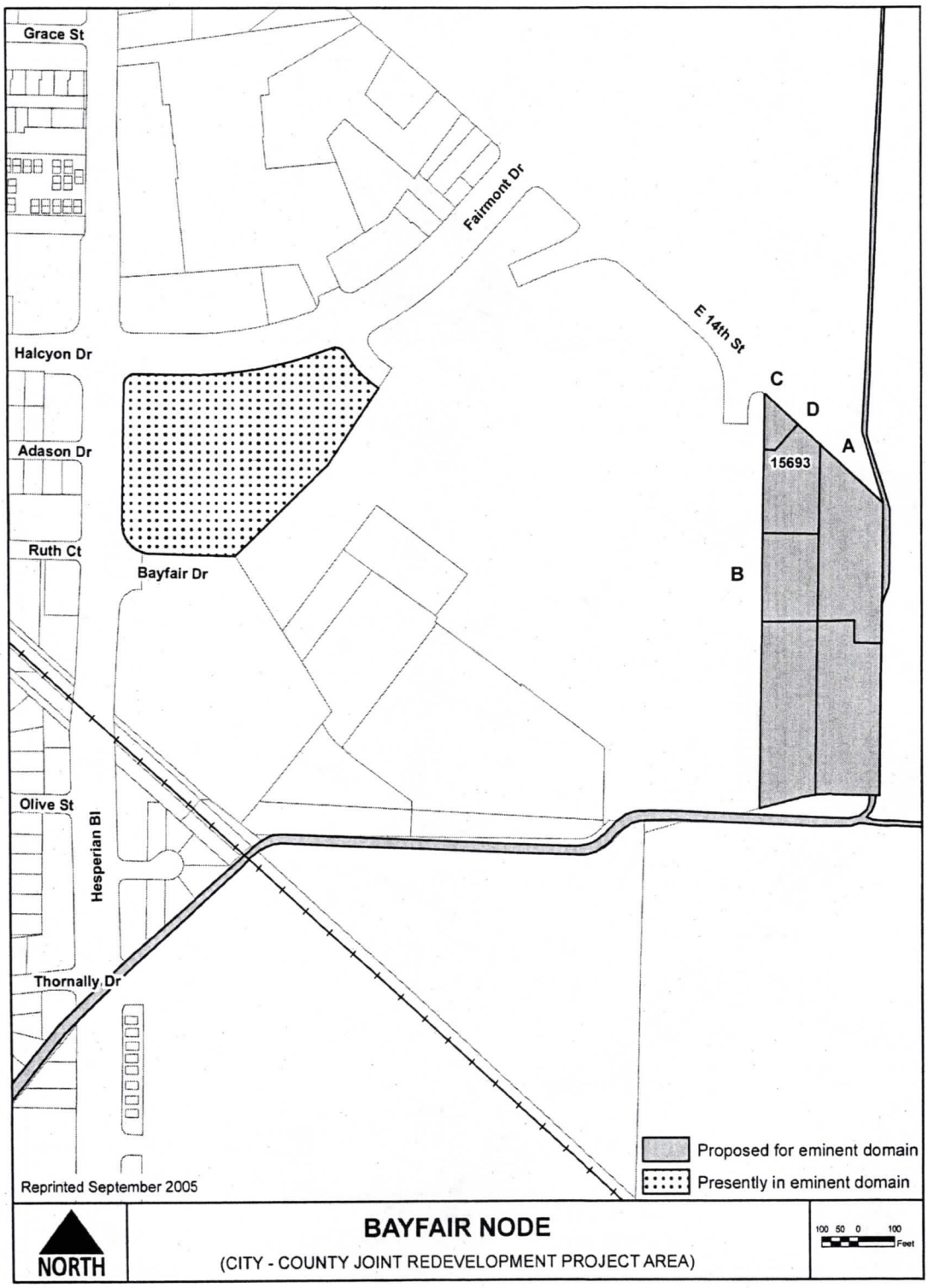

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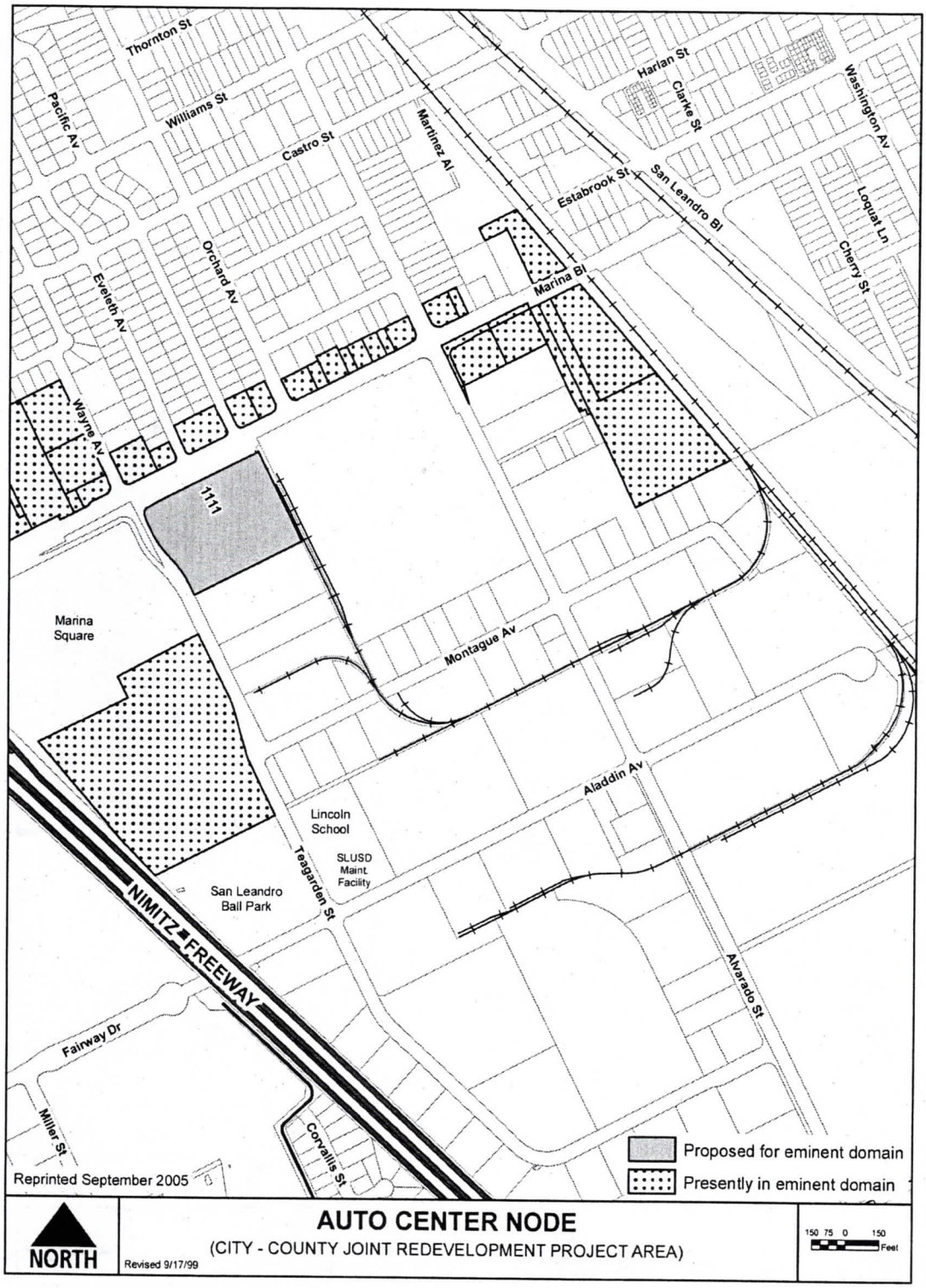


2.36.020 Acquisition of personal property.

Generally, personal property shall not be acquired, unless such acquisition is necessary in connection with the acquisition of real property. However, where necessary in the execution of this plan, the agency is authorized to acquire personal property in the project area and, to the greatest extent allowed by law, within a survey area for purpose of redevelopment, by any lawful means. (Ord. 93-012 § 404, 1993)

2.36.030 Cooperation with public bodies.

Certain public bodies are authorized by the state law to aid and cooperate, with or without consideration in the planning, undertaking, construction, or operation of this project. The agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the agency shall seek the cooperation of all public bodies which own or intend to acquire property in the project area. Any public body which owns or leases property in the project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the agency. (Ord. 93-012 § 409, 1993)

2.36.040 Property management in lieu payments.

During such time as property, if any, in the project area is owned by the agency, such property shall be under the management and control of the agency. The agency may rent or lease, maintain, manage, operate, repair and clear real property of the agency. The agency may insure or provide for the insurance of any real property or personal property of the agency pending its disposition for redevelopment. All such actions shall be pursuant to such policies as the agency may adopt.

As provided for in Health and Safety Code Section 33401, the agency may pay an amount of money in lieu of taxes in any year during which it owns property in the project area.

The agency may also make payments, in accord with Health and Safety Code Section 33401, to alleviate any financial burden or detriment caused to a taxing agency by the project. (Ord. 93-012 § 410, 1993)

2.36.050 Actions by the city and county.

The city and county shall aid and cooperate with the agency in carrying out this plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the city and county shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the project area. Such action by the city and county shall include the requirements of abandonment and relocation by the public utility companies of their operations

in public rights-of-way as appropriate to carry out this plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the project area.

C. Revision of zoning within the project area to permit the land uses and development authorized by this plan.

D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the project. (Ord. 93-012 § 700, 1993)

2.36.060 Administration, enforcement and amendment of the plan.

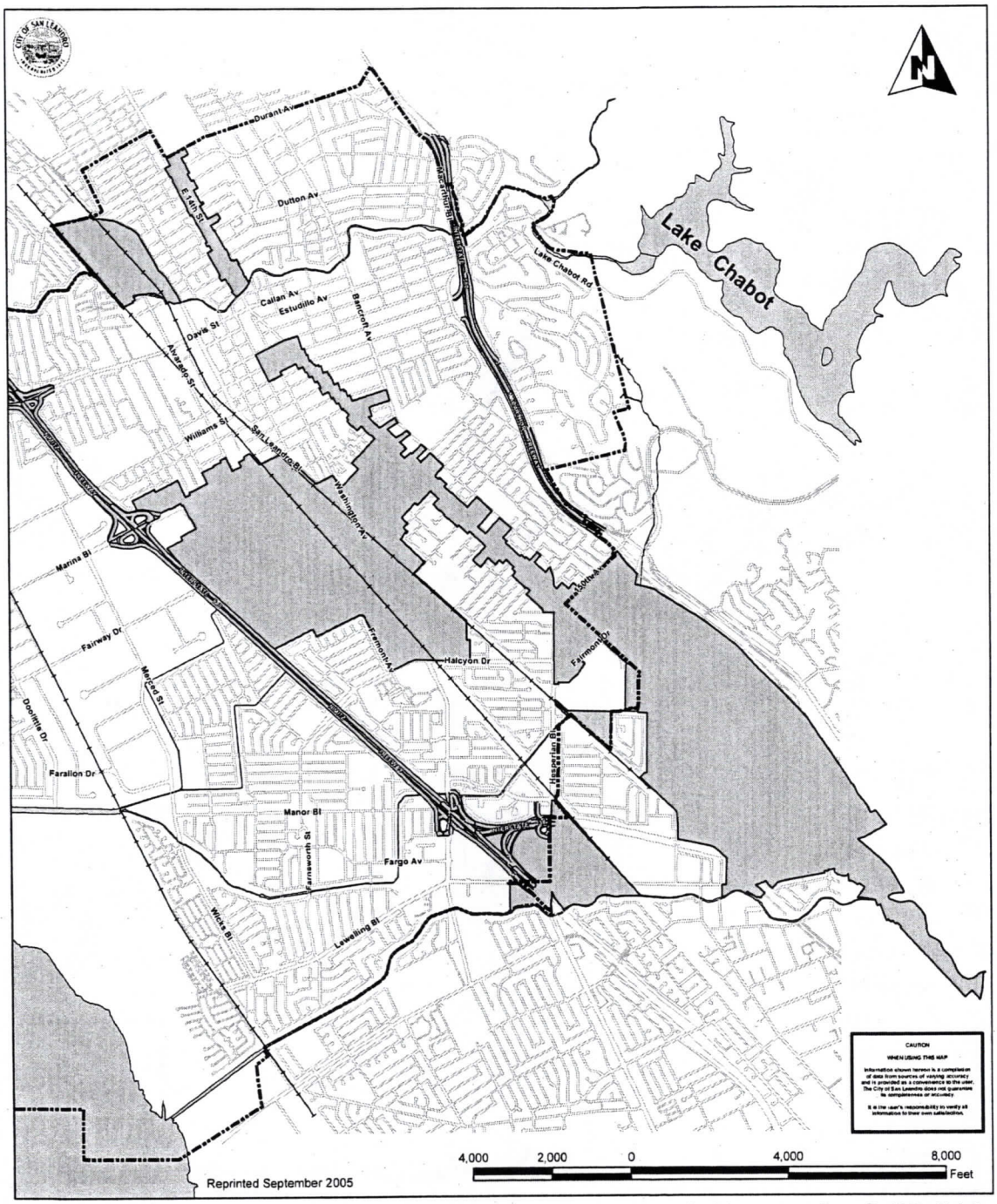
A. The administration and enforcement of this plan or other documents implementing this plan shall be performed by the agency (subject to alternative administrative and enforcement arrangements as may be agreed upon between the city of San Leandro Redevelopment Agency and the Alameda County Redevelopment Agency).

The provisions of this plan or other documents entered into pursuant to this plan may also be enforced by court litigation instituted by either the agency, county, or the city. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the project area may be enforced by such owners.

B. This plan may be amended by means of the procedure established in Sections 33450—33458 of the Community Redevelopment Law or by any other procedure hereinafter established by law. Any amendment to the city's or county's general plans affecting any portion of the plan text and/or map shall automatically amend this plan accordingly to conform thereto. (Ord. 2001-13 § 2 (part), 2001; Ord. 93-012 § 800, 1993)

2.36.070 Duration of this plan.

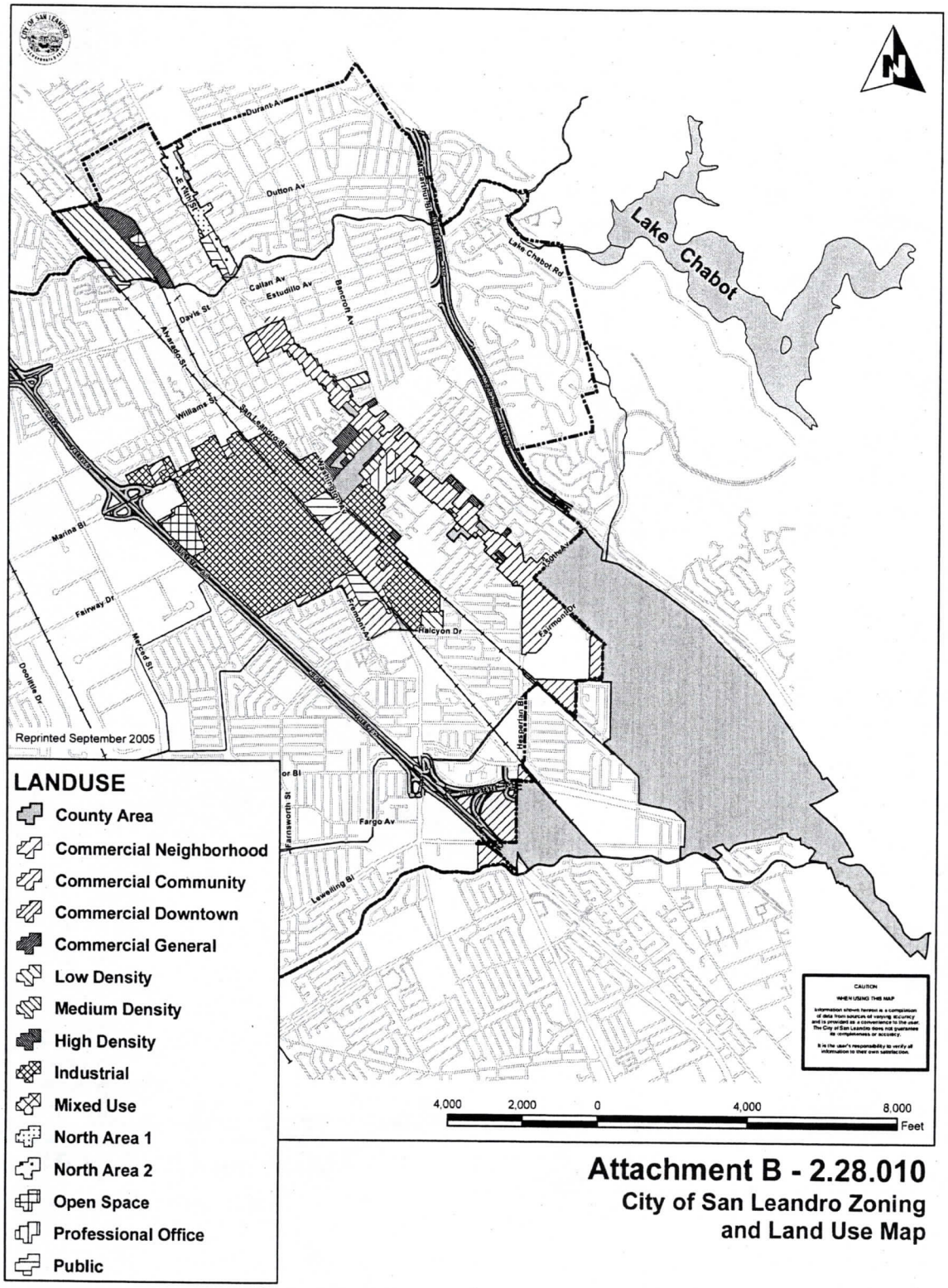
Except for the nondiscrimination and nonsegregation provisions (which shall run in perpetuity), or the obligation to repay any indebtedness as provided in Sections 2.32.010 and 2.32.020, the provisions of this plan shall be effective and the provisions of other documents formulated pursuant to this plan may be made effective for forty (40) consecutive years from the date of adoption of this plan by the city council. The effectiveness of the redevelopment plan shall terminate on July 11, 2034. The agency shall not receive property taxes pursuant to Section 33670 after July 11, 2044. (Ord. 2003-018 § 1 (part), 2003; County Ord. O-95-5 § B, 1995; Ord. 94-017 § 2, 1994; Ord. 93-012, § 900, 1993)



City of San Leandro / Alameda County Project Area

Attachment A - 2.28.010

Project Area Boundaries



Attachment B - 2.28.010
City of San Leandro Zoning and Land Use Map

Attachment C

LEGAL DESCRIPTIONS

AREA A

Alameda County — City of San Leandro Redevelopment Project, as it exists on December 21, 1992, is shown on the map marked Exhibit 2.36.010(4). Area A is more particularly described as follows:

BEGINNING at the intersection of the easterly of San Leandro Boulevard and the centerline of San Leandro Creek; thence westerly and northwesterly along the centerline of said San Leandro Creek to the intersection of said San Leandro Creek and the northeasterly line of Martinez Street, said point being on the northerly line of Area 4 as described in the San Leandro Plaza 2 Redevelopment Project; thence continuing northwesterly along the centerline of San Leandro Creek and the northerly line of said San Leandro Plaza 2 Redevelopment Project Area 4 to a point on a that is 75 feet northeasterly, measured at right angles from the southwesterly line of the Town of San Leandro as shown on Book 1 of Maps at Page 19, Alameda County Records; thence southeasterly along a line 75 feet northeasterly of and parallel with the southwesterly line of the Town of San Leandro and the northerly line of said San Leandro Plaza 2 Redevelopment Project Area 4 to a point on the southeasterly line of Lola Street; thence westerly along the southeasterly line of said Lola Street and its westerly prolongation and the northerly line of said San Leandro Plaza 2 Redevelopment Project Area 4 to a point on the westerly line of the Southern Pacific Transportation Company Right-of-Way; thence northwesterly along the westerly line of said Southern Pacific Transportation Company Right-of-Way to its point of intersection with the centerline of San Leandro Creek; thence continuing northwesterly along the westerly of said Southern Pacific Transportation Company Right-of-Way and the City Limit Line common to the City of San Leandro and the City of Oakland to an angle point in the said common City Limit Line; thence southeasterly along said common City Limit Line to a point on the easterly line of the said Southern Pacific Transportation Company Right-of-Way; thence easterly and continuing along said common City Limit Line to an angle point on said common City Limit Line, said point being on the north line of the Map of Franklin Subdivision as shown in Book 12 of Maps at Page 71, Alameda County Records and lying 11.17 feet, more or less southwesterly of the southwesterly line of said San Leandro Boulevard; thence northeasterly along the northerly line of said Franklin Subdivision to a point on the easterly line of Apricot Street; thence southerly along the easterly line of said Apricot Street to the intersection of said easterly line with the easterly line of Park Street; thence southerly along the easterly line of Park Street to the intersection of Park Street with the easterly line of San Leandro Boulevard; thence southerly along the easterly line of said San Leandro Boulevard to the intersection of the easterly line of said San Leandro Boulevard and the centerline of San Leandro Creek and the point of beginning.

Contains 77 acres, more or less.

AREA B

Alameda County — City of San Leandro Redevelopment Project, as it exists on December 21, 1992, is shown on the map marked Exhibit 2.36.010(7). Area B is more particularly described as follows:

BEGINNING at the intersection of the east line of East 14th Street and the centerline of San Leandro Creek; thence southwesterly to the intersection of the west line of said East 14th Street and the centerline of said San Leandro Creek; thence northerly along the west line of East 14th Street to the northeasterly corner of Root Park, said point being the intersection of the west line of East 14th Street and the easterly prolongation of the south line of Lot 47 of the Map of San Antonio Court as shown in Book 28 of Maps at Page 38, Alameda Country Records; thence westerly along the southerly line of said Lot 47 and its said prolongation to the southwesterly corner of said Lot 47 and the easterly line of Arroyo Avenue; thence northerly along the easterly line of said Arroyo Avenue to a point on the northerly line of Toler Avenue; thence westerly along the northerly line of said Toler Avenue to southwesterly corner of Lot 4 of said San Antonio Court; thence northerly along the westerly line of said Lot 4, said line being 160 feet westerly of and parallel with the westerly line of East 14th Street, to the northwesterly corner of said Lot 4, said point being on the northerly line of said San Antonio Court and the easterly prolongation of the southerly line of Del Orta Subdivision as shown in Book 4 of Maps at page 1, Alameda County Records; thence westerly along said southerly line of said Del Orta Subdivision to the southeasterly corner of Lot 33 of said Del Ota Subdivision; thence northerly along the easterly line of said lot 33, said line being 268 feet westerly of and parallel with the westerly line of East 14th Street, to a point on the southerly line of California Avenue; thence easterly along the southerly line of said California Avenue to its point of intersection with the easterly line of Lafayette Avenue; thence northerly along the easterly line of Lafayette Avenue to the northerly line of Peralta Avenue; thence easterly along the northerly line of Peralta Avenue to the southwesterly corner of Lot 1 of the Resubdivision of Lots 1 to 29 inclusive, Best Manor, as shown in Book 2 of Maps at page 72, Alameda County Records; thence northerly along the westerly line of Lots 1, 2, 3, and 4 of said subdivision, said line lying 95 feet westerly of and parallel with the westerly line of said East 14th Street, to the northwesterly corner of said Lot 4: Thence westerly along the southerly line of Lot 5 of said Best Manor Subdivision to the southwesterly corner of said Lot 5: Thence northerly along the westerly line of Lots 5, 6, 7, and 8 of said subdivision, said line lying 150 feet westerly of and parallel with the westerly line of said East 14th Street, to the northwesterly corner of said Lot 8; thence easterly along the northerly line of said Lot 8 to the southwesterly corner of Lot 9 of said Best Manor Subdivision; thence northerly along the westerly line of Lots 9, 10, 11, 12, 13, and northerly prolongation of the westerly line of Lot 13 of said Best Manor Subdivision, said line lying 95 feet westerly of and parallel with the westerly line of said East 14th Street, to the northerly line of Best Avenue and the southwesterly corner of Lot 139 of Best Manor Subdivision as shown in Book 3 of Maps at Page 73, Alameda County Records; thence continuing northerly along the westerly line of Lots 139 through 158 inclusive of said Best Manor

Subdivision, said line lying 95 feet westerly of and parallel with the westerly line of said East 14th Street, to the northwesterly corner of said Lot 158; thence westerly along the northerly line of said Best Manor Subdivision to a point lying 130 feet west of the westerly line of said East 14th Street; thence northerly along a line 130 feet westerly of and parallel with the westerly line of said East 14th Street to a point on the northerly line of Stoakes Avenue; thence easterly along the northerly of said Stoakes Avenue to a point that lies 110 feet west of the westerly line of East 14th Street; thence northerly along a line 110 feet west of and parallel with the westerly line of said East 14th Street to a point on the southerly line of Belleview Gardens Subdivision as shown in Book 3 of Maps at Page 87, Alameda County Records; thence continuing northerly along a line 110 feet west of and parallel with the westerly line of said East 14th Street to a point on the southerly line of the Map No. 1 of the Garcia Homestead Subdivision as shown in Book 4 of Maps at Page 69, Alameda County Records; thence easterly along the southerly line of said Garcia Homestead Subdivision to the southwesterly corner of Lot 4 of said subdivision; thence northerly along the westerly line of Lots 4, 3, 2, and 1 of said Subdivision, said line lying 100 feet west of and parallel with the westerly line of said East 14th Street, to the northwesterly corner of said Lot 1 of said Garcia Homestead Subdivision; thence easterly along the northerly line of said Lot 1 to southwest corner of Lot 6 of the West Broadmoor Extension Subdivision as shown in Book of Maps at Page 73, Alameda County Records; thence northerly along the westerly line of Lots 6, 5, 4 and the northerly prolongation of the westerly line of Lot 4 of said West Broadmoor Extension Subdivision, said line lying 79 feet west of the westerly line of said East 14th Street to a point on the northerly line of West Broadmoor Boulevard; thence westerly along the northerly line of said West Broadmoor Boulevard to the southwesterly corner of Lot 7 of said West Broadmoor Extension Subdivision; thence northerly along the westerly line of said Lot 7, said line lying 104 feet west of and parallel with the westerly line of said East 14th Street, to the northwesterly corner of said Lot 7, said point also being the southwesterly corner of Lot 66 of Tract 559 as shown in Book 29 of Maps at Page 58, Alameda County Records; thence continuing northerly along the westerly line of Lot 66 of said Tract 559 to the northwesterly corner of said Lot 66 and the southerly line of Farrelly Drive; thence easterly along the southerly line of said Farrelly Drive to the southerly prolongation of the east line of Lot 8 of said Tract 559, said point also being on the westerly line of East 14th Street; thence northerly along the westerly line of East 14th Street to the intersection of the westerly line of East 14th Street and the westerly prolongation of the southerly line of Durant Avenue; thence easterly along the westerly prolongation of the southerly line of Durant Avenue and the southerly line of Durant Avenue to northeasterly corner of Lot 12, Block 1, of Broadmoor Subdivision as shown in Book 23 of Maps at page 68, Alameda county Records; thence southerly along the easterly line of said Lot 12, said line being 490 feet east of and parallel with the easterly line of said East 14th Street, to the southeasterly corner of said Lot 12; thence westerly along the southerly line of said Lots 12, 13, 14, and 2 of Block 1 of said Broadmoor Subdivision to a point 180 feet east of the easterly line of said East 14th Street; thence southerly along a line 180 feet east of and parallel with the easterly line of

the easterly line of East 14th Street to a point on the southerly line of Broadmoor Boulevard; thence easterly along the southerly line of said Broadmoor Boulevard to the northeasterly corner of Lot 1 of Block 3 of said Broadmoor Subdivision; thence southerly along the easterly line of Lots 1 and 2 of Block 3 of said Broadmoor Subdivision, said line being 190 feet easterly of and parallel with the easterly line of said East 14th Street, to the southeasterly corner of said Lot 2 of Block 3; thence westerly along the southerly line of said Lot 2 of Block 3 to the northeasterly corner of Lot 9 of the Broadmoor Addition Subdivision as shown in Book 26 of Maps at Page 39, Alameda County Records; thence southerly along the easterly line of said Lot 9, said line being 180 feet east of and parallel with the easterly line of said east 14th Street, to a point on the southerly line of Cambridge Avenue; thence westerly along the southerly line of said Cambridge Avenue to the northeasterly corner of Lot 4 of said Broadmoor Addition Subdivision; thence southerly along the easterly line of Lots 4, 3, 2, and 1 of said Broadmoor Addition, said line lying 130 feet east of and parallel with the easterly line of said East 14th Street, to the southeasterly corner of said Lot 1; thence westerly along the southerly line of said Lot 1 to a point lying 123 feet east of the easterly line of said East 14th Street; thence southerly along a line 123 feet east of and parallel with the easterly line of East 14th Street to a point on the southerly line of Sunnyside Drive; thence continuing southerly along a line 123 feet east of and parallel with the easterly line of said East 14th Street to a point 50 feet south of the southerly line of said Sunnyside Drive; Thence easterly along a line 50 feet south of and parallel with the southerly line of said Sunnyside Drive to a point 163 feet east of the easterly line of said East 14th Street; thence southerly along a line 163 feet east of and parallel with the easterly line of said East 14th Street to a point 136.87 feet south of the southerly line of said Sunnyside Drive; thence easterly along a 136.87 feet south of and parallel with the southerly line of said Sunnyside Drive to a point 223 feet east of the easterly line of East 14th Street; thence southerly along a line 223 feet east of and parallel with the easterly line of East 14th Street to a point 81.10 feet north of the northerly line of Georgia way; thence westerly along a line 81.10 feet north of and parallel with the northerly line of said Georgia Way to a point 95 feet east of the easterly line of said East 14th Street; thence southerly along a line 95 feet east of the easterly line of said East 14th Street to a point on the southerly line of said Georgia Way; thence easterly along the southerly line of said Georgia Way to a point 100 feet east of the easterly line of said East 14th Street; thence southerly along a line 100 feet east of and parallel with the easterly line of said East 14th Street to a point on the northerly line of Lot 1 of the Orange Grove Tract as shown in Book 22 of Maps at page 46, Alameda County Records; thence easterly along the northerly line of Lot 1 of said Orange Grove Tract to the northeasterly corner of said Lot 1; thence southerly along the easterly line of Lots 1, 2, 3 and the southerly prolongation of the easterly line of said Lot 3 to a point on the southerly line of Euclid Avenue; thence easterly to the northeasterly corner of Assessors Map Book 76, Page 279-2, Parcel 22: Thence southerly along the easterly line of Parcel 22 to the most easterly corner thereof; thence westerly along the southerly line of said Parcel 22 to the northwesterly corner of Assessors Map Book

76, Page 279-2, Parcel 14; thence southerly along the westerly line of said Parcel 14 to the northeasterly corner of Assessors Map Book 76, Page 279-2, Parcel 15; thence westerly along the northerly line of Assessors Map Book 76, Page 279-2, Parcels 15, 16, 17, 18, 19, and 20 to the northwesterly corner of said Parcel 20, said point being 103.04 feet easterly of the easterly line of East 14th Street; thence southerly along a line 103.04 feet east of and parallel with the east line of said East 14th Street to a point on the southerly line of said Dutton Avenue; thence easterly along the southerly line of said Dutton Avenue to a point 120 feet east of the easterly line of said East 14th Street; thence southerly, along a line 120 feet east of and parallel with the easterly line of said East 14th Street to a point 136.50 feet north of the northerly line of Begier Avenue; thence easterly along a line 136.50 feet north of and parallel with the northerly line of said Begier Avenue to a point 145 feet east of the easterly line of East 14th Street; thence southerly along the easterly line of Parcels 42 and 41 of Assessors Map Book 76, Page 413-2 to a point on the southerly line of said Begier Avenue; thence westerly along the southerly line of said Begier Avenue to a point 120 feet east of the easterly line of said East 14th Street; thence southerly along the easterly line of Parcels 36, 35, 34, and 33 of Assessors Map Book 76, Page 414-2, to a point 130 feet north of the northerly line of Haas Avenue; thence easterly along a line 130 feet north of and parallel with the northerly line of said Haas Avenue to the northeasterly corner of Parcel 30 of Assessors Map book 76, Page 414-2; thence southerly along the easterly line of said Parcel 30 and prolongation of said line to a point on the southerly line of Haas Avenue; thence easterly along the southerly line of said Haas Avenue to a point 223.18 feet east of the easterly line of said East 14th Street; thence southerly to a point 227.70 feet east of the easterly line of said East 14th Street and said point being 243.95 feet south of the southerly line of said Haas Avenue; thence westerly along a line 243.95 feet south of the southerly line of said Haas Avenue to a point 205.70 feet east of the easterly line of said East 14th Street; thence southerly along a line 205.70 feet east of and parallel with the easterly line of said East 14th Street to a point 345.0 feet south of the southerly line of said Haas Avenue; thence easterly along a line 345.0 feet south of and parallel with the southerly line of said Haas Avenue to a point 227.70 feet east of the easterly line of said East 14th Street; thence southerly along the easterly line of Parcel 8 of Assessors Map 76, Page 440 and southerly along the prolongation of the easterly line of said Parcel 8 to the centerline of San Leandro Creek; thence southwesterly along the centerline of said San Leandro Creek to the east line of East 14th Street and the point of beginning.

Contains 31 acres more or less.

AREA C

Alameda County — City of San Leandro Redevelopment Project, as it exists on December 21, 1992, is shown on the map marked Exhibit 2.36.010(8). Area C is more particularly described as follows:

BEGINNING at the intersection of the easterly line of East 14th Street and the southerly line of Juana Avenue; thence easterly along the southerly line of said Juana Avenue to the northeasterly corner of Lot 3 of the Estudillo Tract as shown in Book 5 of Maps at page 32, Alameda County Records; thence southerly along the easterly line of Lots 3 and 18 and the southerly prolongation of the east

line of said Lot 18 to a point on the southerly line of Dolores Avenue; thence easterly along the southerly line of said Dolores Avenue to the northwesterly corner of Lot 25 of Tract 572 as shown in Book 29 of Maps at Page 59, Alameda Country Records; thence southerly to the southwesterly corner of said Lot 25; thence easterly along the southerly line of Lot 25 of said Tract 572 to the southeasterly corner of said Lot 25 and the northwesterly corner of Lot 12 of said Tract 572; thence southerly along the westerly line of said Lot 12 and its southerly prolongation to a point on the southerly line of Maud Avenue; thence easterly along the southerly line of Maud Avenue to the northeasterly corner of Assessors Map Book 77, Page 529-2, Parcel 36; thence southerly along the easterly line of Assessors Map Book 77, Page 529-2, Parcel 36 and 34 to the southeasterly corner of said Parcel 34; thence easterly along the northerly line of Assessors Map Book 77, Page 529-2, Parcel 33-1 to the northeasterly corner of said Parcel 33-1; thence southerly along the easterly line of said Parcel 33-1 a distance of 42.42 feet; thence easterly along said parcel line 40 feet; thence southerly along the easterly line of Assessors Map Book 77, Page 529-2, Parcels 33-1 and 29 and the southerly prolongation of said Parcel 29 to a point on the southerly line of Elsie Avenue; thence easterly along the southerly line of said Elsie Avenue to the northeasterly corner of Assessors Map Book 77, Page 530-2, Parcel 25-1; thence along the easterly line of said Parcel 25-1 the following seven (7) courses:

(1) thence southerly 16.75 feet;
(2) thence westerly 0.60 feet;
(3) thence southerly 45.00 feet;
(4) thence easterly 23.83 feet;
(5) thence southerly 45.00 feet;
(6) thence easterly 8.68 feet;
(7) thence southerly 18.25 feet to the northwesterly corner of Assessors Map Book 77, Page 530-2, Parcel 19;

Thence easterly along the northerly line of said Parcel 19 to the northeasterly corner thereof; thence southerly along the easterly line of said Parcel 19 and the southerly prolongation of the easterly line of said Parcel 19 to a point on the southerly line of Sybil Avenue; thence easterly along the southerly line of said Sybil Avenue to the northeasterly corner of Assessors Map Book 77, Page 572-2, Parcel 21-2; thence southerly along the easterly line of Assessors Map Book 77, Page 572-2, Parcels 21-2, 21-3, and 19 to a point on the northerly line of Parcel 1 of Parcel Map No. 1055 recorded in Book 79 of Maps at Page 48, Alameda County Records; thence easterly along the northerly line of said Parcel 1 to the northeast corner thereof; thence southerly along the easterly line of said Parcel 1 to the northwesterly corner of Parcel 1 of Parcel Map No. 1909 recorded in Book 94 of Parcel Maps at Page 36, Alameda County Records; thence easterly along the northerly line of said Parcel 1 to the northeasterly corner thereof; thence southerly along the easterly line of said Parcel 1 and the southerly prolongation of easterly line of Parcel 1 to a point on the southerly line of Warren Avenue; thence easterly along the southerly line of said Warren Avenue to the northeasterly corner of Assessors Map Book 77, Page 571-3, Parcel 43-2; thence southerly along the easterly line of said Parcel 43-2 to a point on the northerly line of the McKinley School Property described as Assessors Map Book 77E, Page 571-1, Parcel 2; thence easterly along the northerly line of

said Parcel 2 to the northeasterly corner of said Parcel 2; thence southerly along the easterly line of Parcel 2, said line being the westerly line of Bancroft Avenue, to the southeasterly corner of said Parcel 2; thence westerly along the southerly line of said Parcel 2 to the northeasterly corner of Assessors Map Book 77, Page 571-2, Parcel 40; thence southerly along the easterly line of Assessors Map Book 77, Page 571-2, Parcels 40, 39, 38, and 37 to the southeasterly corner of said Parcel 37; thence westerly along the southerly line of said Parcel 37 to the northwesterly corner of Lot 28 of Cherry Manor Subdivision as shown in Book 18 of Maps at Page 66; thence southerly along the westerly line of Lots 28, 6, 7, and 8 of said Cherry Manor Subdivision to southwesterly corner of said Lot 8; thence easterly along the southerly line of said Cherry Manor Subdivision to the northeasterly corner of Parcel A of Parcel Map No. 1640 recorded in Book 87 of the Maps at Page 70, Alameda County Records, and the westerly line of Bancroft Avenue; thence southerly along the easterly line of said Parcel A and the westerly line of said Bancroft Avenue to the southeasterly corner of said Parcel A; thence westerly along the southerly line of said Parcel A and the westerly prolongation of the southerly line of said Parcel A to the northwesterly corner of Assessors Map Book 77E, Page 1525-1, Parcel 4-3; thence southerly along the westerly line of said Parcel 4-3 to the southwesterly corner thereof; thence easterly along the southerly line of said Parcel 4-3 to the southeasterly corner thereof, said point being on the westerly line of Bancroft Avenue; thence southerly along the westerly line of Bancroft Avenue to the southeasterly corner of Assessors Map Book 77E, Page 1525-1, Parcel 6-2; thence westerly along the southerly line of said Parcel 6-2 and 6-1 to the northeasterly corner of Assessors Map Book 77E, Page 1525-2, Parcel 7-2; thence southerly along the easterly line of said Parcel 7-2 to the southeasterly corner thereof; thence westerly along the southerly line of said parcel 7-2 to the northeasterly corner of Assessors Map Book 77E, Page 1525-2, Parcel 12; thence southerly along the easterly line of said Parcel 12 to the southeasterly corner thereof; thence westerly along the southerly line of said Parcel 12 to the southwesterly corner thereof and the easterly line of East 14th Street; thence southerly along the easterly line of said East 14th Street to the northwesterly corner of Assessors Map Book 77E, Page 1525-2, Parcel 11; thence easterly along the northerly line of said parcel 11 to the northeasterly corner thereof; thence southerly along the easterly line of said Parcel 11 to the southeasterly corner thereof; thence easterly along the northerly line of Assessors Map Book 77E, Page 1532, Parcel 2-4 to the northeasterly corner thereof, said point being on Bancroft Avenue; thence southerly along the easterly line of said Parcel 2-4 and the westerly line of said Bancroft Avenue to the southeasterly corner of said Parcel 2-4 and the northeasterly corner of Block A, Tact 4220 as shown in Book 112 of Maps at Page 67, Alameda County Records; thence westerly along the northerly line of said Block A to the northwesterly corner thereof; thence southerly along the westerly line of said Block A and its southerly prolongation to a point on the southerly line of 136th Avenue; thence northeasterly along the southerly line of said 136th Avenue to the westerly line of Bancroft Avenue; thence southeasterly along the westerly line of said Bancroft Avenue to the southerly line of 138th Avenue; thence southwesterly along the

southerly line of said 138th Avenue to the northeasterly corner of Assessors Map 77E, Page 1548, Parcel 9-1; thence southeasterly along the easterly line of said parcel 9-1 to the southeasterly corner thereof; thence northeasterly along the northeasterly line of Assessors Map Book 77E, Page 1548, Parcel 1-4 to the northeasterly corner of said Parcel 1-4; thence southeasterly along the easterly line of said Parcel 1-4 to the southeasterly corner thereof; thence southwesterly along the southerly line of said parcel 1-4 to the northeasterly corner of Lot 1 of Block A of Tract 708 as shown in Book 11 of Maps at Page 26; thence southeasterly along the easterly line of said Lot 1 and its southeasterly prolongation to a point on the southerly line of 140th Avenue; thence continuing southeasterly along the easterly line of Lot 1 of Block B of said Tract 708 to the southeasterly corner thereof; thence northeasterly along the southerly line of said Tract 708 to the northeasterly corner of Lot 1 of Tract 639 as shown in Book 8 of Maps at Page 30, Alameda Country Records; thence southeasterly along the easterly line of Lots 1, 2, 3, 4, 15, 14, 13, and 12 of said Tract 639 to the southeasterly corner of said Lot 12; thence northeasterly along the southerly line of said Tract 639 to the westerly line of Bancroft Avenue; thence southeasterly along the westerly line of said Bancroft Avenue to the northeasterly corner of Assessors Map Book 77E, Page 1569, Parcel 12-3; thence southwesterly along the northerly line of said parcel 12-3 to the northwesterly corner thereof; thence southwesterly along the westerly line of Parcel 12-3 to the southwesterly corner thereof; thence southeasterly along the southerly line of said Parcel 12-3 to the southeasterly corner thereof and the westerly line of said Bancroft Avenue; thence southeasterly along the westerly line of said Bancroft Avenue to the northwesterly corner of Assessors Map Book 77E, Page 1575-1, Parcel 1-3; thence southwesterly along the northerly line of Parcels 1-3 and 1-6 to the easterly line of East 14th Street; thence southerly along the easterly line of said East 14th Street to the southwesterly corner of Assessors Map Book 77E, Page 1575-1, Parcel 1-5; thence northeasterly along the southerly line of said Parcel 1-5 and Parcel 1-4 of said Assessors Map Book and Page to the westerly line of Bancroft Avenue; thence southeasterly along the westerly line of said Bancroft Avenue to the northeasterly corner of Assessors Map Book 77E, Page 1575-2, Parcel 4-2; thence southwesterly along the northwesterly line of said Parcel 4-2 to the southwesterly corner thereof; thence southeasterly to the southwesterly corner of Assessors Map Book 77E, page 1575-2, Parcel 4-1 said point being on the northerly line of Tract 704 as shown in Book 11 of Maps at Page 18, Alameda County Records; thence southwesterly along the northerly line of said Tract 704 to the southwesterly corner of Lot 5 of Block 13 of said Tract 704; thence southeasterly along the southwesterly line of said Lot 5 and the southeasterly prolongation of said Lot 5 to a point on the southerly line of 146th Avenue; thence southwesterly along the southerly line of said 146th Avenue to the northeasterly corner of Lot 1 of Block 16 of said Tract 704; thence southeasterly along the northeasterly line of Lots 1, 16, 15, 14, 13, 12, 11, 10, and the southeasterly prolongation of the northeasterly line of Lot 10, Block 16 to a point on the southerly line of 148th Avenue; thence northeasterly along the southerly line of said 148th Avenue to the northeasterly corner of Assessors Map Book 77E, Page 1593-1, Parcel 6; thence southeasterly along the north-

easterly line of parcels 6 and 8 of said Assessors Map Book 77E, Page 1593-1; thence northeasterly to the northeasterly corner of Parcel 9 of said Assessors Map Book 77E, Page 1593-1; thence southeasterly to the southeasterly corner of Assessors Map Book 77E, Page 1593-1, Parcel 10-1; thence northeasterly along the southeasterly line of said Parcel 10-1 to the westerly line of Bancroft Avenue; thence southeasterly along the westerly line of said Bancroft Avenue to the northeasterly corner of Assessors Map Book 77E, Page 1593-2, Parcel 11-6; thence southwesterly along the northwesterly line of said Parcel 11-6 to the northwesterly corner thereof; thence southeasterly to the southwesterly corner of Assessors Map Book 77E, Page 1593-2, Parcel 11-3; thence northeasterly along the southerly line of said parcel 11-3 to the westerly line of said Bancroft Avenue; thence southerly along the westerly line of said Bancroft Avenue to the point of intersection with the northwesterly prolongation of the northeasterly line of Assessors Map Book 77E, Page 1606-1, Parcel 7-2; thence southeasterly to the southeasterly corner of said parcel 7-2; thence northeasterly along the northwesterly line of Assessors Map Book 77E, Page 1606-1, Parcel 6-3 to the northeasterly corner thereof; thence southeasterly along the northeasterly line of said Parcel 6-3 to the southeasterly corner thereof; thence northeasterly to the northeasterly corner of Assessor Map Book 77E, Page 1606-1, Parcel 1; thence southeasterly to the southeasterly corner of said parcel 1 and the northerly line of 150th Avenue; thence easterly along the northerly line of 150th Avenue to the westerly line of State Highway 580; thence southerly along the westerly line of said State Highway 580 to the northerly line of State Highway 238; thence westerly along the northerly line of said State Highway 238 to a point on the northerly prolongation of the east line of Tract 840 as shown in Book 21, Page 75, Alameda County Official Records; thence along the prolongated East line of said Tract 840 to appoint on the north line of Tract 840 to a point on the north line of Tract 4396; thence westerly along said north line of said Tract 4396 to a point to the northwesterly corner of said Tract; thence southerly along the west line of said Tract 4396 to a point on the north line of Gilbert Street; thence easterly and southerly along the northerly and easterly side of Angus Way to a point at the southwest corner of Parcel 41-3, as shown in Book 414, page 46 of the Alameda County Assessors Plats; thence along a line measured at right angles to the centerline of Mattox Road to a point on the southwesterly line of said Mattox Road; thence northwesterly along the southwesterly line of Mattox Road to the most northerly corner of parcel 2, as shown in Book 414, page 56 of the Alameda County Assessors Plats; thence along the northwesterly line of said Parcel 2 to the point of Intersection with the centerline of San Lorenzo Creek; thence continuing southeasterly and southerly along the center of said San Lorenzo Creek to a point of intersection with the Hayward City Limit Line; thence southerly along said City Limit Line said line being common with the north line of Tract 585 to a point on the westerly line of Mission Boulevard; thence northerly along said westerly line of Mission Boulevard to the northeasterly corner of Lot 35 to the Cherryland Subdivision filed in Book 26 of Maps at Page 18, Alameda County Records; thence westerly along the southerly line of said Lot 35 to the southerly corner of said Lot 35; thence northerly along a line par-

allel with and 130 feet westerly of the west line of Mission Boulevard to the northwest corner of Lot 2 of said Cherryland Subdivision; thence westerly 10 feet, more or less, to the southwesterly corner of Parcel 54 as shown in Book 414, Page 61 of the Alameda County Assessors Plats; thence northerly along the easterly line of said Lot 54 to a point on the southerly line of parcel 46 as shown in Book 414, Page 61 of the Alameda County Assessors Plats; thence easterly along said southerly line of Parcel 46 to the southeasterly corner of said Parcel 46; thence along the line parallel with and 130 feet westerly of the westerly line of Mission Boulevard to a point to the most northwest corner of Lot 14 of said Colonial Acres Map filed in Book 3 of Maps at Page 63, Alameda Country Records; thence westerly along the northerly line of said Lot 14 to the southwesterly corner of Lot 11 of said Colonial Acres; thence northerly along a line 150 feet westerly of and parallel with the westerly line of Mission Boulevard to the southeasterly corner of Parcel 36 as shown in Book 414, Page 41 of the Alameda County Assessors Plats; thence westerly along the southerly line of Parcel 36 to the southwesterly corner of said Parcel 36; thence northerly along the westerly line of Parcel 36 to the northeasterly corner of Lot 22, Block C of said Colonial Acres; thence westerly along the northerly line of Lots 22 and 21, Block C of said Colonial Acres to the southwesterly corner of said Lot 5, Block C of said Colonial Acres; thence northerly along the westerly line of Lots 5, 6, 7, 8, and 9, Block C of said Colonial Acres, to a point on the southerly line of Hampton Road; thence westerly along the south line of Hampton Road to the southerly prolongation of the westerly line of Assessors Map Book 414, Page 21, Parcel 74-3; thence northerly along the said prolongated line to the northwest corner of Parcel 76-3 as shown in Assessors Map Book 414, Page 21, said point being on the northerly line of San Lorenzo Creek; thence westerly along said northerly line of San Lorenzo Creek to the northwesterly corner of the Parcel 61 shown in Assessors Map Book 414, Page 21; thence northeasterly along the northwesterly line of said parcel 61 and the said line being the southeasterly line of Tract 642 as shown in Book 8, page 22 of Alameda County Records to the southwest corner of Lot 27 of said Tract 642; thence northwesterly along the southwesterly line of said Lot 27 and the northwesterly prolongation of the southwesterly line of Lot 27 to a point on the northwesterly line of Paradise Boulevard; thence along the said northwesterly line of Paradise Boulevard to the point of intersection of the west line of Mission Boulevard northwesterly along said southwesterly line of Mission Boulevard to the northeast corner of Lot 69 of said Lot Tract 642; thence southerly along the northerly line of said lot 69 to the northerly line of Harmony Drive; thence westerly along said northerly line of Harmony Drive to the southwest corner of Lot 71 of said Tract 642; thence northerly along the westerly line of said Lot 71 a distance of 100 feet; thence westerly to a point on the easterly line of Lot 73 of said Tract 642; thence northerly along the easterly line of Lot 73 to the northeasterly corner thereof; thence southwesterly, westerly and northwesterly along the northerly line of Lots 73 through 81 inclusive of said Tract 642 to the northeasterly corner of said Lot 81; thence westerly along the northerly line of said Lot 81 and the westerly prolongation of the northerly line of said Lot 81 to a point on the westerly line of Harmony Drive; thence

southerly along said westerly line of Harmony Drive to the northeast corner of Lot 84 of said Tract 642; thence westerly along the north line of said Lot 84 to a point on the east line of Lot 86 of said Tract 642; thence northerly along the east line of said Lot 86 to the northeast corner of said Lot 86; thence westerly along the northerly line of said Lots 86 through 92 to the northwest corner of Lot 92 of said Tract 642 said point being common to Lots 92 and 93 of said Tract 642 and Lots 98 and 99 of Tract 650 as shown in Book 8 of Maps at Page 79, Alameda County Records; thence continuing westerly along the line common to Lot 98 and 99 to the northwesterly corner of said Lot 98; thence south along the west line of said Lot 98 a distance of 6 feet; thence westerly along a line 104 feet northerly of and parallel with the north line of Harmony Drive to a point on the line common to Lot 96 and 97 of said Tract 650; thence northerly along said common line to the northeast corner of said Lot 96; thence westerly along the north line of said Lot 96 through 87 to the northwesterly corner of Lot 87 of said Tract 650; thence along the south line of Lots 111, 112, and 113 of said Tract 650 to the southwest corner of Lot 113 of said Tract 650; thence southwesterly along the southeasterly line of Lots 114, 115, and 117 to the southeasterly corner of Lot 117 of said Tract; thence northwesterly along the northeasterly line of Lots 117 and 118 of said Tract to the most northerly corner of Lots 118 of said Tract; thence southwesterly along the northwesterly line of said Lot 118 and its southwesterly projection to the southwesterly line of Paradise Boulevard; thence northwesterly along the southwesterly line of said Paradise Boulevard to the most northerly point of Lot 3 of said Tract 650; thence southwesterly along the line common to Lots 2 and 3 of said Tract 650 to the northeasterly line of the Western Pacific Railroad Right of Way; thence southeasterly along said northeasterly right of way to a point of intersection with the northeasterly prolongation of the northwesterly line of Tract 3226 as shown in Book 66 of Maps, Page 78, Alameda County Records; thence southwesterly along said projected line to the point of intersection of said line and the northeasterly line of Wickman Court; thence northwesterly along said northeast line of Wickman Court to the beginning of a curve concave to the northeast; thence southwesterly along a line perpendicular to last said line to the center of the San Lorenzo Creek; thence northwesterly and westerly along the centerline of said San Lorenzo Creek to he point of intersection with the southerly prolongation of the westerly line of Assessors Map Book 413, Page 31, Parcel 10-3; thence northerly along said west line of said Parcel 10-3 to a point on the northerly line of East Lewelling Boulevard; thence easterly along the said north line of said Lewelling Boulevard to a point of intersection on the westerly line of Alisal Court; thence northerly along the westerly line of Alisal Court to a point at the northeasterly corner of Assessors Map Book 413, Page 27, Parcel 57; thence westerly and northwesterly along the northeasterly line of said Assessors Parcel 57 to a point on the northerly line of State Highway 238; thence northwesterly along said northerly line of State Highway 238 to the southwesterly line of the Western Pacific Railroad; thence westerly along the northerly line of State Highway 238 to a point on the east line of Ashland Avenue; thence northerly along the easterly line of said Ashland Avenue to the southwesterly line of Western Pacific Railroad Right of Way;

thence northwesterly along the southwesterly line of the Western Pacific Railroad Right of Way to a point; thence along a line measured at right angles to the previously said line northeasterly to the southeast corner of Lot 36 of Tract 1078 as shown in Book 31 of Maps at Page 36, Alameda Country Records; thence northerly along the east line of said Tract 1078 to the northeast corner of said Tract; thence westerly along the north line of said Tract 1078 to a point on the southerly line of Coelho Drive; thence northwesterly to the southeasterly corner of Assessors Map Book 77D, Page 1490, Parcel 16-1, said point being on the northerly line of said Coelho Drive; thence westerly along the northerly line of Coehlo Drive to a point on the easterly line of Assessor Book 77D, Page 1490 Parcel 19; thence southerly along the easterly line of said Parcel 19 and the southerly prolongation of the easterly line of said Parcel 19 to a point on the southwesterly line of said Western Pacific Railroad Right of Way; thence northwesterly along the southwesterly line of said Western Pacific Railroad Right of Way to the easterly line of Hesperian Boulevard; thence northerly along the easterly line of said Hesperian Boulevard to the intersection the northerly line of Louise Street; thence westerly along the northerly line of Louise Street to the southeasterly corner of Lot 10 of Tract 831 as shown in Book 27 of Maps at Page 59 of Alameda County Records; thence northerly and northwesterly along the easterly line of said Lot 10 to the most easterly corner of Lot 9 of said Tract 831; thence southwesterly along the line common to Lot 9 and Lot 10 of said Tract 831 to the northeasterly line of Donna Street; thence northwesterly along said northeasterly line of Donna Street to a point on the southeasterly line of Tract 769 as shown in Book 12 of Maps at Page 46 and 47, Alameda County Records; thence northeasterly along said southeasterly line to the southeasterly corner of said Tract 769; thence northwesterly along the northeasterly line of said Tract 769 to the most easterly corner of Lot 4, Block E of said Tract 769; thence southwesterly along the line common to Lots 4 and 5, Block E of said Tract 769 to the northeasterly line of Donna Street; thence northwesterly along the northeasterly line of Donna Street to the intersection of the southerly line of Lillian Avenue; thence northeasterly along said southerly line of said Lillian Avenue to the most northerly corner of Lot 1, Block E of said Tract 769 Thence northwesterly to the most easterly corner of Lot 1, Block A of said Tract 769 said point being on the northerly line of Lillian Avenue; thence continuing northwesterly along the northeasterly line of said Lot 1 of Block A to the most northerly corner thereof; thence northeasterly along the southerly line of Tract 547 as shown in Book 29 of Maps at Page 42, Alameda County Records to a point on the most southerly corner of Lot 1 of said Tract 547; thence northwesterly to the most westerly corner of Lot 16 of said Tract 547; thence northeasterly along the northwesterly line of said Lot 16 a distance of 8.00 feet; thence along the southwesterly lines of Assessors Map Book 77D, Page 1468, Parcel 1 the following three (3) courses:

(1) thence northwesterly 8.75 feet;

(2) thence southwesterly 8.00 feet;

(3) thence northwesterly along the southwesterly line of said parcel 1 and the northwesterly prolongation of the southwesterly line of said parcel 1 to a point on the northwesterly line of 147th Avenue; thence southwesterly along the northwesterly line of said

147th Street to the most southerly corner of Assessors Map Book 77D, Page 1460-1 parcel 8; thence northwesterly along the southerly line of parcels 8, 4, 3-2, and 2 of said Assessors Map Book 77D, Page 1460 to the southeasterly line of Assessors Map Book 77D, Page 1460-1, Parcel 1; thence southwesterly along the southeasterly line of said parcel to the most southerly corner thereof; thence northwesterly along the southwesterly line of said Parcel 1 to a point on the southeasterly line of the Map of Edenville as shown in Book 23 of Maps at Page 10 Alameda County Records; thence northeasterly along said southeasterly line of the Edenville Tract to the southeasterly corner of Assessors Map Book 77D, Page 1458, Parcel 5; thence northwesterly along the southwesterly line of said Parcel 5 to the southeasterly line of 145th Avenue; thence northeasterly along the southeasterly line of 145th Street to the southeasterly prolongation of the southwesterly line of Assessors Map Book 77DE, Page 1456, Parcel 4-1; thence northwesterly along said line to the northeasterly corner of said Assessors Map Book 77D, Page 1456, Parcel 17-1; thence southwesterly along the southeasterly line of said Parcel 17-1 to the most southerly corner of said parcel; thence northwesterly along southwest line of said Parcel 17-1, said line also being line common to Lots 91 and 92 of the said Map of Edenville to a point on the southeasterly line of 144th Avenue; thence southwesterly along the southeasterly line of said 144th Avenue to the southeasterly prolongation of a line common to Lots 156 and 157 of the said Map of Edenville; thence northwesterly along said line to a point on the northwesterly line of the said Map of Edenville and said point being the corner common to Lots 156 and 157 of said map; thence southwesterly along the northwesterly line of said Map of Edenville to the most southerly corner of Assessors Map Book 77D, Page 1455, Parcel 15; thence northwesterly along the southwesterly line of said Parcel 15 to the southeasterly line of 143th Avenue; thence southwesterly to a point on the southeasterly prolongation of the northeasterly line of Parcel 1 and 2 of Parcel Maps No. 2148 as recorded in Book 97 of Parcel Maps at Page 79, Alameda County Records; thence northwesterly along said line to the southeasterly line of Assessors Map Book 77D, Page 1432, Parcel 42: Thence southwesterly to the most southerly corner of said Parcel 42; thence northwesterly along the southwesterly line of said Parcel 42 and its northwesterly prolongation to the northwesterly line of 141st Avenue; Thence northeasterly along the northwesterly line of the said 141st Avenue to the northeaster corner of Lot 1 of Tract 1625 as shown in Book 37 of Maps at Page 31, Alameda County Records; thence northwesterly along the northeasterly line of said Lot 1 to the most northerly corner of said Parcel 1; thence southwesterly along the said northwesterly line of Parcel 1 to the most southerly corner of Tract No. 4748 as shown in Book 126 of Map at Page 84, Alameda County Records; thence northwesterly along the southwesterly line of said Tract 4748 to the southeasterly line of Tract 761 as shown in Book 12 of Maps, Pages 36 and 37 Alameda County Records; thence northeasterly to the most southerly corner of Lot 2, Block A of said Tract 761; thence northwesterly along the southwesterly line of Lot 1 and 2, Block A and Lot 1 of Block C of said Tract 761 to a point on the southeasterly line of Lot 2 of Tract 4295 as shown in Book 112 of Maps at Page 87, Alameda County Records; thence southwest-

erly along the southeasterly line of Lot 2 to the northeasterly corner of Lot 1 of Said Tract 4295; thence northwesterly along the northeasterly line of said Lot 1 to the most northerly corner of said Lot 1; thence southwesterly along the northwest line of said Lot 1 to the most westerly corner of said Lot 1; thence southeasterly along the southwesterly line of said Lot 1 and its prolongation to the southeasterly line of 139th Avenue; thence southwesterly along said southeasterly line of 139th Avenue to the most westerly corner of Assessors Map Book 77D, Page 1437-1, Parcel 16-2; thence southeasterly along the southwesterly line of said Parcel 16-2 to the northwesterly line of Tract 641 as shown in Book 8 of Maps at Page 26 and 27, Alameda County Records; thence southwesterly along said northwesterly line of said Tract 641 to the most westerly corner of Lot 21 of said Tract 641; thence northwesterly along the southwesterly line of Assessors Map Book 77D, Page 1437-1, parcel 15-1 a distance of 20 feet; thence southwesterly along a line 20 feet northwesterly and parallel with the northwesterly line of said Tract 641 to the northeasterly line of Assessors Map Book 77D, Page 1437-1, Parcel 13-4; thence southeasterly along the northeasterly line of said Parcel 13-4 to the point on the northwesterly line of said Tract 641; thence southwesterly along the northwesterly line of said Tract 641 to the most westerly corner of said Tract; thence southeasterly along the southwesterly line of said Tract 641 and its southeasterly prolongation to the southeasterly line of 143rd Avenue; thence southwesterly along the southeasterly line of 143rd Avenue to the northwesterly corner of Assessors Map Book 77C, Page 1235, Parcel 4-4; thence southeasterly along the northeasterly line of said Parcel 4-4 to the northeasterly corner of said parcel 4-4; thence southwesterly along the southeasterly line of said Parcel 4-4 to the northwesterly corner of Assessors Map Book 77C, Page 1240, Parcel 1-3; thence southeasterly along the northeasterly line of said Parcel 1-3 to a point on the northwesterly line of 147th Avenue; thence southwesterly along the northwesterly line of said 147th Avenue to the northeasterly line of the Western Pacific Railroad Right of Way; thence southeasterly along the northeasterly line of said Western Pacific Railroad Right of Way to the northerly prolongation of the west line of Tract 3838 as shown in Book 96 of Maps at Page 73, Alameda County Records; thence south along the west line of said Tract 3838 to the southwest corner of Lot 4 of said Tract 3838; thence easterly along the south line of said lot 4 of said Tract 3838 to the southeasterly corner thereof; thence southerly along the west line of said Tract 3838 to the northerly line of Halcyon Drive; thence westerly along the northerly line of Halcyon Drive to the intersection of the northerly line of Floresta Boulevard; thence westerly along the northerly line of Floresta Boulevard to the intersection of the northerly line of Floresta Boulevard and the northeasterly line of Fremont Avenue; thence northwesterly and westerly along the northeasterly and northerly line of Fremont Avenue to the point of intersection with the northerly line of Fremont Avenue and the northeasterly line of Alvarado Street; thence northerly along the northeasterly line of Alvarado Street to a point on the northeasterly prolongation of the southeasterly line of Assessors Map Book 77B, Page 1201, Parcel 15; thence southwesterly along the southeasterly line of said Parcel 15 to the northeasterly line of Highway 880; thence northwesterly along the northeasterly line of State Highway

880 to the most southerly corner of Parcel 1 of Parcel Map No., 5515, recorded in Book 184 of Maps at Page 35, Alameda County Records; thence northerly and easterly along the southerly lines of said Parcel 1 the following four (4) courses:

(1) north 42°25'56" West, 563.10 feet;

(2) north 62°11'39" East, 445.53 feet;

(3) north 28°13'56" West, 104.07 feet;

(4) north 61°48'44" East, 411.00 feet to a point on the westerly line of Tea Garden Street; thence northerly along the westerly line of said Tea Garden Street and the northerly prolongation of the westerly line of said Tea Garden Street to the northerly line of Marina Boulevard; thence westerly along the northerly line of said Marina Boulevard to the northeasterly line of State Highway 880; thence westerly along the northeasterly line of said State Highway 880 to the southwesterly corner of Assessors Map Book 77A, Page 714, Parcel 4; thence northerly along the westerly line of said Parcel 4; thence northeasterly along the northerly line of said Parcel 4 to the northeasterly corner of said Parcel 4: Thence southerly to the northwesterly corner of Assessors Map Book 77A, Page 714, parcel 3-3; thence northeasterly to the northeasterly corner of Assessors Map Book 77A, Page 714, Parcel 1-9; thence southerly to the northwesterly corner of Assessors Map Book 77A, Page 720-2, Parcel 26-4; thence northeasterly along the northerly line of said Parcel 26-4 and the northeasterly prolongation of the northerly line of said Parcel 26-4 to a point on the easterly line of Eleventh Avenue; thence northerly along the easterly line of Eleventh Avenue to the southerly line of Tract No. 1192 as shown in Book 33 of Maps at Page 24, Alameda County Records; thence easterly along the southerly line of said Tract No. 1192 and the easterly prolongation of the southerly line of said Tract No. 1192 to a point on the easterly line of Orchard Avenue; thence northerly along the easterly line of said Orchard Avenue to northwesterly corner of Assessors Map Book 75, Page 103, Parcel 11; thence northeasterly along the northerly line of Parcels 11, 9, 8, and 7 of said Assessors Map Book 75, Page 103 to the northeasterly corner of said Parcel 7; thence northerly to the northwesterly corner of Assessors Map Book 75, Page 103, Parcel 4-3; thence northeasterly along the northerly line of said Parcel 4-3 and the northeasterly prolongation of the northerly line of said Parcel 4-3 to a point on the easterly line of Alvardo Street; thence southerly along the easterly line of said Alvarado Street to the northwesterly corner of Assessors Map Book 75, Page 105-1, Parcel 18-3; thence northeasterly along the northerly line of Parcels 18-3, 15-2 and 14-2 of said Assessor Map Book and Page to the northeasterly corner of said Parcel 14-2; thence northerly along the westerly line of Assessors Map Book 75, Page 105-2, Parcel 13-7 to the northeasterly corner of said Parcel 13-7; thence northeasterly to the northeasterly corner of said Parcel 13-7; thence northerly along the westerly line of Parcels 12-2 and 12-1 of said Assessors Map Book and Page to the northwesterly corner of Assessors Map Book 75, Page 105-2, Parcel 12-1; thence northeasterly along the northerly line of said Parcel 12-1 to a point on the westerly line of the Central Pacific Railroad Right of Way; thence southerly along the westerly line of said Central Pacific Railroad Right of Way line to northerly line of Marina Boulevard; thence easterly along the northerly line of said Marina Boulevard to the easterly line of San Leandro Boulevard; thence southerly along the easterly line of San Leandro Boule-

vard to the southerly line of Hudson Lane; thence easterly along the southerly line of said Hudson Lane and easterly prolongation of the southerly line of said Hudson Lane to a point on the easterly line of Washington Avenue; thence southerly along the easterly line of said Washington Avenue to the northwesterly corner of Assessors Map Book 77D, Page 1410, Parcel 3-3; thence northeasterly along the northwesterly line of said Parcel 3-3 to the northwesterly corner of said Parcel 3-3; thence northerly along the easterly line of said Assessors Map Book 77D, Page 1410, Parcel 25 to a point on the southerly boundary of Tract No. 3849 as shown in Book 96 of Maps at Page 1, Alameda County Records; thence easterly along the southerly boundary of said Tract No. 3849 to the westerly line of East 14th Street; thence northerly along the westerly line of East 14th Street to the southerly line of Assessors Map Book 77, Page 630, Parcel 152; thence southwesterly along the southerly line of said Parcel 152 to the southwest corner of said Parcel 152; thence northerly along the westerly line of Parcels 152 and 153 of said Assessors Map Book 77, Page 630 to the northwest corner of Parcel 153 said point being on the southerly line of Assessors Map Book 77, Page 556-4, Parcel 57-3; thence southwesterly along the southwesterly corner of said Parcel 57-3 to the northwesterly corner thereof; thence northeasterly along the northwesterly line of said Parcel 57-3 to the southwesterly corner of said Assessors Map Book 77, Page 556-4, Parcel 55; thence along the northwesterly boundary lines of said Parcel 55 and southwesterly line of Parcel 54 of said Assessors Map Book 77, Page 556-4 and the northwesterly prolongation of the southwesterly line of said Parcel 54 to a point on the northerly line of Estabrook Street; thence westerly along the northerly line of said Estabrook Street to the southwesterly corner of Lot 27 of tract 557 as shown in Book 29 of Maps at Page 52, Alameda County Records; thence northerly to the northwesterly corner of said Lot 27; thence westerly to the southwesterly corner of Lot 17; thence northerly along the westerly line of said Lot 17 and the northerly prolongation of the westerly line of said Lot 17 to a point on the northerly line of Harlan Street; thence westerly along the northerly line of said Harlan Street to the southwesterly corner of Assessors Map Book 77, Page 553, Parcel 5; thence northerly along the westerly line of said Parcel 5 to the northwesterly corner thereof; Thence westerly along the southerly line of Parcels 34, 33, and 32 of said Assessors Map Book 77, Page 553 to the southwesterly corner of Assessors Map Book 77, Page 553, Parcel 32; thence northerly along the westerly line of said Parcel 32 and the northerly prolongation of said Lot 32 to a point on the northerly line of Castro Street; thence easterly along the northerly line of Castro Street to the southeasterly corner of Assessors Map Book 77, Page 550, Parcel 7; thence northerly along the easterly line of said Parcel 7 to the northeasterly corner thereof; thence westerly to the southwesterly corner of Assessors Map Book 77, Page 550, Parcel 1-3; thence northerly along the westerly line of said Parcel 1-3 and the northerly prolongation of the westerly line of said Parcel 1-3 to a point on the northerly line of Williams Street; thence westerly along the northerly line of Williams Street to the southeasterly corner of Assessors Map Book 77, Page 549, Parcel 7; thence northerly along the easterly line of said Parcel 7 to the northeasterly corner thereof; thence westerly to the northwesterly corner of said Parcel 7 said point being on the easterly

line of Parcel 34 of said Assessors Map Book 77, Page 549; thence southerly to the southeasterly corner of the Assessors Map Book 77, Page 549, Parcel 34; thence westerly to the southwesterly corner of said Parcel 34; thence northerly along the westerly line of said Parcel 34 and the northerly prolongation of the westerly line of said Parcel 34 to a point on the northerly line of Thornton Street; thence westerly along the northerly line of said Thorton Street to the southwesterly corner of Assessors Map Book 77, Page 545, Parcel 47; thence northerly to the northwesterly corner of said Parcel 47; thence westerly along the southerly line of Parcels 44-1, 41 and 40-1 to a point on the easterly line of Washington Avenue; thence southerly along the easterly line of Washington Avenue to a point of intersection of the easterly prolongation of the southerly line of Thorton Street; thence westerly along said easterly prolongation of the southerly line of Thorton Street and the southerly line of said Thorton Street and the westerly prolongation of southerly line Thorton Street to a point of intersection with the westerly line of Hays Street; thence northerly along the westerly line of Hays Street to the southerly line of West Juana Avenue; thence easterly along the southerly line of West Juana Avenue and the easterly prolongation of the southerly line of said West Juana Avenue to the intersection of the easterly line of East 14th Street and the southerly line of Juana Avenue and the Point of the beginning. EXCEPTING THEREFROM the area described as follows: Beginning at the northwesterly corner of Parcel C of Parcel Map 5501 as shown in Book 184 of Maps at Page 15, Alameda County Records; thence southeasterly along the northeasterly line of said Parcel C to the northeasterly corner thereof and the northerly line of San Leandro Boulevard; thence southwesterly along the northwesterly line of said San Leandro Boulevard to the northeasterly line of Rose Drive; thence southeasterly along the northeasterly line of said Rose Drive to the intersection of northeasterly line of said Rose Drive with the southerly line of said San Leandro Boulevard; thence southwesterly along the northwesterly line of Tract 860 as shown in Book 18 of Maps at Page 46, Alameda County Records, to the southwesterly corner of said Tract 860; thence southeasterly along the southwesterly line of said Tract 860 to a point on the westerly line of 136th Avenue; thence southerly along the westerly line of said 136th Avenue to the easterly corner of Assessors Map Book 77D, Page 1500, Parcel 1; thence southwesterly along the southeasterly line of said Parcel 1 to the westerly corner thereof; thence northwesterly along the southwesterly line of said Parcel 1 to the westerly corner thereof; thence northeasterly along the northwesterly line of said Parcel 1 to the intersection of the southeasterly line of Coburn Court with the southerly line of said San Leandro Boulevard; thence at right angle to last said line northwesterly to a point on the northerly line of San Leandro Boulevard and the southerly line of Tract No. 4055 as shown in Book 104 of Maps at Page 38, Alameda County Records; thence westerly along the northerly line of said San Leandro Boulevard to the southwesterly corner of said Tract No. 4055; thence northeasterly along the northwesterly line of said Tract No. 4055 to the northwesterly corner of said Tract No. 4055; thence southeasterly along the northeasterly line of said Tract No. 4055 to the northeasterly corner of said Tract No. 4055; thence southwesterly along the southeasterly line of said Tract No. 4055 to the northwesterly corner of Assessors Map Book 77D, page 1410, Parcel 6; thence southeasterly along the

southwesterly line of said Parcel 6 to the northwesterly line of said Coburn Court; Thence northeasterly along the northwesterly line of said Coburn Court and the northeasterly prolongation of the northwesterly line of said Coburn Court to the southwesterly corner of Parcel C of said Parcel Map No. 5501; thence northeasterly along the northwesterly line of said Parcel C to the point of beginning. ALSO EXCEPTING THEREFROM the area described as follows: All of Assessors Map Book 77D, Page 1490, Parcel 16-02.

Contains (1,434) acres, more or less.

NEW AREA C

All that real property situate in the City of San Leandro, County of Alameda, State of California, described as follows:

A portion of that real property described in "Attachment C" of that certain document labeled Redevelopment Plan for the Alameda County — City of San Leandro Redevelopment Project, dated June 1993, further described as follows:

All of "Area C."

EXCEPTING THEREFROM, that portion of property described in that certain Grant Deed to Bayfair 580, LLC filed July 6, 2001 in Series Number 2001238683, Official Records of Alameda County, described as follows.

BEGINNING at a point on the southwestern line of East 14th Street, 100 feet wide, distant thereon North 48°55′20″ West, 140 feet from the western line of said Lot 5; thence along said line of East 14th Street, South 48°55′20″ East, 803.42 feet to the eastern line of said Lot 6; thence along last said line; South 0°20′18″ East, 1166.63 feet to the southern line of said Lot 6; thence along last said line and along the southern line of Lots 5 and 1, North 88°56′ West, 1519.36 feet to the northeastern line of the right of way 80 feet wide of the Western Pacific Railroad Company; thence along last said line, North 49°27′45″ West, 377.01 feet to the eastern line of Hesperian Boulevard; thence along last said line, North 0°26′ West, 422.85 feet; thence North 89°30′10″ East, 364.54 feet; thence North 44°53′10″ East, 354.39 feet, thence North 31°37′10″ East, 309.93 feet to a line drawn South 41°04′40″ West from the point of beginning; thence North 41°04′40″ East, 638.22 feet to the point of beginning.

AREA D

Alameda County — City of San Leandro Redevelopment Project, as it exists on December 12, 1992, is shown on the map marked Exhibit 2.36.010(9). Area D is more particularly described as follows:

BEGINNING at the intersection of the east line of Hesperian Boulevard and the southwesterly line of Central Pacific Railroad right of way; thence southerly along the southwesterly line of said Central Pacific Railroad right of way to the centerline of San Lorenzo Creek; thence westerly along the centerline of said San Lorenzo Creek to a point on the northeasterly line of State Highway 880; thence northwesterly along the northeasterly line of said State Highway 880 to the intersection of the east line of said Hesperian Boulevard and the northeasterly line of said State Highway 880; thence westerly to the intersection of the westerly line of said Hesperian Boulevard and the northeasterly line of said State Highway 880; thence southerly along the prolongation of said west line of Hesperian Boulevard to a point on the centerline of said San Lorenzo Creek; thence westerly along the centerline of said San Lorenzo

Creek to a point of intersection with the west line of Assessors Map Book 412, Page 11, Parcel 1-5; thence northerly along said west line of said Parcel 1-5 to a point of intersection with the easterly prolongation of the north line of Lewelling Boulevard; thence easterly along the easterly prolongation of the north line of Lewelling Boulevard to a point of intersection on the northeasterly line of State Highway 880; thence northwesterly along the northeasterly line of State Highway 880 to a point of intersection with the southerly line of State Highway 238; thence easterly along the south line of said State Highway 238 to a point at the most northeasterly corner of Assessors Map Book 413, Page 3, Parcel 1-1; thence northerly on a line that is perpendicular to the south line of State Highway 238 to a point common with the north line of said State Highway 238 and the southerly line of Assessors Map Book 77C, Page 1290, Parcel 15; thence northerly and easterly along the east line of said Parcel 15 and the south line of Assessors Map Book 77C, Page 1290, Parcel 14 to a point on the west line of said Hesperian Boulevard; thence easterly along the prolongation of the south line of said Parcel 14 to a point on the east line of said Hesperian Boulevard; thence northerly along line east line of said Hesperian Boulevard to the point of beginning.

Contains 118 acres, more or less.

Attachment D

REDEVELOPMENT AGENCY PROPOSED LIST OF PUBLIC IMPROVEMENTS, PROJECTS AND PROGRAMS

Infrastructure	A. Utilities					$41,121,740
	1. underground	$9,200,000	$0	$25,000,000	$34,200,000	
	2. resid lighting	$50.00	$0	$0	$50,000	
	3. Water Main Impr	$0	$0	$1,000	$1,000	
	4. Sewer Upgrd	$0	$0	$1,000	$1,000	
	5. Utility Improv	$0	$0	$1,000	$1,000	
				TOTAL	$34,253,000	
	B. Roadway.sw					
	1. Wash Undrpass	$0	$0	$1,000	$1,000	
	2. Bayfair	$0	$0	$1,060,000	$1,060,000	
	3. BART	$0	$0	$1,750,840	$1,750,640	
	4. sidewalks	$400,000	$400,000	$400,000	$1,200,000	
	5. Bridge	$0	$754,900	$0	$754,900	
	6. Ped. to Park	$90,000	$0	$0	$90,000	
	7. Drainage	$0	$0	$1,000	$1,000	
	8. Ashland Widening	$0	$0	$1,000	$1,000	
	9. E.Lewelling	$1,000	$0	$0	$1,000	
	10. Road Resurf.	$0	$0	$1,000	$1,000	
				TOTAL	$4,860,740	
	C. Transit					
	1. BART Shuttle	$0	$0	$1,000	$1,000	
	2. Transit Shuttles	$0	$0	$1,000	$1,000	
	3. Signal System	$0	$0	$1,000	$1,000	
	4. Hesperian Imprv.	$0	$0	$1,000	$1,000	
	5. 150th Ave Impr	$0	$0	$1,000	$1,000	
	6. Traffic Signals	$0	$0	$1,000	$1,000	
	7. lt rail plus	$0	$0	$2,000,000	$2,000,000	
	8. Bike Lane	$0	$0	$1,000	$1,000	
				TOTAL	$2,008,000	
Commercial Assist	A. Commercial lmpvt					
	1. Bayfair	$0	$0	$62,000,000	$62,000,000	$167,272,000
	2. Business Asst.	$0	$0	$20,000,000	$20,000,000	
	3. Code Asst.	$0	$0	$500,000	$500,000	
	4. Commercial ren.	$0	$0	$18,000,000	$18,000,000	
	5. Un. masonry	$0	$1,000	$0	$1,000	
	6. Mix use (ROM)	$0	$0	$15,000,000	$15,000,000	
	7. Parking	$3,540,000	$5,000,000	$4,360,000	$12,900,000	
				TOTAL	$128,401,000	
	B. Streetscape					
	1. Comm. Streets	$3,707,500	$3,707,500	$7,415,000	$14,830,000	
	2. Medians	$0	$741,000	$0	$741,000	
	3. Residential	$3,300,000	$0	$0	$3,300,000	
				TOTAL	$18,871,000	
	C. Contam. Prop.	$0	$0	$20,000,000	$20,000,000	

Recreation	A. Plazas & Parks	$6,691,500	$1,490,000	$175,000	$8,356,500	$12,356,500
	B. Sports Facil	$4,000,000	$0	$0	$4,000,000	
Facilities	A. Libraries	$0	$1,300,000	$0	$1,300,000	$1,304,000
	B. Fire Station	$0	$0	$1,000	$1,000	
	C. Seismic Retro	$0	$0	$1,000	$1,000	
	D. Comm. Cir.	$0	$0	$1,000	$1,000	
	E. Siren	$0	$0	$1,000	$1,000	
Housing	A. Mobile Homes	$1,300,000	$2,700,000	$0	$4,000,000	$96,401,000
	B. Emergency Prep	$0	$0	$1,000,000	$1,000,000	
	C. Disaster	$0	$0	$200,000	$200,000	
	D. Rehab	$0	$0	$15,000,000	$15,000,000	
	E. Replacement	$2,000,000	$1,800,000	$0	$3,800,000	
	F Write Down	$0	$0	$25,000,000	$25,000,000	
	G. 1st Time Buyer	$0	$0	$15,000,000	$15,000,000	
	H. Rental Housing	$0	$0	$1,000	$1,000	
	I. Code Asst.	$0	$0	$3,500,000	$3,500,000	
	J. Rental Upgrade	$0	$0	$2,400,000	$2,400,000	
	K. Contam. Prop	$0	$0	$10,500,000	$10,500,000	
	L. URM	$0	$0	$1,000,000	$1,000,000	
	M. Mixed Use	$0	$0	$15,000,000	$15,000,000	
Social Services	A. Community Svc.	$0	$0	$1,200,000	$1,200,000	$5,050,000
	B. Economic Devel	$0	$0	$2,850,000	$2,850,000	
	C. Cultural Res.	$0	$0	$1,000,000	$1,000,000	
		$34,280,000	$17,894,400	$271,330,840	$323,505,240	$323,505,240

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property, identified in the Disposition and Development Agreement approved by Resolution No. 2011-058, conveyed by the Grant Deed dated March 9, 2011, from the Redevelopment Agency of the City of San Leandro, a public body corporate and politic to the City of San Leandro, a municipal corporation ("**City**"), is hereby accepted on behalf of the City by its City Manager pursuant to authority conferred by Resolution No. 2011-058, adopted by the City Council of the City of San Leandro on March 7, 2011, and that the City consents to recordation of the Grant Deed by its duly authorized officer.

Dated March 9, 2011

CITY OF SAN LEANDRO,
a municipal corporation

By: _____
Stephen L. Hollister, City Manager

ATTEST:

By Marian Handa
Marian Handa, City Clerk

APPROVED AS TO FORM:

By _____
for Jayne Williams, City Attorney

SIGNATURES MUST BE NOTARIZED

1604875.2

CITY OF SAN LEANDRO
APR 01 2011
CITY CLERK'S OFFICE

from: Nina Hinton / BD

SCANNED

APR 14 2011

CITY CLERK'S OFFICE
Scan Operator: _____

Chiu, Vivian

From: Chiu, Vivian
Sent: Monday, September 27, 2010 10:18 AM
To: Peterson, Tara; Hamer, Michael; Battenberg, Cynthia; Galvin, Christine; Kay, Jeff
Subject: Cancellation of Taxes for 14901 East 14th Street
Attachments: DOC092710.pdf

Attached is the Assessor's Report.

Vivian Chiu
Deputy City Clerk
City Clerk's Office ▪ City of San Leandro ▪ 835 East 14th Street ▪ San Leandro ▪ CA 94577-3767
Tel (510) 577-3366 ▪ Fax (510) 577-3340

ASSESSMENT APPEALS BOARD

CANCELLATION OF TAXES

CITY OF SAN LEANDRO
SEP 24 2010
CITY CLERK'S OFFICE

Date: **September 23, 2010**

In reply, refer to CT No(s):
***2010*-93024**
Reference Number: **77D-1499-1**
Previous Owner:

CITY OF SAN LEANDRO
MARIAN HANDA
835 E 14TH ST
SAN LEANDRO, CA 94577

CANCELLATION OF TAXES

SUBJECT: Request for Cancellation of Taxes

Enclosed is a copy of the Assessor's Report (Exhibit #2010-93024) in response to your request for cancellation of taxes on the above parcel(s).

Per the Assessor's Report, the Auditor has been requested to cancel a portion or all of the subject taxes.

Sincerely,

Crystal Hishida Graff, Clerk of the Board
ASSESSMENT APPEALS BOARD

By: D Brown
Deputy Clerk

Encl.

cc: Tax Collector, QIC 20114

p:\prod\cbs\specs\aab\mail_mrg\ct2_95.doc

SUSAN S. MURANISHI, County Administrator **CRYSTAL HISHIDA GRAFF,** Clerk of the Board
1221 Oak Street, Room 536, Oakland, California 94612 (510) 272-6347 Fax: (510) 208-9660

OFFICE OF ASSESSOR
COUNTY OF ALAMEDA

1221 Oak Street, County Administration Building
Oakland, California 94612-4288
(510) 272-3787 / FAX (510) 272-3803

RON THOMSEN
ASSESSOR

CANCELLATION OF TAXES

Date: 09/22/2010

To: Patrick O'Connell, AUDITOR-CONTROLLER

From: Ron Thomsen, ASSESSOR

Subject: Cancellation of taxes specified by Revenue and Taxation Code, Section 4986.

For: The Redevelopment Agency of the City of San Leandro

Pursuant to Revenue and Taxation Code Section 4804, and the Board of Supervisors' Resolution No. 187874, it is requested that a portion or all of the taxes on the property indicated by the account numbers listed on the schedule below be cancelled.

Supporting Document	Date of Apportionment	Roll Year Affected	Assessment Roll Account Number	All/Portion	Assessed Value
2010060087	03/05/2010	2009-2010	77d-1499-1	All	Land: Improvements:
2010060087	03/05/2010	2010-2011	77d-1499-1	All	Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:
					Land: Improvements:

Prepared by:
John Thomson, MAPPING SUPERVISOR
Luvi Lumibao, MAPPING TECHNICIAN III

Exhibit Number: 2010-93024

Chiu, Vivian

From: Chiu, Vivian
Sent: Friday, September 17, 2010 12:16 PM
To: Kay, Jeff
Subject: Cancellation of Taxes for 14901 East 14th Street

Hi, Jeff:

I spoke to Donna Brown at the Assessment Appeals Board. She said that our request of March 17, 2010 was sent to the Mapping Section. She has not received a response from the Mapping Section of the Assessor's Office. Once she gets the Assessor's Report from the Mapping Section, which is the confirmation that the taxes has been cancelled, she will send a copy to us and a copy to the Tax Collector.

I then called the Tax Collector regarding the delinquent notice. The operator said it should be fine not to pay as long as we have a request confirmation from the Assessor's Office.

Vivian Chiu
Deputy City Clerk

City Clerk's Office ▪ City of San Leandro ▪ 835 East 14th Street ▪ San Leandro ▪ CA 94577-3767
Tel (510) 577-3366 ▪ Fax (510) 577-3340

Alameda County
Office of the Treasurer
and Tax Collector

Donald R. White, Treasurer and Tax Collector
Treasurer-Tax Collector

Brenda L. Guess, Chief Deputy
Teresita M. Lauigan, Assistant Treasurer

CITY OF SAN LEANDRO
SEP 17 2010
CITY CLERK'S OFFICE
From: Jeff Kay / BD

SEPTEMBER 09, 2010

CITY OF SAN LEANDRO REDEVELOPMENT
835 E 14TH ST
SAN LEANDRO CA 94577

This is to inform you that our records indicate unpaid prior year taxes for the following property:

Assessor's Parcel Number : **77D-1499-1**
Property Location: **14901 E 14TH ST**

If you plan to redeem the delinquency within the next three months, the amounts due are shown below. Redemption penalties accrue the first day of each month at the rate of 1.5 % per month. If payment will be made later than the dates shown, please contact the Tax Collector's staff at 510-272-6800 for the correct amount due.

An installment plan is available for payment of these taxes. In order to initiate a plan, you must remit at least 20% of the amount due shown below, plus a plan initiation fee of $60.00. An annual $30.00 maintenance fee will be collectible with subsequent plan payments. For more information regarding installment plans, please contact the Tax Collector's staff at 510-272-6800.

Amount Due:	If paid by:
$1,903.14	SEPTEMBER 30, 2010
$1,927.74	OCTOBER 31, 2010
$1,952.35	NOVEMBER 30, 2010

When remitting payment, make check(s) payable to Tax Collector, Alameda County, and write the Assessor's Parcel Number (APN) on the check(s) to ensure proper credit. Mail to:

Alameda County Tax Collector
1221 Oak Street
Oakland, CA 94612

Note: If these taxes were previously paid, you may disregard this notice.

Donald R. White

Donald R. White
Treasurer and Tax Collector

P.01

TRANSACTION REPORT

MAR-23-2010 TUE 12:04 PM

FOR: CITY OF SAN LEANDRO 5105773340

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAR-23	12:03 PM	92089660	41"	5	SEND	OK	124	

TOTAL : 41S PAGES: 5

FAX TRANSMISSION

Number of Pages (including cover page): 5

Date: March 23, 2010

To: Donna Brown, Clerk of the Board
Assessment Appeals Board

Fax: (510) 208-9660

From: Vivian Chiu, Deputy City Clerk

Fax: (510) 577-3340
Phone: (510) 577-3366

Message:

Per your request, attached is a letter from the Redevelopment Agency of the City of San Leandro requesting the cancellation of taxes for 14901 East 14th Street, San Leandro, APN 077D-1499-001.

FAX TRANSMISSION

Number of Pages (including cover page): 5

Date: March 23, 2010

To: Donna Brown, Clerk of the Board
Assessment Appeals Board
Fax: (510) 208-9660

From: Vivian Chiu, Deputy City Clerk
Fax: (510) 577-3340
Phone: (510) 577-3366

Message:

Per your request, attached is a letter from the Redevelopment Agency of the City of San Leandro requesting the cancellation of taxes for 14901 East 14th Street, San Leandro, APN 077D-1499-001.

We are mailing the original letter and enclosures to your attention. Please call me at the number listed above if you have any questions. Thank you.

City of San Leandro
City Clerk's Office
835 East 14th Street
San Leandro, California 94577-3782

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577

March 23, 2010

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, CA 94612

RE: Cancellation of Taxes

Dear Board of Supervisors:

The Redevelopment Agency of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from **Diana M. Pagano, a single woman**, the real property commonly known as:

14901 East 14th Street, San Leandro, California, APN 077D-1499-001

and recorded in the Official Records of the County of Alameda under the County Recorder's **Instrument No. 2010060087** on **March 5, 2010**, two (2) copies of which are enclosed. Also enclosed is a copy of the Assessor's Map.

It is requested that your Honorable Board will cancel taxes on the above property. Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Sincerely,

Marian Handa

Marian Handa
Agency Secretary
Phone: (510) 577-3367
Fax: (510) 577-3340
Email: mhanda@ci.san-leandro.ca.us

Enclosures

cc: Tara Peterson, Engineering and Transportation

Tony Santos, Mayor

City Council: Michael J. Gregory; Diana M. Souza; Jim Prola; Joyce R. Starosciak; Ursula Reed; Bill Stephens

Chiu, Vivian

From: Peterson, Tara
Sent: Tuesday, March 23, 2010 10:23 AM
To: Chiu, Vivian
Subject: Cancellation of Taxes

Hi Vivian:

Old Republic Title attempted to cancel taxes for us on the recent acquisition of 14901 E. 14th Street – APN 077D-1499-01 by the Redevelopment Agency. However, I just heard from the County and they also want a letter from the Agency itself.

Would you prepare a letter requesting the cancellation of taxes on behalf of the RDA and fax it to:

Donna Brown
Assessment Appeals Board
(510) 208-9660

Thanks.

Tara

Chiu, Vivian

From: Chiu, Vivian
Sent: Thursday, March 18, 2010 3:29 PM
To: Peterson, Tara; Hamer, Michael; Battenberg, Cynthia; Galvin, Christine; Kay, Jeff
Subject: 14901 East 14th Street
Attachments: DOC031810.pdf

Attached is the cancellation of taxes memo received from the Assessment Appeals Board.

Vivian

From: Peterson, Tara
Sent: Tuesday, March 09, 2010 10:27 AM
To: Hamer, Michael; Battenberg, Cynthia; Galvin, Christine; Chiu, Vivian; Kay, Jeff
Subject: New Property Acquired by the Redevelopment Agency

Attached for each of you for your information and use is the Grant Deed for the property recently acquired (March 5, 2010) by the Redevelopment Agency for a street improvement project.

Address: 14901 E. 14th Street, known as the Triangle.

Currently, there is a tenant (Quality Tune Up Shoppe) on site, who will remain for a time. The tenant will be asked to leave by this time next year.

Tara

CITY OF SAN LEANDRO
MAR 18 2010
CITY CLERK'S OFFICE

ASSESSMENT APPEALS BOARD

CANCELLATION OF TAXES

In reply, refer to CT No(s):
2010-93024
Reference Number: 77D-1499-1
Previous Owner:

Date: March 17, 2010

TO: **Assessor, Attn: Mapping Section, QIC 20116**

FROM: **Donna Brown, Clerk of the Board**

SUBJECT: **Request for Cancellation of Taxes**

Enclosed is a request for cancellation of taxes from the following:

City or Agency	Recorder's No.	APN or Address	Date of Request
CITY OF SAN LEANDRO	2010-060087	77D-1499-1	03/17/2010

This is referred to you for processing.

cc:

CITY OF SAN LEANDRO
REDEVELOPMENT AGENCY
MARIAN HANDA
835 E 14TH ST
SAN LEANDRO, CA 94577

Pro-rata check YES NO AMOUNT $_____ Date Rec'd._____ Date Sent to TxColl._____

p:\prod\cbs\specs\aab\mail_mrg\ct95.doc

SUSAN S. MURANISHI, County Administrator **CRYSTAL HISHIDA GRAFF,** Clerk of the Board
1221 Oak Street, Room 536, Oakland, California, 94612, (510) 272-6347, Fax: (510) 208-9660

Chiu, Vivian

From: Peterson, Tara
Sent: Tuesday, March 09, 2010 10:43 AM
To: Chiu, Vivian
Subject: 14901 E. 14th Street

Hey Vivian.

Old Republic Title sent in the request for cancellation of taxes as part of escrow.

Tara

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 1117009206-JM
APN: 077D-1499-001

When Recorded Mail Document and Tax Statements to:

Redevelopment Agency of the City of San Leandro
835 E. 14th Street
San Leandro, CA 94577

2010050087 03/05/2010 11:28 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 0.00

3 PGS

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

No Fee document Gov't code 27383

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is R&T 11922 Government Agency aquiring title
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of San Leandro

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Diana M. Pagano, a single woman

hereby GRANT(S) to
Redevelopment Agency of the City of San Leandro , a public body corporate and politic

that property in City of San Leandro, Alameda County, State of California, described as:
See "Exhibit A" attached hereto and made a part hereof.

Date: March 01, 2010

Diana M. Pagano

Diana M. Pagano

State of California

County of Alameda

On March 3, 2010 before me, Ellen Solorzano, a Notary Public, personally appeared Diana M. Pagano, 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 Ellen Solorzano
Name Ellen Solorzano
(typed or printed)

(Area reserved for official notarial seal)

ELLEN SOLORZANO
COMM. # 1748331
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. JUNE 27, 2011

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 1117009206-JM

EXHIBIT A

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

A portion of Lot 9, as said lot said lot is shown upon the Map entitled "Map of the Coelho Tract Eden TP., Alameda Co., California", filed December 11, 1899, in Book 15 of Maps, at Page 100, in the office of the Recorder of Alameda County, and

Also a portion of that certain 0.20 acre parcel of land described in deed to John Charles Lavin, dated January 22, 1902 and recorded January 23, 1902 in Book 821 of Deeds, at Page 191, in the office of the Recorder of Alameda County, described as follows:

Beginning at the point of intersection of the southwestern line of East 14th Street, as said Street is described in Deed to the County of Alameda, dated June 7, 1929 and recorded October 31, 1929, in Book 240 of , Official Records, at Page 191, in the office of the County Recorder of Alameda County, with the northern boundary line of Lot 9, as said Lot is shown on said Map, then south 49 degrees 00 minutes east along the southwestern line of East 14th Street 19.41 feet; thence leaving said line of East 14th Street southeasterly, southerly and southwesterly on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 12.00 feet, a distance on said arc of 22.01 feet; thence south 56 degrees 04 mintues 20 seconds west 89.74 feet; thence southwesterly, westerly and northwestelry on the arc of a curve to the right, tangent to the last said course, the radius of which curve is 20.00 feet, a distance on said arc of 43.11 feet to a point on the eastern line of the county road leading from San Lorenzo to San Leandro, also known as Telegraph Road; thence north 0 degrees 26 minutes west along the said line of Telegraph Road 145.35 feet, more or less, to a point on the said southwestern line of East 14th Street; thence south 49 degrees 00 minutes east along the said line of East 14th Street 123.72 feet to the point of beginning.

APN 077D-1499-001

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed or Grant, dated March 1, 2010, from **Diana M. Pagano, a single woman,** to the Redevelopment Agency of the City of San Leandro, a public body corporate and politic, is hereby accepted on behalf of the Redevelopment Agency of the City of San Leandro, pursuant to authority conferred by Resolution No. 2009-012 RDA, adopted by the Redevelopment Agency of the City of San Leandro on May 18, 2009, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: March 1, 2010

Seal:

Marian Handa

MARIAN HANDA, Agency Secretary
City of San Leandro Redevelopment Agency

CITY OF SAN LEANDRO

MAR 30 2010

CITY CLERK'S OFFICE

From: Tara Peterson /ET

SCANNED

MAR 31 2010

CITY CLERK'S OFFICE
Scan Operator:_____

247966

Chiu, Vivian

From: Peterson, Tara
Sent: Tuesday, March 09, 2010 10:27 AM
To: Hamer, Michael; Battenberg, Cynthia; Galvin, Christine; Chiu, Vivian; Kay, Jeff
Subject: New Property Acquired by the Redevelopment Agency
Attachments: DOC030910.pdf

Attached for each of you for your information and use is the Grant Deed for the property recently acquired (March 5, 2010) by the Redevelopment Agency for a street improvement project.

Address: 14901 E. 14th Street, known as the Triangle.

Currently, there is a tenant (Quality Tune Up Shoppe) on site, who will remain for a time. The tenant will be asked to leave by this time next year.

Tara

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 1117009206-JM
APN: 077D-1499-001

When Recorded Mail Document and Tax Statements to:

Redevelopment Agency of the City of San Leandro
835 E. 14th Street
San Leandro, CA 94577

CERTIFIED A TRUE COPY OF THE ORIGINAL RECORDED IN THE OFFICIAL RECORDS OF
ALAMEDA COUNTY ON 3/5/10
Under Recorder's Serial No. 2010-060087
Old Republic Title Company
BY

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

No Fee document Gov't code 27383

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is R&T 11922 Government Agency aquiring title
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of San Leandro

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Diana M. Pagano, a single woman

hereby GRANT(S) to
Redevelopment Agency of the City of San Leandro , a public body corporate and politic

that property in City of San Leandro, Alameda County, State of California, described as:
See "Exhibit A" attached hereto and made a part hereof.

Date: March 01, 2010

Diana M. Pagano

Diana M. Pagano

State of California

County of Alameda

On March 3, 2010 before me, Ellen Solorzano, a Notary Public, personally appeared Diana M. Pagano, 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 Ellen Solorzano
Name Ellen Solorzano
(typed or printed)

(Area reserved for official notarial seal)

ELLEN SOLORZANO
COMM. # 1748331
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. JUNE 27, 2011

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 1117009206-JM

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APN 077D-1499-001