

**CITY OF OAKLAND
PLANNING COMMISSION**

PRELIMINARY PLAN

for the

**SECOND AMENDMENT TO THE REDEVELOPMENT
PLAN
FOR THE BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PROJECT**

**Prepared by the
Planning Department of the City of Oakland
and the
Redevelopment Agency of the City of Oakland**

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**PRELIMINARY PLAN
for the
SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PROJECT**

I. INTRODUCTION

The City Council of the City of Oakland on July 25, 2000, approved Ordinance No. 12269 C.M.S. adopting the Broadway/MacArthur/ San Pablo Redevelopment Plan. The Redevelopment Plan was amended on March 6, 2007 by Ordinance No. 12787 C.M.S. to restrict the eminent domain powers in the Redevelopment Plan. It is the desire of the City to explore the possibility of a second amendment the Redevelopment Plan to add additional area. The added area is referred to as the “Amended Area”.

In compliance with the California Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the “CRL”), the City Council of the City of Oakland on July 20, 2010, approved Resolution No. 82912 C.M.S. designating an area in Northwest Oakland as an Amended Redevelopment Survey Area for the purpose of consideration and further study as a potential amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area. This Preliminary Plan for the Amended Area has been prepared to fulfill the requirements of Sections 33322 to 33325 of the CRL. This Preliminary Plan consists of text and maps.

II. DESCRIPTION OF THE BOUNDARIES OF THE AMENDMENT AREA

The Agency has proposed an amendment to the Redevelopment Project to add certain real property the (the “Amended Area”). The current boundaries of the Broadway/MacArthur/San Pablo Project Area (the “Project Area”) are shown on the map of the Project Area, which is attached hereto as Exhibit A-1, and the boundaries of the Amended Area are shown on the map of the Amended Area, which is attached hereto as Exhibit A-2, and as described in the legal description of the Project Area, which is attached hereto as Exhibit B-1, and in the legal description of the Amended Area, which is attached hereto as Exhibit B-2.

III. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES AND STANDARDS

The following general statements regarding land uses, layout of principal streets, population densities, and building intensities and standards are proposed as the basis for the redevelopment of the Amended Area.

Land Uses

It is proposed that, in general, the land uses for the various properties in the Amended Area shall be as described and defined in the policies, goals and land uses of the General Plan of the City as it may be updated as described in Section V. Such uses may include:

- Open Space
- Residential
- Commercial
- Industrial
- Public/Quasi – Public

Such uses may, in certain areas, be implemented, amended and further defined in specific plans or other appropriate planning documents as recommended by the Oakland Planning Commission and adopted by the City Council as applicable. Within any area, alternative uses may be established to the extent and in the manner provided by the City's General Plan and local codes and ordinances.

Layout of Principal Streets

It is proposed that, in general, the layout of the principal streets for the Amended Area be as shown on the attached Amended Area map. Existing streets may be closed, widened, realigned or otherwise modified and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

Population Densities

It is proposed that, in general, the population density for any residential uses permitted within the Amended Area shall be as described and defined in the City's General Plan, specific plans, or as otherwise provided in local codes and ordinances.

Building Intensities and Standards

It is proposed that, in general, building intensities be controlled by procedures and criteria established in the City's General Plan, specific plans, and local codes and ordinances. Such criteria may include limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of total gross floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of buildable areas on building sites; and (4) the heights of buildings. Land coverage, sizes and locations of buildable areas should be limited as necessary and feasible to provide adequate open space, parking, access and other amenities.

It is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes and ordinances.

IV. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The purposes of the CRL would be attained by the proposed redevelopment of the Amended Area through:

- (1) The elimination of blighting influences and the correction of environmental deficiencies, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots;
- (2) The assembly of land into parcels suitable for modern, integrated development with pedestrian and vehicular circulation;
- (3) The replanning, redesign, and redevelopment of areas which are stagnant or improperly utilized;
- (4) The provision of opportunities for participation by owners and tenants in revitalization of their properties;
- (5) The strengthening of retail and other commercial functions in the Amended Area;
- (6) The strengthening of the economic base of the Amended Area by stimulating new investment;
- (7) The expansion of employment opportunities;
- (8) The provision of an environment for social and economic growth;
- (9) The expansion and improvement of housing for low- and moderate-income persons; and
- (10) The installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

V. CONFORMANCE TO THE GENERAL PLAN OF THE CITY

This Preliminary Plan is consistent with the General Plan of the City of Oakland and as it may be amended from time to time. This Preliminary Plan proposes a conforming pattern of land uses and includes all highways and public facilities indicated by said General Plan.

VI. GENERAL IMPACT OF THE AMENDMENT UPON RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOOD.

It is proposed that the principal purpose of the proposed Amendment be the elimination and prevention of blight through assistance and encouragement of private rehabilitation and development efforts; through selective land acquisition, clearance and disposition for private

redevelopment; and through provision or replacement of new or existing public improvements, facilities and utilities within and serving the Amended Area. Direct public sector activity will occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Amendment upon residents thereof and upon the surrounding neighborhood, as well as upon business owners and tenants within the Amended Area and the surrounding neighborhood, may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity, and economic development. Agency activities in the proposed Amended Area may include property acquisition, relocation of occupants, demolition of structures, construction of public improvements, and land acquisition for private development.

The environmental impacts of the Amended Area will be considered in detail by the Redevelopment Agency and the City of Oakland through the Environmental Impact Report that will be prepared in accordance with the California Environmental Quality Act.

VII. LIMITATIONS ON THE USE OF EMINENT DOMAIN.

The Redevelopment Agency anticipates that the Redevelopment Plan for the Project Area and the Amended Area will include authority to acquire properties by eminent domain. However, there may be limitations in the Plan on the use of eminent domain powers to acquire residential properties with four or fewer units, which is the current policy of the Project Area. The eminent domain issue will be addressed during the Plan amendment process by the Project Area Committee, initially formed for the Project adoption but to be expanded for the purpose of the Amendment, and in other community forums.

Exhibit A-1
MAP OF PROJECT AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

Exhibit A-1 Broadway/MacArthur/ San Pablo Redevelopment Project Area

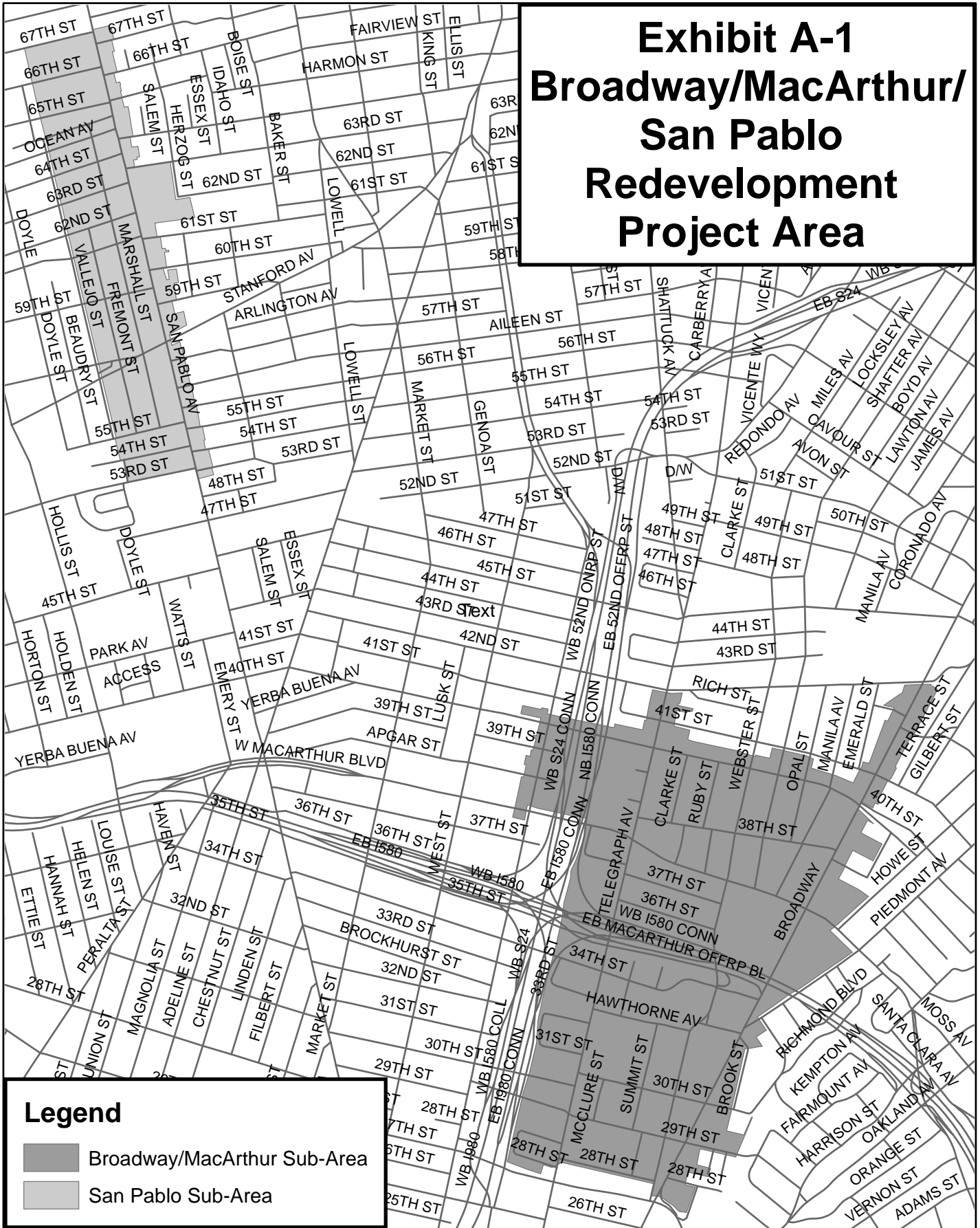
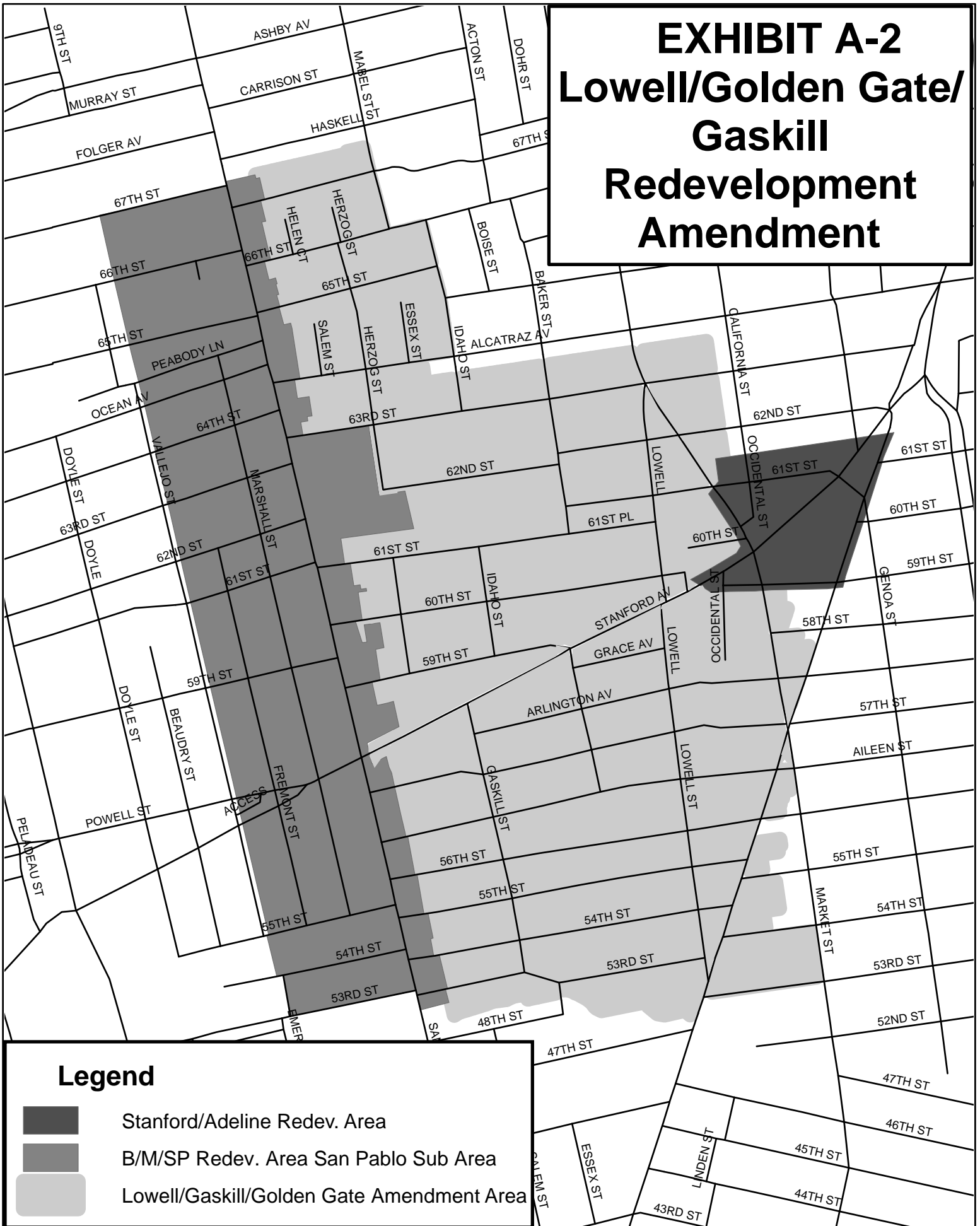


Exhibit A-2
MAP OF AMENDED AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

EXHIBIT A-2 Lowell/Golden Gate/ Gaskill Redevelopment Amendment



Legend



- Stanford/Adeline Redev. Area
- B/M/SP Redev. Area San Pablo Sub Area
- Lowell/Gaskill/Golden Gate Amendment Area

Exhibit B-1
LEGAL DESCRIPTION OF PROJECT AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

BROADWAY/MACARTHUR/SAN PABLO
REDEVELOPMENT PLAN

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project are described as set forth in the attached legal description.

LEGAL DESCRIPTION

Broadway/MacArthur Area

BEGINNING at the intersection of the northern line of 27th Street with the eastern line the of Interstate 980 as shown on the Right-of-Way Record Map Sheets R-137A.6 to R137A.8, inclusive, prepared by the California Department of Transportation, District 4; thence along said eastern line thereof, as follows: North 17°51'25" East, 84.08 feet; North 1°48'40" East, 58.95 feet; North 14°33'11" East, 196.22 feet; North 12°11'20" East, 60.26 feet; North 17°36'40" East, 141.71 feet; North 17°21'56" East, 143.20 feet; North 5°55'20" East, 61.21 feet; North 17°21'56" East, 142.26 feet; North 16°54'31" East, 47.75 feet; North 11°04'39" East, 60.01 feet; North 12°21'58" East, 279.98 feet; North 1°23'45" West, 77.21 feet; North 1°36'18" West, 64.29 feet; northerly along a curve having a radius of 308.00 feet, concave to the east, through a central angle of 13°58'16" an arc length of 75.10 feet; North 12°21'58" East, 203.24 feet; South 77°38'02" East, 15.00 feet; North 12°21'58" East, 294.81 feet; North 4°39'34" East, 56.16 feet; North 17°52'36" East, 26.73 feet; northerly along a curve having a radius of 308.00 feet; concave to the east, through a central angle of 5°37'00", an arc length of 30.19 feet; North 23°29'36" East, 164.37 feet; thence leaving said eastern line (next 2 sheets) North 13°09'31" East, 1141.01 to the easterly line of State Route 24 as shown on the Right-of-Way Record Map Sheet R-137A.8 prepared by the California Department of Transportation, District 4; thence along said easterly line as follows: North 12°52'58" East, 290.99 feet to the southern line of the MacArthur Blvd; thence leaving said easterly line North 75°36'33" West, 443.90 feet to the westerly line of State Route 24; thence along said line South 14°23'27" West, 97.56 feet; thence leaving said line North 77°36'40 West, 249.26 feet to the western line of Martin Luther King, Jr. Way; thence along said

line North $12^{\circ}21'58''$ East, 50.00 feet; thence leaving said line North $77^{\circ}38'02''$ West, 125.00 feet; thence North $12^{\circ}21'58''$ West, 447.50 feet to the southern line of Apgar Street; thence leaving said line North $34^{\circ}59'10''$ East 65.00 feet to the northern line of Apgar Street; thence leaving said line North $12^{\circ}21'58''$ East, 76.00 feet; thence North $77^{\circ}38'02''$ West, 25.00 feet; thence North $12^{\circ}21'58''$ East, 112.51 feet; thence South $75^{\circ}30'$ East, 37.13 feet; thence North $12^{\circ}21'58''$ East, 61.20 feet to the southern line of 39th Street; thence leaving said line North $37^{\circ}18'16''$ East, 66.17 feet to the northern line of 39th Street; thence leaving said line North $12^{\circ}21'58''$ East, 70.00 feet; thence North $77^{\circ}38'02''$ W, 27.00 feet; thence North $12^{\circ}21'58''$ East, 30.00 feet; thence South $77^{\circ}38'02''$ East, 27.00 feet; thence North $12^{\circ}21'58''$ East, 200.00 feet to the northern line of 40th Street; thence along said line North $77^{\circ}38'02''$ West, 220.00 feet; thence leaving said line North $12^{\circ}21'58''$ East, 90.00 feet; thence South $77^{\circ}38'02''$ East 210.00 feet; thence North $12^{\circ}21'58''$ East, 20.00 feet; thence South $77^{\circ}38'02''$ East, 70.00 feet to the western line of Martin Luther King, Jr. Way; thence leaving said line South $48^{\circ}16'34''$ East, 91.79 feet to the eastern line thereof; thence leaving said line South $77^{\circ}38'02''$ East, 100.00 feet; thence South $82^{\circ}14'40''$ East, 563.74 feet; thence South $77^{\circ}49'47''$ East, 305.20 feet; thence North $12^{\circ}02'00''$ East 109.37 feet to the southern line of 41th Street; thence along said line; North $13^{\circ}51'43''$ East, 61.12 feet to the northern line of 41st Street; thence leaving said line North $11^{\circ}16'50''$ East, 275.62 feet to the southern line of 42nd Street; thence along said line South $79^{\circ}00'$ East, 105.62 feet to the western line of Telegraph Avenue; thence leaving said line South $81^{\circ}18'36''$, 100.17 feet to the eastern line of Telegraph Avenue; thence leaving said line along the southern line of 42nd Street; North $86^{\circ}49.00''$ East, 154.51 feet; thence leaving said line Southern $11^{\circ}44'00''$ West, 147.34 feet; thence South $78^{\circ}00'$ Est, 37.69 feet; thence South $11^{\circ}44'00''$ West, 8.48 feet; thence South

78°43'00" East, 101.73 feet; thence South 11°17'00" West, 25.00 feet; thence North 78°43'00" West, 56.14 feet; thence South 11°17' West, 25.00 feet; thence North 78°43'00" West, 63.77 feet; thence South 12°04'00" West, 175.52 feet; thence South 78°43'00" East, 120.44 feet; thence South 11°17'00" West, 110.00 feet; thence South 78°43'00" East, 600.10 feet; thence South 11°17'00" West, 10.00 feet; thence South 78°43'00" East, 161.32 feet to the eastern line of Webster Street; thence along said line North 12°02'19" East, 9.23 feet; thence leaving said line South 78°42'46" East, 153.29 feet; North 11°09'00" East, 110.02 feet, South 78°51'00" East, 381.00 feet to the western line of Opal Street; thence along said line; South 11°09'00" West, 115.99 feet; thence leaving said line South 76°30'00" East, 157.66 feet; South 72°57'01" East, 115.80 feet to the western line of Manila Avenue; thence leaving said line South 69°56'36" East, 60.65 feet to the eastern line of Manila Avenue; thence leaving said line South 68°44'09" East, 209.57 feet; thence North 26°15'00" East, 121.10 feet to the southern line of 41st Street; thence leaving said line North 6°46'42" East, 80.05 feet to the northern line of 41st Street; thence leaving said line North 11°57'00" East, 46.64 feet; thence South 78°03'00" East, 67.15 feet and North 21°15'57" East, 444.35 feet; thence South 63°45'00" East, 22.63 feet; thence North 26°15'00 East, 160.81 feet to the northern line of Garnet Street; thence along said line North 77°58'00" West, 120.76 feet; thence leaving said line North 54°22'00" East, 248.40 feet; thence North 17°45'12" East, 81.59 feet to the southern line of 42nd Street; thence along said line North 86°57'11" East, 128.49 feet to the western line of Broadway; thence leaving said line; thence North 71°55'56" East, 138.65 feet to the eastern line of Broadway; thence along the southern line of 42nd Street North 83°37'14" East, 40.31 feet; thence leaving said line South 8°00'25" East, 15.33 feet; South 58°35'00" East, 80.25 feet; South 26°15'00" West, 517.35 feet; to the northern

line of Ridgeway Avenue; thence leaving said line South 50°28'40" West, 54.83 feet to the southern line of Ridgeway Avenue; thence leaving said line South 27°08'04" west, 64.79 feet; thence South 26°15'00" West, 321.41 feet; thence South 63°45'00" East, 21.00 feet; thence South 26°15'00" West, 125.59 feet to the northern line of 41st Street; thence leaving said line South 40°17'10" West, 82.46 feet to the southern line of 41st Street; thence leaving said line South 26°15'00" West, 200.00 feet; thence South 63°45'00" East, 25.00 feet; thence South 26°15'00" West, 40.00 feet; thence North 63°45'00" West, 35.00 feet; South 26°15'00" West, 60.00 feet to the northern line of 40th Street; thence along said line North 63°45'00" West, 90.00 feet to the eastern line of Broadway; thence along said line South 23°37'23" West, 93.22 feet to the southern line of 40th Street; thence along said line South 46°31'19" East, 184.26 feet; thence leaving said line South 27°25'31" West, 4.27 feet; thence North 62°34'29" West, 27.11 feet; thence South 27°25'31" West, 150.00 feet; thence South 63°45'00" East, 210.00 feet; thence 26°15'00" West, 209.00 feet; thence North 63°45'00" West, 250.00 feet; thence South 26°15'00" West, 221.50 feet to the southern line of 38th Street; thence along said line south 63°45'00" East, 5.00 feet; thence leaving said line South 26°15'00" West, 120.25 feet; thence South 63°45'00" East, 293.38 feet; thence South 36°53'00" West, 448.49 feet to the northern line of MacArthur Blvd.; thence northwesterly along a curve having a radius of 1055.00 feet, concave to the southwest, through a central angle of 11°15'30", an arc length of 207.30 feet; thence North 62°01'50" West, 103.14 feet; thence South 34°00'54" West, 110.17 feet to the southern line of MacArthur Boulevard; thence along said line southeasterly along a curve having a radius of 945.00 feet, concave to the southwest, through a central angle of 10°12'43", an arc length of 168.43 fee; thence South 45°46'03" East, 122.65 feet; thence South 46°22'40" East, 322.95 feet to the western line of

Piedmont Avenue; thence along said line South $55^{\circ}46'47''$ West, 1254.49 feet; thence leaving said line South $34^{\circ}06'35''$ East, 176.06 feet; thence South $55^{\circ}53'25''$ West, 130.00 feet; South $34^{\circ}06'35''$ East, 120.00 feet; South $82^{\circ}07'43''$ West, 178.78 feet to an angle point on the western line of Brooks Street; thence along said line South $1^{\circ}36'00''$ West, 690.8 feet to the southern line of 30th Street; thence along said line south $78^{\circ}04'0''$ East, 6.00 feet; thence leaving said line South $11^{\circ}56'00''$ West, 204.67 feet; thence South $78^{\circ}04'00''$ East 191.70 feet; thence North $21^{\circ}15'00''$ East, 207.41 feet to the southern line of 30th Street; thence along said line South $78^{\circ}04'00''$ East, 12.16 feet; thence leaving said line South $21^{\circ}15'00''$ West, 404.75 feet to the northern line of 29th Street; thence leaving said line South $12^{\circ}10'00''$ West, 66.00 feet to the southern line of 29th Street; thence along said line North $77^{\circ}50'00''$ West, 406.53 feet; thence leaving said line South $12^{\circ}10'00''$ West, 175.00 feet; thence South $77^{\circ}50'00''$ East, 144.00 feet; thence South $12^{\circ}10'00''$ West, 100.00 feet; thence North $77^{\circ}50'00''$ West 212.00 feet; thence South $12^{\circ}10'00''$ West, 140.00 feet to the southern line of 28th Street; thence along said line South $78^{\circ}32'00''$ East, 119.71 feet to the western line of Valdez Avenue; thence along said line South $17^{\circ}22'22''$ West, 236.42 feet ; thence North $78^{\circ}17'28''$ West, 84.08 feet to the northern line 27th Street; thence along said line, as follows: northwesterly along a curve having a radius of 426.00 feet, concave to the southwest, through a central angle of $15^{\circ}03'44''$ an arc length of 111.99 feet; North $55^{\circ}17'07''$ West, 84.71 fee; thence North $72^{\circ}01'37''$ West, 205.49 feet to the western line of Webster Street; thence along said line North $11^{\circ}53'00''$ East, 150.80 feet to the southern line of Merrimal Street; thence along said line North $78^{\circ}15'50''$ West, 987.66 feet to the eastern line of Telegraph Avenue; thence leaving said line South $80^{\circ}22'50''$ West 101.28 feet to the southern line of Merrimal Street; thence along said line North $78^{\circ}12'00''$ West, 100.00 feet; thence leaving said line South

11°48'00" West, 79.32 feet; South 16°53'00" West, 53.14 feet; North 77°18'27" West, 58.55 feet; westerly along a curve having a radius of 84.00 feet, concave to the north, through a central angle of 8°23'23", an arc length of 12.30 feet to a point of revenue curvature; westerly along a revenue curve having a radius of 116.00 feet, concave to the north, through a central angle of 18°58'14", an arc length of 38.41 feet to a point of revenue curvature; westerly along a curve having a radius of 1931.00 feet, concave to the south, through a central angle of 07°20'20", an angle arc length of 247.34 feet; thence North 66°57'18" West, 12.02 feet to the POINT OF BEGINNING.

And containing 322 acres, more or less.

LEGAL DESCRIPTIONS

San Pablo/Golden Gate Area

Beginning at the intersection of the center line of San Pablo Avenue with the center line of 53rd Street; thence along the center line of said 53rd Street being also the city limits of the City of Oakland South 76°49' West, 780.20 feet; thence continuing along said city limit line North 4°28'08" West, 5006.51 feet; thence North 75°30'00" East, 729.88; thence North 89°38'39" East, 103.17 feet; thence South 14°30'00" East, 95.00 feet; thence North 77°19'42" East, 125.06 feet; thence leaving city limits line South 14°30' East, 25.00 feet to the northwestern corner of Lot 31 as shown on Map No. 3 of the Potts Tract filed in Book 10 of Maps at page 18; thence along the northern line of said lot North 75°30' East, 22.32 feet to the eastern line of that parcel of land described in the deed to Seyoum Kebede recorded August 30, 1996 Document No. 96-216153; thence along said line South 14°30' East, 85.77 feet to the northern line 67th Street, thence along said line South 75°30'00" West, 22.32 feet; thence leaving said line South 14°30'00" East, 165.00 feet; thence South 75°30'00" West, 25.00 feet; South 14°30'00" East, 346.03 feet; thence North 75°30' East, 21.00 feet; thence South 14°30' East, 40.00 feet; thence south 75°30' West, 23.00 feet; thence South 14°30' East, 60.00 feet; thence South 75°30' West, 10.00 feet; thence South 14°35'43" East, 195.87 feet; thence North 74°00' East, 41.50 feet; thence South 16°00' East, 36.67 feet; thence South 9°30' East, 265.16 feet; to the northern line of Alcatraz Avenue thence leaving said line South 16°14'53" West, 71.00 feet; to the southern line of Alcatraz Avenue thence leaving said line South 1°00' East 77.00 feet; thence North 79°00' West, 71.00 feet; thence South 11°00' East, 114.00 feet; thence South 79°00' West, 30.00 feet; thence South 11°00' East, 27.00 feet; thence South 78°50'45" West, 43.15 feet; thence South 1°00' East 110.00 feet to the

southern line of 63rd Street; thence along said line South 79°00' West, 389.99 feet; thence South 11°00'00" East, 381.55 feet to the southern line of 62nd Street; thence North 79°00' East 146.52 feet; thence South 14°30' East, 224.50 feet; thence South 79°40'25" West, 434.18 feet; thence South 9°33'39" East, 126.81 feet to the northern line of 61st Street; thence South 41°37'07" East, 89.85 feet; thence South 9°40'28" East, 100.33 feet; thence North 80°12'02" East, 31.50 feet; thence South 9°47'58" East, 14.67 feet; thence South 80°12'02" West, 50.00 feet; thence South 9°40'28" East, 135.00 feet to the northern line of 60th Street; thence leaving said line South 21°33'16" West, 73.10 feet; thence South 14°30' East, 100.58 feet; thence North 80°27'31" East, 35.87 feet; thence North 9°27'05" West, 100.59 feet to the southern line of 60th Street; thence along said line North 80°12'02" East, 94.00 feet; thence South 9°27'05" East, 150.00 feet; thence South 79°42'35" West, 50.01 feet; thence South 9°33'44" East, 159.91 feet to the northern line of 59th Street; thence leaving said line South 26°48'16" West, 77.98 feet; thence South 14°30' East, 105.13 feet; thence North 75°30' East, 100.83 feet; thence South 14°30' East, 153.87 feet to the northern line of Stanford Avenue; thence leaving said line South 22°53'10" West, 190.42 feet; thence South 14°30' East, 107.61 feet; thence North 75°30' East, 5.02 feet; thence South 14°30' East, 355.01 feet to the northern line of Aileen Street; thence leaving said line South 20°14'43" East, 49.96 feet; thence South 12°54'20" East, 184.42 feet to the northern line of 56th Street; thence leaving said line South 24°48'42" East, 51.40 feet; thence South 11°38'58" East, 182.99 feet to the northern line of 55th Street; thence leaving said line South 37°58'27" East, 55.78 feet; thence South 11°29'40" East, 119.83 feet; thence South 78°29'45" West, 13.00 feet; thence South 11°30'15" East, 80.02 feet to the northern line of 54th Street; thence leaving said line South 44°38'19" East, 56.94 feet; thence South 14°30' East, 163.26 feet to the northern line of 53rd

Street; thence leaving said line South $24^{\circ}09'38''$ East, 45.65 feet; thence South $14^{\circ}30'$ East, 125.15 feet to said city limits line; thence along said line South $76^{\circ}57'02''$ West, 136.28 feet and North $14^{\circ}28'08''$ West, 184.22 feet to the point of beginning.

And containing 115 acres, more or less.

Exhibit B-2
LEGAL DESCRIPTION OF AMENDED AREA
BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT

(to be completed prior to transmittal to State Board of Equalization)