

REDEVELOPMENT PLAN
FOR THE
COLISEUM AREA REDEVELOPMENT PROJECT

Adopted July 25, 1995
As Amended Up To March 17, 2009

Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

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REDEVELOPMENT PLAN
FOR THE
COLISEUM AREA REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the “Plan”) for the Coliseum Area Redevelopment Project (the “Project”) in the City of Oakland (the “City”), County of Alameda, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4).

This Plan was prepared by the Redevelopment Agency of the City of Oakland (the “Agency”) pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the Comprehensive Plan for the City of Oakland, adopted by the City Council of the City of Oakland (the “City Council”) in 1974, as amended.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Oakland (the “Planning Commission”) by Resolution No. 85-61, adopted on October 29, 1985, as amended by the City Council by Resolution No. 68914 C.M.S., adopted on May 5, 1992, and as revised by the Planning Commission on September 2, 1992.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the “Project Area”). Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

A. The elimination of blighting influences and the correction of

environmental deficiencies in the Project Area, including, among others, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys and inadequate or deteriorated public improvements, facilities and utilities.

- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- D. The providing of opportunities for participation by owners and tenants in the revitalization of their properties.
- E. The strengthening of retail and other commercial functions in the Project Area. The improvement of transportation access to industrial and commercial areas and the improvement of safety within the Project Area.
- F. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial/light industrial expansion, employment and economic growth.
- G. The provision of adequate land for parking and open spaces.
- H. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- I. The expansion and improvement of the community's supply of low- and moderate-income housing.
- J. The revitalization of the East 14th Street corridor.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Oakland Coliseum Area Redevelopment Project Legal Description of Project Area" dated June 5, 1995 and the "Oakland Coliseum Area Redevelopment Project Legal Description of Project Area" dated October 23, 1996, attached hereto as Attachments No. 1 and 1(a) and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated

herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. The installation, construction or reconstruction of streets, utilities and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the Agency; and
10. The assembly of adequate sites for the development and construction of residential, commercial or industrial facilities.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Business Tenants

In accordance with this Plan and the rules for participation by owners and the extension of preferences to business tenants adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties and developing or improving such property for use in accordance with this Plan; (2) acquiring adjacent or other properties within the Project Area and developing or improving such property for use in accordance with this Plan; or (3) selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan.

2. [§304] Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Agency shall promulgate rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and business tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area; accommodation of as many participants as possible; similarity of land use; the necessity to assemble sites for integrated, modern development; conformity of a participant's proposal with the intent and objectives of this Plan; and service to the community of a participant's proposal.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a 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.

In the event a participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by 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. The Agency, however, will 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. Except as may otherwise be agreed to between the

Agency and a public body prior to the adoption of this Plan, all plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies, except as may otherwise be agreed to between the Agency and a public body prior to the adoption of this Plan, the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. 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 without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method, except that the Agency is not authorized to employ the power of eminent domain to acquire property on which any persons legally reside. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting this Plan becomes effective.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire

public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [§310] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. [§311] Property Management

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. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§312] Relocation of Persons (Including Individuals and Families),
Business Concerns and Others Displaced by the Project

1. [§313] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§314] Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

G. [§315] Demolition, Clearance, and Building and Site Preparation

1. [§316] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§317] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

H. [§318] Property Disposition and Development

1. [§319] Real Property Disposition and Development

a. [§320] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in 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.

b. [§321] Disposition 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.

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

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, age, marital status, national origin or ancestry, Acquired-Immune Deficiency Syndrome (AIDS), AIDS-Related Complex (ARC), or disability 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 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 required by law.

c. [§322] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under

Section 318 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 323, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§323] Development Plans

Except as may otherwise be agreed to between the Agency and a public body prior to the adoption of this Plan, the Agency may require that all development plans (whether public or private) be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards.

2. [§324] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

I. [§325] Rehabilitation, Conservation and Moving of Structures

1. [§326] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to encourage the retention of existing businesses and to add to the economic viability of the businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Project Area

to upgrade and maintain their property in a manner consistent with the Plan and with other standards that may be established by the Agency for Project Area.

2. [§327] 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.

J. [§328] Low- and Moderate-Income Housing

1. [§329] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, 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 of the Project, the Agency shall, within four (4) 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 of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. [§330] Affordable Housing Production

In accordance with subdivision (b) of Section 33413 of the Community Redevelopment Law, at least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. At least 15 percent of all new and substantially rehabilitated dwelling units developed within the Project Area under the jurisdiction of the Agency by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low income households.

3. [§331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this

Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Finance insurance premiums pursuant to Health and Safety Code Section 33136;
- e. Construct buildings or structures;
- f. Acquire buildings or structures;
- g. Rehabilitate buildings or structures;
- h. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- i. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- j. Maintain the community's supply of mobilehomes; and
- k. Preserve the availability of affordable housing units which are assisted or subsidized by public entities and which are threatened with conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 329 or the affordable housing production provisions in Section 330 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income

Housing Fund shall accrue to the Fund.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Land Use Map

The 'Redevelopment Land Use Map' attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project for all land -- public, semi-public and private. Amendment Six to the Plan amended the land use designation for 10800 Edes Avenue from "Business Mix" to "Mixed Housing Type Residential," and Amendment Seven amended land use designation of 1.1-acre site for the Lion Creek Crossings Phase V Residential project on Snell Street between 69th and 70th Avenues from "Mixed Housing Type Residential" to "Neighborhood Center Mixed Use".

B. [§402] Designated Land Uses

1. [§403] Residential Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for residential uses shall be used for the residential uses set forth and described in the City's Zoning Ordinance.

2. [§404] Commercial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for commercial uses shall be used for the general commercial uses set forth and described in the City's Zoning Ordinance.

3. [§405] Industrial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for industrial uses shall be used for the industrial uses set forth and described in the City's Zoning Ordinance.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include: Interstate Highway 880, East 14th Street, San Leandro Boulevard, Fruitvale Avenue, Hegenberger Road and 98th Avenue.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.
- d. The potential need to enhance mass transportation facilities or equipment.

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.

2. [\$408] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities,

railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§409] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§410] Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

D. [§411] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§412] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§413] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [§414] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the City's General Plan.

4. [§415] Number of Dwelling Units

The number of dwelling units presently in the Project Area is approximately 10,834 and shall not exceed the number of dwelling units permitted under the City's General Plan.

5. [§416] Limitation on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

6. [§417] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

7. [§418] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs, except signs of another public body which are placed under the authority of that public body, shall be submitted to the Agency and the City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§419] Utilities

The Agency may require that all utilities be placed underground whenever

physically and economically feasible.

9. [§420] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§421] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, age marital status, national origin or ancestry, Acquired-Immune Deficiency Syndrome (AIDS), AIDS-Related Complex (ARC), or disability permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

11. [§422] Subdivision of Parcels

The Agency may require that no parcel in the Project Area, including any parcel retained by a participant, be subdivided without the approval of the Agency.

12. [§423] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. 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;
- b. 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;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives

of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency may impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

E. [§424] Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls and, 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, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

F. [§425] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

V. [§500] METHODS OF FINANCING THE PROJECT

A. [§501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also 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. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Alameda, the City of Oakland, any district or any other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan (or, with respect to the territory added to the Project Area by the First Amendment to this Plan, after the effective date of the ordinance approving said First Amendment), shall be divided as follows:”

1. 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 when collected shall be paid into the funds of 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 of the County of Alameda 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).

2. Except as provided in subdivision (e) of Section 33670 or in Section 33492.15 of the Community Redevelopment Law, that portion of said 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 loans, monies 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 valuation 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 subdivision 1 hereof, all of 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 loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies 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.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, 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.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project after July 25, 2015, except that the Agency may incur loans, advances or indebtedness after July 25, 2015 to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency's replacement housing or inclusionary housing requirements as set forth in Sections

33413 and 33413.5 of the Community Redevelopment Law, or as provided below for territory added to the Project Area by Plan amendment. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Project Area after July 25, 2042, except as provided below for territory added to the Project Area by Plan Amendment.

Notwithstanding any provision of this Plan to the contrary, as to that territory added to the Project Area by the First Amendment to this Plan adopted on July 29, 1997 (that territory is referred to in this Plan as the “Coliseum First Amendment Area”), the Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Plan within the Coliseum First Amendment Area after July 29, 2017, except that the Agency may incur loans, advances or indebtedness after July 29, 2017, to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency’s replacement housing or inclusionary housing requirements as set forth in Sections 33413 and 33413.5 of the Community Redevelopment Law, as said provisions apply to the Coliseum First Amendment Area. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

Notwithstanding any provision of this Plan to the contrary, as to the Coliseum First Amendment Area, the Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Coliseum First Amendment Area after July 29, 2043.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

The City 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. Actions by the City 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 shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.

- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical sites.
- G. Performance of the above actions and of all other functions and services relating to public peace, 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.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution

of any documents implementing this Plan, shall be performed by the Agency and/or the City.

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 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.

VIII. [§800] DURATION AND EFFECTIVENESS OF THIS PLAN

The provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, until July 25, 2027, or, as to the Coliseum First Amendment Area, until July 29, 2028, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After these time limits on the duration and effectiveness of the plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and except that, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, it shall retain its authority to implement its requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

IX. [§900] PROCEDURE FOR AMENDMENT

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 hereafter established by law.

X. [§1000] MERGER WITH ELMHURST REDEVELOPMENT PLAN

Upon adoption of the ordinance approving this Plan, and subject to an ordinance being adopted to amend the Elmhurst Redevelopment Plan (the “Elmhurst Plan”) to merge the Elmhurst Plan with this Plan, the Project Area shall be merged with the project area described in the Elmhurst Plan adopted by the City Council of the City of Oakland by ordinance on April 10, 1973, and as amended to date.

XI. [§1100] TERMINATION OF 77TH AVENUE INDUSTRIAL REDEVELOPMENT PLAN

Upon adoption of the ordinance approving this Plan, and subject to an ordinance being adopted to terminate the 77th Avenue Redevelopment Plan (the “77th Avenue Plan”), the area formerly within the 77th Avenue Industrial Project Area shall become part of the Project Area of this Plan.

ATTACHMENT NO. 1

OAKLAND COLISEUM AREA REDEVELOPMENT PROJECT
LEGAL DESCRIPTION OF PROJECT AREA

June 5, 1995

OAKLAND COLISEUM AREA REDEVELOPMENT PROJECT

LEGAL DESCRIPTION OF PROJECT AREA

BEGINNING at the point of intersection of the southwestern prolongation of the northwestern line of Fruitvale Avenue and the City of Oakland/City of Alameda boundary; thence northeasterly along said prolongation and along the northwestern line of Fruitvale Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 33-2123-4 as said parcel and all other Assessor's Parcels hereafter referred to are shown on the Alameda County Equalized Assessment Roll for 1992/1993; thence southeasterly along last said northwestern prolongation and along said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 33-2123-2; thence northeasterly along last said northwestern line to the southwestern line of Farnam Street; thence southeasterly along the southwestern line of Farnam Street to the northwestern line of Assessor's Parcel No. 33-2123-7; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 33-2123-7; thence southeasterly along last said southwestern line to the southeastern line of Assessor's Parcel No. 33-2123-7; thence northeasterly along last said southeastern line to the southwestern line of Farnam Street; thence southeasterly along said southwestern line of Farnam Street to the northwestern line of Assessor's Parcel No. 33-2123-11; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 33-2123-11; thence southeasterly along last said southwestern line to the southeastern line of Assessor's Parcel No. 33-2123-11; thence northeasterly along last said southeastern line to the southwestern line of Farnam Street; thence southeasterly along the southwestern line of Farnam Street to the northwestern line of 34th Avenue; thence southwesterly along the northwestern line of 34th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 33-2124-41; thence southeasterly along last said northwestern prolongation and along last said northeastern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 33-2124-39; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 33-2124-37-1; thence southeasterly along last said northeastern line to the northwestern line of 35th Avenue; thence southwesterly along the said northwestern line of 35th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 33-2130-35-2; thence southeasterly along last said northwestern prolongation and along last said northeastern line to the northwestern line of Assessor's Parcel No. 33-2130-34; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 33-2130-34; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of 36th Avenue; thence southwesterly along said northwestern line of 36th Avenue to the northwestern prolongation of the northeastern line of

Assessor's Parcel No. 33-2132-27; thence southeasterly along last said northwestern prolongation and along last said northeastern line to the northwestern line of Assessor's Parcel No. 33-2132-50-1; thence northeasterly along last said northwestern line to the general northeastern line of Assessor's Parcel No. 33-2132-50-1; thence southeasterly, southwesterly and southeasterly along last said general northeastern line and its southeastern prolongation to the southeastern line of 37th Avenue; thence northeasterly along last said southeastern line of 37th Avenue to the northeastern line of Assessor's Parcel No. 33-2136-62; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 33-2136-62; thence southwesterly along last said southeastern line to the general northeastern line of Assessor's Parcel No. 33-2136-61-2; thence southeasterly, northeasterly and southeasterly along last said general northeastern line and its southeastern prolongation to the southeastern line of 38th Avenue; thence northeasterly along said southeastern line of 38th Avenue to the northeastern line of Assessor's Parcel No. 33-2138-18-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 33-2138-15; thence southwesterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 33-2138-12; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 39th Avenue; thence northeasterly along said southeastern line of 39th Avenue to the northeastern line of Assessor's Parcel No. 33-2139-34; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 33-2139-32; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 33-2139-32; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 33-2139-32; thence southwesterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 33-2139-29; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 40th Avenue; thence northeasterly along said southeastern line of 40th Avenue to the northeastern line of Assessor's Parcel No. 33-2144-50; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 33-2144-49-2; thence northeasterly along last said northwestern line to the southwestern line of East 15th Street; thence southeasterly along the said southwestern line of East 15th Street to the northwestern line of Assessor's Parcel No. 33-2144-43; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 33-2144-43; thence southeasterly along the last said southwestern line to the northeastern line of Assessor's Parcel No. 33-2144-43; thence northeasterly along last said southeastern line to the southwestern line of East 15th Street; thence southeasterly along said southwestern line of East 15th Street to the northwestern line of 41st Avenue; thence southwesterly along the said northwestern line of 41st Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 33-2147-21; thence southeasterly along last said prolongation and along last said northeastern line to the northwestern line of Assessor's Parcel No. 33-2147-20;

thence northeasterly along last said northeastern line of Assessor's Parcel No. 33-2147-20; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 33-2147-17-3; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 33-2147-17-3; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 42nd Avenue; thence northeasterly along said southeastern line of 42nd Avenue to the northeastern line of Assessor's Parcel No. 35-2354-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of High Street; thence northeasterly along said southeastern line of High Street to the southwestern line of Bancroft Way; thence southeasterly along said southwestern line of Bancroft Way and its southeastern prolongation to the southeastern line of 44th Avenue; thence southwesterly along said southeastern line of 44th Avenue to the northeastern line of Assessor's Parcel No. 35-2356-17-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 35-2356-10; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 35-2356-10; thence southeasterly along last said southwestern line to the northwestern line of 45th Avenue; thence northeasterly along said northwestern line of 45th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 35-2358-34-1; thence southeasterly along last said northwestern prolongation and along said northeastern line to the northwestern line of Assessor's Parcel No. 35-2358-33; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 35-2358-35-3; thence southeasterly along last said southwestern line to the southeastern line of Assessor's Parcel No. 35-2358-32; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 35-2358-31-2; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 35-2358-30; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 35-2358-30; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 35-2358-26; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 35-2358-26; thence southeasterly along last said southwestern line and its southeastern prolongation to the southern line of Bancroft Way; thence northeasterly along said southern line of Bancroft Way to the northwestern line of Assessor's Parcel No. 35-2359-15; thence southwesterly along last said northwestern line and its southwestern prolongation to the southwestern line of Assessor's Parcel No. 35-2359-17; thence southeasterly along last said southwestern line to the northwestern line of 47th Avenue; thence northeasterly along said northwestern line of 47th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 35-2360-23; thence southeasterly along last said northwestern prolongation and said northeastern line and its southeastern prolongation to the northwestern line of Assessor's

Parcel No. 35-2361-20; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 35-2361-20; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 50th Avenue; thence southwesterly along last said southeastern line of 50th Avenue to the northeastern line of Assessor's Parcel No. 35-2362-32; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 35-2362-31; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 35-2362-31; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 35-2362-34; thence northeasterly along said southeastern line to the southwestern line of Assessor's Parcel No. 35-2362-26; thence southeasterly along last said southwestern line to the northwestern line of 51st Street; thence southwesterly along said northwestern line of 51st Street to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 35-2363-32; thence southeasterly along last said northwestern prolongation and said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 35-2364-22-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 35-2364-22-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 54th Avenue; thence southwesterly along said southeastern line of 54th Avenue to the northeastern line of Assessor's Parcel No. 35-2366-1-3; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 35-2366-22-2; thence northeasterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 35-2366-7; thence southeasterly along last said southwestern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 35-2366-17; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 35-2366-17; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 55th Avenue; thence southwesterly along said southeastern line of 55th Avenue to the northeastern line of Assessor's Parcel No. 38-3232-17; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 38-3232-15-1; thence northeasterly along last said northwestern line to the general northeastern line of Assessor's Parcel No. 38-3232-15-1; thence southeasterly, northeasterly and southeasterly along last said general northeastern line to the northwestern line of 56th Avenue; thence northeasterly along said northwestern line of 56th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 38-3233-23; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 38-3233-22-4; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 38-3233-24; thence southeasterly along last said southwestern line to the southeastern line of Assessor's Parcel No. 38-3233-24; thence northeasterly along last said southeastern line to the general northeastern line of Assessor's Parcel No. 38-3233-22-4;

thence southeasterly, northeasterly and southeasterly along last said general northeastern line and its southeastern prolongation to the southeastern line of 57th Avenue; thence southwesterly along said southeastern line of 57th Avenue to the northeastern line of Assessor's Parcel No. 38-3234-20; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 38-3234-19-1; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 38-3234-22; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 38-3234-19-1; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 38-3234-23-3; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 38-3234-19-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 38-3234-19-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 38-3234-7-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 38-3234-7-1; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 38-3234-7-1; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 38-3234-13-2; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Seminary Avenue; thence northeasterly along said northwestern line of Seminary Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 38-3220-21-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the general southeastern line of Assessor's Parcel No. 38-3220-22; thence northeasterly, southeasterly and northeasterly along last said general southeastern line to the southwestern line of Assessor's Parcel No. 38-3220-8-1; thence southeasterly along last said southwestern line to the northwestern line of 61st Avenue; thence northeasterly along said northwestern line of 61st Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 38-3221-22; thence southeasterly along last said northwestern prolongation and said southwestern line to the northwestern line of Assessor's Parcel No. 38-3221-21-3; thence northeasterly along last said northwestern line to the southwestern line of East 16th Street; thence southeasterly along said southwestern line of East 16th Street to the northwestern line of Assessor's Parcel No. 38-3221-4; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 38-3221-4; thence southeasterly along last said southwestern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 38-3221-9-2; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 38-3221-9-2; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 62nd Avenue; thence northeasterly along said southeastern line of 62nd Avenue to the northeastern line of Assessor's Parcel No. 38-3222-19-1; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 38-3222-5; thence

northeasterly along last said northwestern line to the southwestern line of East 16th Street; thence southeasterly along said southwestern line of East 16th Street and its southeastern prolongation to the southeastern line of 64th Avenue; thence northeasterly along said southeastern line of 64th Avenue to the southwestern line of Assessor's Parcel No. 39-3243-40; thence southeasterly along last said southwestern line to the southeastern line of Assessor's Parcel No. 39-3243-40; thence northeasterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 39-3243-41; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 39-3243-35-3; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 39-3243-31; thence southeasterly along last said southwestern line to the northwestern line of 65th Avenue; thence northeasterly along said northwestern line of 65th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3245-40; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 39-3245-36; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 39-3245-36; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 39-3245-33-2; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 39-3245-33-2; thence southeasterly along last said northeastern line to the northwestern line of 66th Avenue; thence northeasterly along said northwestern line of 66th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 39-3246-29; thence southeasterly along last said northwestern prolongation and along said northeastern line to the northwestern line of Assessor's Parcel No. 39-3246-27-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 39-3246-27-1; thence southeasterly along last said northeastern line to the northwestern line of Havenscourt Boulevard; thence northeasterly along said northwestern line of Havenscourt Boulevard to the northwestern prolongation of the general northeastern line of Assessor's Parcel No. 39-3247-25-1; thence southeasterly along last said northwestern prolongation and southeasterly, northeasterly and southeasterly along last said general northeastern line to the northwestern line of Assessor's Parcel No. 39-3247-24; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 39-3247-20; thence southeasterly along last said southwestern line to the northwestern line of 67th Avenue; thence northeasterly along said northwestern line of 67th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3248-25; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 39-3248-21-1; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 39-3248-19-1; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 39-3248-20; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No.

39-3248-20; thence southeasterly along last said northeastern line to the northwestern line of 68th Avenue; thence northeasterly along said northwestern line of 68th Avenue to the northwestern prolongation of the general northeastern line of Assessor's Parcel No. 39-3249-18-1; thence southeasterly along last said northwestern prolongation and southeasterly, northeasterly and southeasterly along said general northeastern line to the northwestern line of 69th Avenue; thence northeasterly along said northwestern line of 69th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3250-18; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 39-3250-13; thence southwesterly along last said northwestern line and its southwestern prolongation to the southwestern line of Assessor's Parcel No. 39-3250-14; thence southeasterly along last said southwestern line to the northwestern line of 70th Avenue; thence northeasterly along said northwestern line of 70th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3312-29-2; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of 71st Avenue; thence northeasterly along said northwestern line of 71st Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3310-34; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 39-3310-30; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 39-3310-28; thence southeasterly along last said southwestern line to the northwestern line of 72nd Avenue; thence northeasterly along said northwestern line of 72nd Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 39-3311-30; thence southeasterly along last said northwestern prolongation and along said southwestern line to the southeastern line of Assessor's Parcel No. 39-3311-30; thence northeasterly along last said southeastern line and its northeastern prolongation to the southwestern line of Assessor's Parcel No. 39-3311-22; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 73rd Avenue; thence northeasterly along said southeastern line of 73rd Avenue to the northeastern line of Assessor's Parcel No. 40-3317-48-11; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 40-3317-48-11; thence southwesterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 40-3317-48-5; thence southeasterly along last said southwestern line and its southeastern prolongation to the northwestern line of 74th Avenue; thence easterly to the most northerly corner of Assessor's Parcel No. 40-3319-72; thence southeasterly along the northeastern line of Assessor's Parcel No. 40-3319-72 to the southeastern line of Assessor's Parcel No. 40-3319-73; thence northeasterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 40-3319-73; thence northwesterly along last said northeastern line to the southeastern line of 74th Avenue; thence northeasterly along said southeastern line of 74th Avenue to the general northeastern line of Assessor's Parcel No.

40-3319-74-1; thence southeasterly, southwesterly and southeasterly along last said general northeastern line to the northwestern line of Sunshine Court; thence northeasterly along said northwestern line of Sunshine Court to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 40-3319-46-2; thence southeasterly along last said northwestern prolongation and along said northeastern line to the northwestern line of Assessor's Parcel No. 40-3319-45-1; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 40-3319-43; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 76th Avenue; thence southwesterly along said southeastern line of 76th Avenue to the northeastern line of Assessor's Parcel No. 40-3321-37; thence southeasterly along last said northeastern line to the northwestern line of 77th Avenue; thence northeasterly along said northwestern line of 77th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 40-3355-57; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 40-3355-53; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 40-3355-53; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 40-3355-51-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 40-3355-51-1; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 40-3355-51-1; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 40-3355-50-1; thence southeasterly along last said northeastern line to the northwestern line of 78th Avenue; thence northeasterly along said northwestern line of 78th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 40-3363-21; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 40-3363-15-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 40-3363-15-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 40-3363-13; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 40-3363-11-1; thence southeasterly along last said northeastern line to the northwestern line of 79th Avenue; thence northeasterly along said northwestern line of 79th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 40-3362-15; thence southeasterly along last said northwestern prolongation and along said southwestern line to the northwestern line of Assessor's Parcel No. 40-3362-9-1; thence northeasterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 40-3362-7; thence southeasterly along last said southwestern line to the northwestern line of 80th Avenue; thence northeasterly along said northwestern line of 80th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 40-3368-23-1; thence southeasterly along last said northwestern prolongation and along said northeastern line to the northwestern

line of Assessor's Parcel No. 40-3368-22-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 40-3368-22-1; thence southeasterly along last said northeastern line to the northwestern line of 81st Avenue; thence northeasterly along said northwestern line of 81st Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 40-3364-21; thence southeasterly along last said northwestern prolongation and said northeastern line to the general northwestern line of Assessor's Parcel No. 40-3364-18-1; thence northeasterly, southeasterly and northeasterly along last said general northwestern line to the northeastern line of Assessor's Parcel No. 40-3364-18-1; thence southeasterly along last said northeastern line to the northwestern line of 82nd Avenue; thence northeasterly along said northwestern line of 82nd Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 43-4550-10-1; thence southeasterly along last said northwestern prolongation and along said northeastern line to the southeastern line of Assessor's Parcel No. 43-4550-13; thence northeasterly along last said southeastern line and its northeastern prolongation to the southwestern line of Assessor's Parcel No. 43-4550-9; thence southeasterly along last said southwestern line to the northwestern line of 83rd Avenue; thence southeasterly to the most northern corner of Assessor's Parcel No. 43-4551-15; thence southeasterly along the northeastern line of Assessor's Parcel No. 43-4551-15 and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 43-4551-10; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 43-4551-10; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 84th Avenue; thence southwesterly along last said southeastern line of 84th Avenue to the northeastern line of Assessor's Parcel No. 43-4552-12-2; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 43-4552-11; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 43-4552-11; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 85th Avenue; thence southwesterly along said southeastern line of 85th Avenue to the northeastern line of Assessor's Parcel No. 43-4553-14; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 43-4553-10-1; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 43-4553-10-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 86th Avenue; thence southwesterly along said southeastern line of 86th Avenue to the northeastern line of Assessor's Parcel No. 43-4582-12-2; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 43-4580-11; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 43-4580-11; thence southeasterly along said northeastern line to the northwestern line of 88th Avenue; thence northeasterly along said northwestern line of 88th

Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 43-4579-11-1; thence southeasterly along last said northwestern prolongation and said northeastern line to the northwestern line of Assessor's Parcel No. 43-4579-8; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 43-4579-8; thence southeasterly along last said southwestern line to the northwestern line of 89th Avenue; thence southwesterly along said northwestern line of 89th Avenue to the northeastern line of Assessor's Parcel No. 43-4579-9; thence northwesterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 43-4579-9; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 43-4579-9; thence southeasterly along last said southwestern line to the said northwestern line of 89th Avenue; thence southwesterly along said northwestern line of 89th Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 43-4578-11-1; thence southeasterly along last said northwestern prolongation and said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5421-10; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 46-5421-10; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 94th Avenue; thence southwesterly along said southeastern line of 94th Avenue to the general northeastern line of Assessor's Parcel No. 46-5423-1-1; thence southeasterly, southwesterly and southeasterly along last said general northeastern line to the northwestern line of Assessor's Parcel No. 46-5423-22; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 46-5423-22; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 96th Avenue; thence southwesterly along said southeastern line of 96th Avenue to the northeastern line of Assessor's Parcel No. 46-5424-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5424-23; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 46-5424-23; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5424-21-1; thence northeasterly along last said northwestern line to the southwestern line of Holly Street; thence southeasterly along said Holly Street to the southeastern line of Assessor's Parcel No. 46-5424-21-1; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 46-5424-20; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5425-9; thence southwesterly along last said northwestern line to the southwestern line of Assessor's Parcel No. 46-5425-9; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of Assessor's Parcel No. 46-5426-16; thence southwesterly along last said southeastern line to the southwestern line of Assessor's Parcel No. 46-5426-13; thence southeasterly along last said southwestern line and its southeastern prolongation to the southern

line of 100th Avenue; thence easterly along the southern line of 100th Avenue to the general eastern line of Assessor's Parcel No. 47-5515-8-2; thence southerly, westerly and southerly along last said general eastern line and its southern prolongation to the southern line of 101st Avenue; thence westerly along said southern line of 101st Avenue to the northeastern line of Assessor's Parcel No. 47-5516-17-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the northern line of 102nd Avenue; thence southeasterly to the most western corner of Assessor's Parcel No. 47-5517-19; thence southeasterly along the southwestern line of Assessor's Parcel No. 47-5517-19 and its southeastern prolongation to the northern line of 103rd Avenue; thence southeasterly to the most western corner of Assessor's Parcel No. 47-5518-15; thence southeasterly along the southwestern line of Assessor's Parcel No. 47-5518-15 to the general southeasterly and southerly along last said general southwestern line to the northern line of 104th Avenue; thence southerly to the most western corner of Assessor's Parcel No. 47-5509-38; thence southeasterly along the southwestern line of Assessor's Parcel No. 47-5509-38 to the northern line of Assessor's Parcel No. 47-5509-12-1; thence easterly along last said northern line to the northeastern line of Assessor's Parcel No. 47-5509-12-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 47-5519-5-2; thence northeasterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 47-5519-5-2; thence southeasterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 47-5519-5-1; thence northeasterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 47-5519-5-1; thence northwesterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 47-5519-4-3; thence northeasterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 47-5519-6-1; thence southeasterly along last said northeastern line and its southeastern prolongation to the City of Oakland/City of San Leandro boundary; thence in a general southwestern direction along said City of Oakland/City of San Leandro boundary to the southwest line of Assessor's Parcel No. 42-4520-2-23; thence northwesterly along said southwest line to the southeast line of Airport Access Road; thence southwesterly along said southeast line of Airport Access Road to the intersection with the southeast line of Airport Drive; thence northwesterly at right angles to the centerline of Airport Drive to the western line of Airport Drive; thence northerly along said western line of Airport Drive to the southeastern prolongation of the northeastern line of North Field Taxiway D; thence northwesterly along last said southeastern prolongation and said northeastern line and its northwestern prolongation to the City of Oakland/City of Alameda boundary; thence in a general northern direction along said City of Oakland/City of Alameda boundary to the POINT OF BEGINNING;

All property lying within the boundaries above shall be part of the Coliseum Redevelopment Project Area, with the exception of two existing redevelopment areas; namely, the 77th Avenue Industrial

Redevelopment Project and the Elmhurst Redevelopment Project Area. The boundaries for both are described as follows:

77th Avenue Industrial Redevelopment Project Area

The boundaries of the 77th Avenue Industrial Redevelopment Project are as follows:

BEGINNING at the intersection of the southeastern line of 81st Avenue with the southwestern line of San Leandro Street, as said avenue and street now exist; thence southeasterly along said southwestern line to the parcel of land described in the deed from Harrison L. Risdon et ux to S.E. Boston et al, which deed was recorded on September 15, 1943 in Volume 4393 at Page 447, Official Records of Alameda County; thence southwesterly along said parcel; thence northwesterly along last said line 163.56 feet, more or less, to said southeastern line of 81st Avenue; thence southwesterly along last said line 20.03 feet, more or less, to the northeastern line of the 100 foot right of way of the Central Pacific Railway Company, Oakland to Niles line; thence northwesterly along last said line 60 feet, more or less, to the northwestern line of 81st Avenue; thence northeasterly along said line 20.03 feet, more or less, to the northeastern line of the 20 foot strip of land described as Parcel No. 1 in the deed from W. K. Washburn et al to Central Pacific Railway Company et al, which deed was recorded April 20, 1929 in Volume 2029 at Page 383, Official Records of Alameda County; thence northwesterly along last said line and its northwestern prolongation 751 feet, more or less, to the northwestern line of 77th Avenue, as said avenue now exists; thence northeasterly along last said line 506 feet, more or less, to said southwestern line of San Leandro Street; thence southeasterly along last said line 813 feet, more or less, to the POINT OF BEGINNING.

Elmhurst Redevelopment Project Area

The boundaries of the Elmhurst Redevelopment Project Area are as follows:

BEGINNING at the point of intersection of the northwestern line of 100th Avenue with the southwestern line of East 14th Street; thence northwesterly along said southwestern line of East 14th Street to the southeastern line of 99th Avenue; thence southwesterly along said southeastern line of 99th Avenue to the southeastern prolongation of the northeastern line of Assessor's Parcel No. 44-4971-7-1 as said parcel and all other Assessor's Parcel hereinafter referred to are shown on the Alameda County Assessment Roll of March 1, 1971; thence northwesterly along said southeastern prolongation and along said northeastern line of Assessor's Parcel No. 44-4971-7-1 to the northwestern line of last said parcel; thence southwesterly along said northwestern line to the southwestern line of Assessor's Parcel No. 44-4971-1-2; thence northwesterly along last said southwestern line to the southeastern line of 98th Avenue; thence southwesterly along said southeastern line of 98th Avenue to the southwestern line of B Street; thence northwesterly along said southwestern line of B Street to the southwestern prolongation of the northwestern line of 97th Avenue; thence

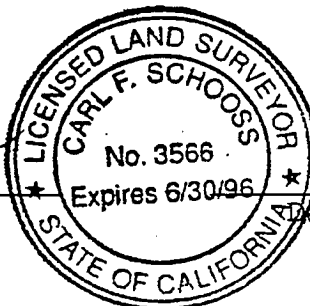
northeasterly along last said prolongation and along said northwestern line of 97th Avenue to the southwestern line of A Street; thence northwesterly along said southwestern line of A Street to the northwestern line of 90th Avenue; thence northeasterly along said northwestern line of 90th Avenue to the northeastern line of Assessor's Parcel No. 42-4270-5; thence northwesterly along last said northeastern line to the general northeastern line of Assessor's Parcel No. 42-4270-24; thence northwesterly, northeasterly and northwesterly along last said general northeastern line and its northwestern prolongation to the northwestern line and its northwestern prolongation to the northwestern line of 89th Avenue; thence southwesterly along northwestern line of 89th Avenue to the northeastern line of Assessor's Parcel No. 42-4269-7; thence northwesterly along last said northeastern line and its northwestern prolongation to the southeastern line of Assessor's Parcel No. 42-4269-25; thence northeasterly along last said southeastern line to the northeastern line of said Assessor's Parcel No. 42-4269-25; thence northwesterly along last said northeastern line and its northwestern prolongation to the southeastern line of Assessor's Parcel No. 42-4252-27-1; thence northeasterly along last said southeastern line to the general northeastern line of said Assessor's Parcel No. 42-4252-27-1; thence northwesterly, southwesterly, and northwesterly along last said general northeastern line and its northwestern prolongation to the northwestern line of 86th Avenue; thence southwesterly along said northwestern line of 86th Avenue to the northeastern line of Assessor's Parcel No. 42-4253-8; thence northwesterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 42-4253-24; thence northeasterly along last said southeastern line to the northeastern line of said Parcel 42-4253-24; thence northwesterly along last said northeastern line and its northwestern prolongation to the northwestern line of 84th Avenue; thence southwesterly along said northwestern line of 84th Avenue to the northeastern line of Assessor's Parcel No. 42-4255-8; thence northwesterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 42-4255-26; thence northeasterly along last said southeastern line to the northeastern line of said Assessor's Parcel No. 42-4255-26; thence northwesterly along last said northeastern line and its northwestern prolongation to the northwestern line of 83rd Avenue; thence southwesterly along said northwestern line of 83rd Avenue to the northeastern line of Assessor's Parcel No. 42-4249-9; thence northwesterly along last said northeastern line to the southeastern line of Assessor's Parcel No. 42-4249-38; thence southwesterly along last said southeastern line to the southwestern line of said Assessor's Parcel No. 42-4249-38; thence northwesterly along last said southwestern line to the southeastern line of 82nd Avenue; thence southwesterly along said southeastern line of 82nd Avenue to the southeastern prolongation of the northeastern line of Assessor's Parcel No. 42-4247-16; thence northwesterly along last said prolongation and last said northeastern line to the northwestern line of Assessor's Parcel No. 42-4247-16; thence southwesterly along last said northwestern line and its southwestern prolongation to the southwestern line of Assessor's Parcel No. 42-4247-71;

thence northwesterly along last said southwestern line and its northwestern prolongation to the northwestern line of 81st Avenue; thence northeasterly along said northwestern line of 81st Avenue to the northwestern prolongation of the northeastern line of Assessor's Parcel No. 40-3364-22; thence southeasterly along last said northwestern prolongation, along said northeastern line of Assessor's Parcel No. 40-3364-22 and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 40-3364-18-1; thence northeasterly along said northwestern line of Assessor's Parcel No. 40-3364-18-1 and its northeasterly prolongation to the northeastern line of Assessor's Parcel No. 40-3364-16; thence southeasterly along said northeastern line of Assessor's Parcel No. 40-3364-16 to the northwestern line of 82nd Avenue; thence southeasterly to the most western corner of Assessor's Parcel No. 43-4550-13; thence southeasterly along the southwestern line of said Assessor's Parcel No. 43-4550-13 to the northwestern line of Assessor's Parcel No. 43-4550-10; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 43-4550-10; thence southeasterly along last said northeastern line to the northwestern line of 83rd Avenue; thence southeasterly to the most westerly corner of Assessor's Parcel No. 43-4551-17; thence southeasterly along the southwestern line of said Assessor's Parcel No. 43-4551-17 and its southeasterly prolongation to the northwestern line of Assessor's Parcel No. 43-4551-10; thence southwesterly along last said northwestern line to the southwestern line of said Assessor's Parcel No. 43-4551-10; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 84th Avenue; thence southwesterly along last said southeastern line of 84th Avenue to the northeastern line of Assessor's Parcel No. 43-4552-12; thence southeasterly along last said northeastern line to the northwestern line of Assessor's Parcel No. 43-4552-11; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 43-4552-11; thence southeasterly along last said northeastern line and its southeasterly prolongation to the southeastern line of 85th Avenue; thence southwesterly along said southeastern line of 85th Avenue to the southwestern line of Assessor's Parcel No. 43-4553-15; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 43-4553-10-1; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 43-4553-10-1; thence southeasterly along last said northeastern line and its southeasterly prolongation to the southeastern line of 86th Avenue; thence southwesterly along said southeastern line of 86th Avenue to the southwestern line of Assessor's Parcel No. 43-4582-18; thence southeasterly along last said southwestern line and its southeasterly prolongation to the northwestern line of Assessor's Parcel No. 43-4580-11; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 43-4580-11; thence southeasterly along last said northeastern line to the northwestern line of 88th Avenue; thence northeasterly along said northwestern line of 88th Avenue to the northwestern prolongation of the southwestern line of Assessor's Parcel No. 43-4579-15; thence southeasterly along last said prolongation and said southwestern line of Assessor's Parcel

No. 43-4579-15 to the northwestern line of Assessor's Parcel No. 43-4579-8; thence southwesterly along last said line to the southwestern line of said Assessor's Parcel No. 43-4579-8; thence southeasterly along last said southwestern line and its southeastern prolongation to the southeastern line of 89th Avenue; thence southwesterly along said southeastern line of 89th Avenue to the northeastern line of Assessor's Parcel No. 43-4578-11-1; thence southeasterly along last said northeastern line to the southeastern line of said Assessor's Parcel No. 43-4578-11-1; thence southwesterly along last said southeastern line to the northeastern line of Assessor's Parcel No. 43-4578-8; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5421-10; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 46-5421-10; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 94th Avenue; thence southwesterly along said southeastern line of 94th Avenue to the general southwestern line of Assessor's Parcel No. 46-5423-2-2; thence southeasterly, southwesterly and southeasterly along said general southwestern line to the northwestern line of Assessor's Parcel No. 46-5423-22; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 46-5423-22; thence southeasterly along last said northeastern line and its southeastern prolongation to the southeastern line of 96th Avenue; thence southwesterly along said southeastern line of 96th Avenue to the southwestern line of Assessor's Parcel No. 46-5424-2; thence southeasterly along last said southwestern line to the northwestern line of Assessor's Parcel No. 46-5424-23; thence northeasterly along last said northwestern line to the northeastern line of said Assessor's Parcel No. 46-5424-23; thence southeasterly along last said northeastern line and its southeastern prolongation to the northwestern line of Assessor's Parcel No. 46-5425-9; thence southwesterly along last said northwestern line to the southwestern line of said Assessor's Parcel No. 46-5425-9; thence southeasterly along last said southwestern line and its southeastern prolongation to the northern line of Assessor's Parcel No. 46-5426-13; thence westerly along last said northern line to the western line of said Assessor's Parcel No. 46-5426-13; thence southerly along last said western line and its southern prolongation to the southern line of 100th Avenue; thence westerly along last said southern line of 100th Avenue to the northeastern line of East 14th Street; thence southwesterly to the point of BEGINNING.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Carl F. Schooss
Carl F. Schooss, L.S. 3566
Expiration date 6/30/96



6/5/95

Date

ATTACHMENT NO. 1 (a)

OAKLAND COLISEUM AREA REDEVELOPMENT PROJECT
LEGAL DESCRIPTION OF PROJECT AREA

October 23, 1996

Attachment No. 1

Oakland Coliseum Area Redevelopment Project

Legal Description of Project Area

BEGINNING at the point of intersection of the southwestern prolongation of the northwestern line of Fruitvale Avenue and the City of Oakland/City of Alameda boundary; thence northeasterly along said southwestern prolongation and along the northwestern line of Fruitvale Avenue to the northeastern line of Assessor's Parcel No. 25-718-8-1 (said parcel being on the northeastern side of East 14th Street), as said parcel and all other Assessor's Parcels hereafter referred to are shown on the Alameda County Equalized Assessment Roll for 1996/1997; thence northwesterly along said northeastern line of last said parcel to the northwestern line of said parcel; thence southwesterly along last said northwestern line of last said parcel to the northeastern line of Assessor's Parcel No. 25-718-9-1; thence northwesterly along last said northeastern line of said last parcel to the southeastern line of 31st Avenue; thence northeasterly along said southeastern line of 31st Avenue to the southeastern prolongation of the most southerly northeastern line of Assessor's Parcel No. 25-719-7-1; thence northwesterly along last said line to the most westerly southeastern line of last said parcel; thence northeasterly along last said southeastern line to the most northerly northeastern line of said last parcel; thence northwesterly along last said northeastern line and prolongation of last said northeastern line to the northwestern line of Derby Avenue; thence southwesterly along the northwestern line of Derby Avenue to the northeastern line of Assessor's Parcel No. 25-720-5-2; thence northwesterly along last said northeastern line to the northwestern line of last said parcel; thence southwesterly along last said northwestern line to the northeastern line of Assessor's Parcel No. 25-720-7-1; thence northwesterly, northeasterly, and northwesterly along last said northeastern line of last said parcel to the southeastern line of Assessor's Parcel No. 25-716-12; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly along said northeastern line of last said parcel to the northwestern line of said parcel; thence southwesterly along last said northwestern line of last said parcel to the northeastern line of Assessor's Parcel No. 25-716-13; thence northwesterly along last said northeastern line of last said parcel and the northeastern line of Assessor's Parcel No. 25-716-14 to the southeastern line of 29th Avenue; thence northeasterly along said southeastern line of 29th Avenue to the southeasterly prolongation of the northeastern line of Assessor's Parcel No. 25-714-18; thence northwesterly along last said northeastern line of last said parcel to the southeastern line of Assessor's Parcel No. 25-714-19; thence northeasterly, southeasterly, and northeasterly along last said southeastern line of last said parcel to the most northerly northeastern line of said parcel, thence northwesterly along last said northeastern line of last said parcel to the most easterly northwestern line of said parcel; thence southwesterly, southeasterly, and southwesterly along last said northwestern line of last said parcel to the most southerly northeastern line of said parcel; thence northwesterly along last said most southerly northeastern line of last said parcel and the northwesterly prolongation of last said northeastern line to the northwestern line of 28th Avenue; thence southwesterly along the northwestern line of 28th Avenue to the northeastern line of Assessor's Parcel No. 25-713-11; thence northwesterly along last said northeastern line of last said parcel

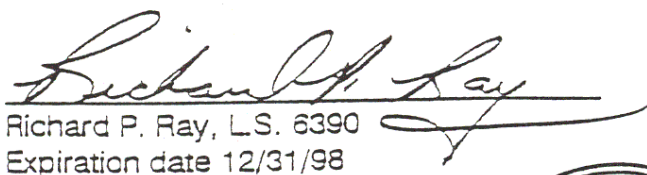
to the northwestern line of said parcel; thence southwesterly along last said northwestern line of last said parcel to the northeastern line of Assessor's Parcel No. 25-713-12; thence northwesterly along last said northeastern line of last said parcel to the southeastern line of Mitchell Street; thence northeasterly along said southeastern line of Mitchell Street to the southeasterly prolongation of the northeastern line of Assessor's Parcel No. 25-712-16; thence northwesterly along said prolongation of last said northeastern line of last said parcel and last said northeastern line to the southeastern line of Assessor's Parcel No. 25-712-17; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly along last said northeastern line of last said parcel to the most easterly southeastern line of Assessor's Parcel No. 25-712-19-2; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly along last said northeastern line of last said parcel and the prolongation of said northeastern line of last said parcel to the northwestern line of 27th Avenue; thence southwesterly along the northwestern line of 27th Avenue to the northeastern line of Assessor's Parcel No. 25-710-37; thence northwesterly along last said northeastern line of last said parcel to the most easterly southeastern line of Assessor's Parcel No. 25-710-38; thence northeasterly along last said most easterly southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly along last said northeastern line of last said parcel to the southeastern line of Assessor's Parcel No. 25-710-39; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel, said northeastern line being also the southwestern line of East 15th Street; thence northwesterly along last said northeastern line of last said parcel and said southwestern line of East 15th Street to the northwestern line of said parcel; thence southwesterly along last said northwestern line of last said parcel to the northeastern line of Assessor's Parcel No. 25-710-10; thence northwesterly along last said northeastern line of last said parcel and the northeastern line of Assessor's Parcel No. 25-710-11 and Assessor's Parcel No. 25-710-12 to the southeastern line of Assessor's Parcel No. 25-710-15-1; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly, southwesterly, northwesterly, southwesterly, and northwesterly along last said northeastern line of last said parcel to the most easterly corner of Assessor's Parcel No. 25-710-16; thence northwesterly along the northeastern line of last said parcel to the southeastern line of Assessor's Parcel No. 25-710-49-2; thence northeasterly along last said southeastern line of last said parcel to the northeastern line of said parcel; thence northwesterly along last said northeastern line of last said parcel and the prolongation of last said northeastern line of last said parcel to the northwestern line of 25th Avenue; thence southwesterly along said northwestern line of 25th Avenue to the northeastern line of Assessor's Parcel No. 20-154-6; thence northwesterly along said last said northeast line of last said parcel to the southeast line of Assessor's Parcel No. 20-154-7; thence northeasterly along last said southeast line of last said parcel to the northeast line of said parcel; thence northwesterly along last said northeast line of last said parcel to the northwest line of said parcel and the southeast line of 24th Avenue; thence northeasterly along said southeast line of 24th Avenue to the southwest line of East 15th Street and the southeasterly prolongation of the northeast line of Assessor's Parcel No. 20-153-16-1; thence northwesterly along the southwest line of East 15th Street and said southeasterly prolongation of last said parcel, the northeast line of last said parcel, and the northwesterly prolongation of last said parcel to the northwest line of Miller Avenue; thence southwesterly along said northwest line of Miller Avenue to the northeast line of Assessor's Parcel No. 20-153-8; thence northwesterly along last said northeast line of last said parcel and the northeast lines of Assessor's Parcel No. 20-153-9, Assessor's Parcel No. 20-153-10, and Assessor's Parcel No. 20-153-11 to the most easterly southeast line of Assessor's Parcel No. 20-153-12; thence northwesterly, northeasterly, northwesterly, southwesterly, and northwesterly along said

northeast line of last said parcel to the northwest line of last said parcel and the southeast line of 23rd Street; thence northwesterly to the northwest line of 23rd Street and the northeast line of Assessor's Parcel No. 20-152-9-3; thence northwesterly along last said northeast line of last said parcel and the northeast line of Assessor's Parcel No. 20-152-10 to the northwest line of last said parcel; thence southwesterly along last said northwest line of last said parcel to the northeast line of Assessor's Parcel No. 20-152-11-1; thence northwesterly along last said northeast line of last said parcel and the northeast line of Assessor's Parcel No. 20-152-12-1 and Assessor's Parcel No. 20-152-12-2 to the northwest line of last said parcel and the southeast line of Munson Way; thence northeasterly along said southeast line of Munson Way to the southeasterly prolongation of the most northerly northeast line of Assessor's Parcel No. 20-151-9; thence northwesterly along last said southeasterly prolongation of last said most northerly northeast line of last said parcel and the most northerly northeast line of last said parcel to the most easterly northwest line of said parcel; thence southwesterly along last said most easterly northwest line of last said parcel to the most southerly northeast line of said parcel, thence northwesterly along last said most southerly northeast line of said parcel and along the northeast line of Assessor's Parcel No. 20-151-10 to the northwest line of last said parcel and the southeast line of 22nd Avenue; thence northwesterly to the northwest line of 22nd Avenue and the northeast line of Assessor's Parcel No. 20-150-11-2; thence northwesterly along last said northeast line of last said parcel to the northwest line of said parcel; thence southwesterly along last said northwest line of last said parcel to the southwest line of said parcel and the northeast line of East 14th Street; thence northwesterly along said northeast line of East 14th Street to the southeast line of 21st Avenue; thence southwesterly along said southeast line of 21st Avenue to the southwestern line of East 14th Street and the northwestern line of Assessor's Parcel No. 20-108-1; thence southwesterly along said southeastern line of 21st Avenue and the northwestern line of last said parcel and the prolongation of said northwestern line of said parcel to the southwestern line of Solano Way; thence southeasterly along said southwestern line of Solano Way to the northwestern line of Assessor's Parcel No. 20-108-2-3; thence southwesterly along last said northwestern line of last said parcel to the southwestern line of said parcel and the northeastern line of East 12th Street; thence northwesterly along said northeastern line of said East 12th Street to the northeasterly prolongation of the northwestern line of Assessor's Parcel No. 19-47-1-7; thence southwesterly along the last said northeasterly prolongation of the northwestern line and the northwestern line of last said parcel to the southwestern line of said parcel; thence southeasterly along last said southwestern line of last said parcel to the northwestern line of Assessor's Parcel No. 19-47-2; thence southwesterly along last said northwestern line of last said parcel to the southwestern line of said parcel and the northeastern line of Assessor's Parcel No. 19-48-2; thence northwesterly along last said parcel to the northwestern line of last said parcel and the southeastern line of 19th Avenue; thence southwesterly along the northwestern line of last said parcel and the southeastern line of 19th Avenue to the northwestern line of Assessor's Parcel No. 19-48-1-1; thence continuing southwesterly along said southeastern line of 19th Avenue and the northwestern line of last said parcel to the southwestern line of said parcel, the northeast line of Assessor's Parcel No. 0-490-1-1, and the southeast line of Embarcadero; thence continuing southwesterly and southerly along the southeast and east line of Embarcadero and the northwestern and west line of last said parcel to the northwest corner of Assessor's Parcel No. 0-490-2; thence along the north line of last said parcel southeasterly, northeasterly, southeasterly, southerly, southerly, easterly, southerly, and easterly to most easterly northeast corner of last said parcel, thence southerly along the east line of last said parcel to the southeast corner of said parcel; thence westerly along the south line of last said parcel to the southwest corner of said parcel, the west line of previously said Assessor's Parcel No. 0-490-1-1, and the east line of said Embarcadero; thence southerly along said east line of Embarcadero and the last said west line of last said parcel and

the southerly prolongation of last said west line of said parcel to the south line of Livingston Street and the northwest corner of Assessor's Parcel No. 19-54-12-1; thence along the east line of Embarcadero and the west line of last said parcel and the west line of Assessor's Parcel No. 19-54-14 to the most southerly corner of last said parcel; thence leaving said east line of said Embarcadero, northeasterly along the southeasterly line of last said parcel to the most westerly corner of Assessor's Parcel No. 19-54-9-2; thence northeasterly along the most southerly northwest line of last said parcel to the easterly line of Assessor's Parcel No. 19-54-10 and a westerly line of previously said Assessor's Parcel No. 19-54-9-2; thence southerly along last said parcel to its south line and the north line of Dennison Street; thence easterly along said north line of Dennison Street and the south line of last said parcel to the most easterly line of said parcel; thence northerly along last said most easterly line of said parcel to an angle point in said parcel; thence westerly along last said parcel line to an angle point in said parcel; thence northerly along said east line of last said parcel to the most westerly southwest corner of Assessor's Parcel No. 19-54-3-5; thence easterly, southerly, easterly, southerly, and easterly along the southerly line of last said parcel to the most southerly southeast corner of said parcel and the west line of Cotton Street; thence southerly along the west line of Cotton Street and the east line of Assessor's Parcel No. 19-54-7-1 to the southeast corner of last said parcel and the north line of Dennison Street; thence westerly along the north line of Dennison Street and the south line of last said parcel to the northerly prolongation of the east line of King Street; thence southerly along the east prolongation of King Street to the northwest corner of Assessor's Parcel No. 19-58-1-1; thence southerly along the west line of last said parcel and the east line of King Street to the southwest corner of said parcel and the north line of Frederick Street at the east line of King Street; thence southerly along the prolongation of King Street to the south line of Frederick Street; thence easterly along the south line of Frederick Street to the northwest corner of Assessor's Parcel No. 19-66-1; thence southerly along the west line of last said parcel and the west lines of Assessor's Parcel No. 19-66-2, Assessor's Parcel No. 19-66-3, Assessor's Parcel No. 19-66-4, Assessor's Parcel No. 19-66-6-4, and Assessor's Parcel No. 19-66-6-5 to the southeast corner of Assessor's Parcel No. 19-66-7-10; thence westerly along the south line of last said parcel to the southwest corner of said parcel; thence northerly along the west line of last said parcel to the northwest corner of said parcel and the south line of Frederick Street, said corner also being a corner of Assessor's Parcel No. 19-66-7-19; thence westerly along the north line of last said parcel and the south line of Frederick Street to a corner of last said parcel and the northeast corner of Assessor's Parcel No. 19-66-7-15; thence southerly along the east line of last said parcel to the southeast corner of said parcel; thence along the southerly and westerly lines of last said parcel westerly and northwesterly to the northwest corner of said parcel and the south line of Assessor's Parcel No. 19-66-7-8; thence westerly along last said south line of last said parcel to the southwest corner of said parcel; thence northwesterly along the westerly line of last said parcel and the westerly line of Assessor's Parcel No. 19-66-7-16 to the northerly line of last said parcel and the most northerly line of previous said Assessor's Parcel No. 19-66-7-19; thence westerly along the most northerly line of last said parcel to the northeast corner of Assessor's Parcel No. 19-66-7-3 and the most northwesterly corner of previous said Assessor's Parcel No. 19-66-7-19; thence southeasterly along the most westerly line of last said parcel to the northwest corner of Assessor's Parcel No. 19-66-7-4; thence continuing southeasterly and southerly along the previous said most westerly line of previous said Assessor's Parcel No. 19-66-7-4 and southerly along the south prolongation of the most westerly line of last said parcel to the south line of Diesel Street; thence easterly along said south line of Diesel Street to the northwest corner of Assessor's Parcel No. 19-70-1-1; thence southerly along the west line of last said parcel to the southwest corner of said parcel; thence easterly along the south line of last said parcel to the most easterly east line of Assessor's Parcel No. 19-70-1-3 and the westerly line of East 7th Street; thence southerly along said most

easterly east line of last said parcel and the west line of said 7th Street to the southeast corner of said parcel; thence continuing southerly along the west line of 7th Street to the southeast corner of Assessor's Parcel No. 19-71-1-5 and the north line of Assessor's Parcel No. 19-71-1-6; thence westerly along the north line of last said parcel to the west corner of previous said Assessor's Parcel No. 19-71-1-5; thence westerly along the north line of previous said Assessor's Parcel No. 19-71-1-6 to the most northerly northwest corner of said parcel; thence along the westerly line of last said parcel southerly, westerly, southeasterly, northeasterly, and southeasterly to the north line of Assessor's Parcel No. 19-72-9; thence westerly along last said north line of last said parcel to the southwest line of said parcel; thence southeasterly along last said southwest line to the northwest line of Assessor's Parcel No. 19-72-15; thence southwesterly along last said northwest line of last said parcel to the southwest line of said parcel; thence continuing southwesterly along the prolongation of last said northwest line of last said parcel to the City of Oakland/City of Alameda boundary; thence in a general southeastern direction along said City of Oakland/City of Alameda boundary to the **Point of Beginning**.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Richard P. Ray, L.S. 6390
Expiration date 12/31/98

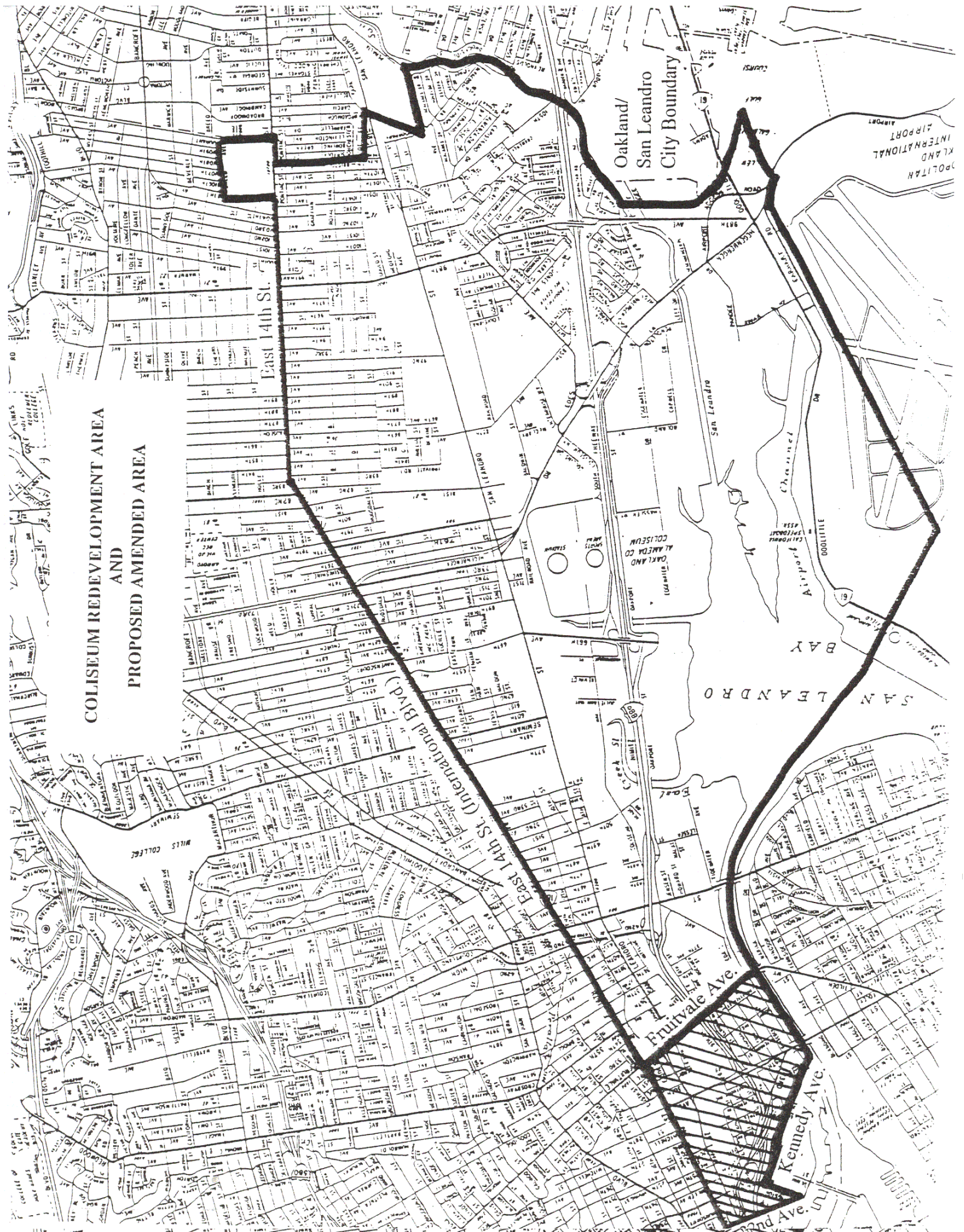
OCTOBER 23, 1996
Date



ATTACHMENT NO. 2

PROJECT AREA MAP

COLISEUM REDEVELOPMENT AREA
AND
PROPOSED AMENDED AREA



Oakland/
San Leandro
City Boundary

POLITAN
AIRPORT
INTERNATIONAL

SAN LEANDRO
BAY

Fruitvale Ave.

Kennedy Ave.

East 14th St.

East 14th St. (International Blvd.)

Creek St.

San Leandro

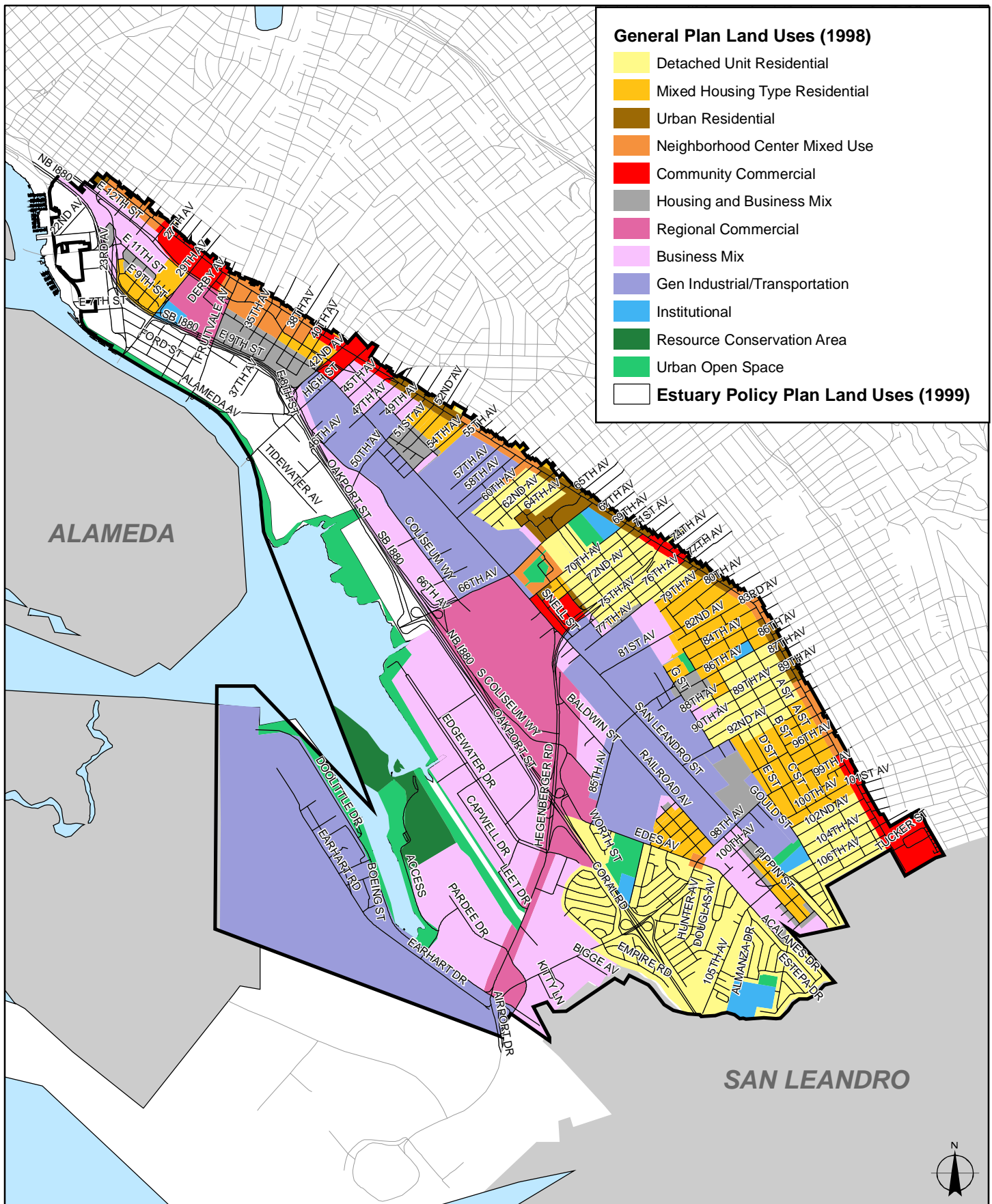
Airport

OAKLAND
COLISEUM

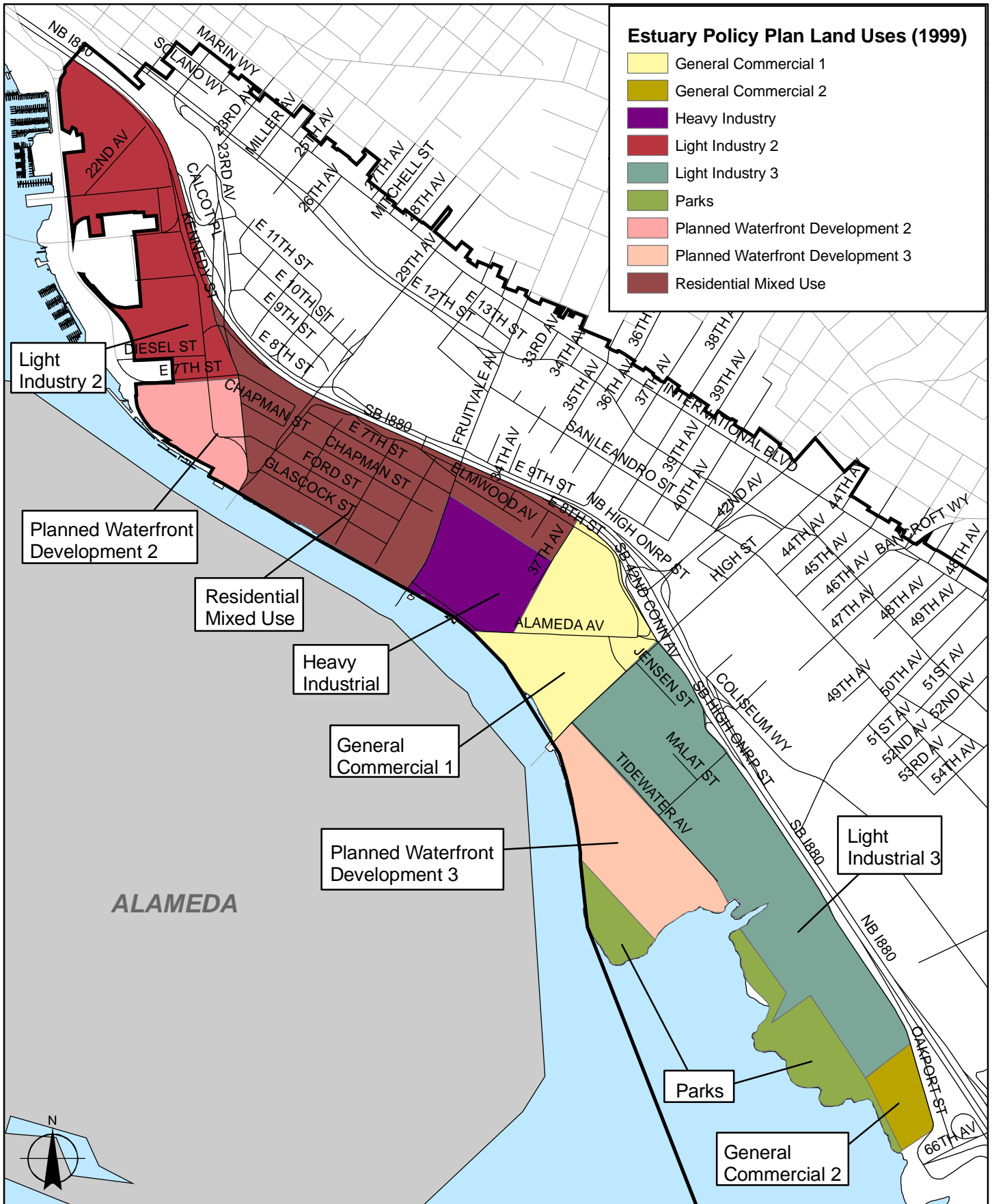
ATTACHMENT NO. 3

REDEVELOPMENT LAND USE MAP

Coliseum Area Redevelopment Plan Attachment No. 3A Land Use Map



Land Use Map



ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

The following public improvements are anticipated to be provided in the Project Area:

Infrastructure and Public Facility Improvements

- Street Improvements
 - .. Roadway widenings
 - .. Intersection improvements
 - .. Traffic signalization
 - .. Roadway resurfacing
 - .. Transit improvements
- Streetscape Improvements
 - .. Sidewalks
 - .. Curbs
 - .. Gutters
 - .. Street medians
 - .. Street lighting
 - .. Street beautification
- Water Distribution Improvements
- Sewer System Improvements
 - .. Wastewater treatment plant improvements
 - .. Upgrading and replacement of deteriorating sewer pipes
- Storm Drainage Improvements
 - .. Reconstruction of damaged catch basins and broken storm drain lines
 - .. Construction of concrete cross drains
- Undergrounding of Overhead Utility Lines
- Construction, Rehabilitation or Upgrading of Police, Fire, Public Health, Transit, Educational and Other Public Facilities Buildings

Commercial and Industrial Upgrade, Retention and Expansion Programs

- Commercial and Industrial Rehabilitation Loan Program
- Site Assembly Assistance
 - Land acquisition
 - Relocation assistance
 - Site preparation, including toxic remediation

Residential Neighborhood Stabilization and Engenderment Programs

- Residential Rehabilitation Loan Program
- Home Ownership Loan Program
- Site Assembly Assistance
 - Land acquisition
 - Relocation assistance
 - Site preparation, including toxic remediation
- Construction of a Business Retention and Development Center
- Development of Parks and Other Open Space Areas

Other Community Enhancement Programs

- Graffiti Abatement Program
- Code Enforcement Program