OAKLAND OVERSIGHT BOARD
MEMORANDUM

TO:	Oakland Oversight Board	**FROM:**	Fred Blackwell
SUBJECT:	Approval of Governmental Use & Development Agreement Property Transfers	**DATE:** **ITEM:**	February 25, 2013 #5

EXECUTIVE SUMMARY

This report requests approval of legislation retroactively approving the transfer of both governmental use properties and properties with development obligations from the former Redevelopment Agency of the City of Oakland ("Redevelopment Agency") to the City of Oakland ("City).

Per the original legislation regarding the dissolution of redevelopment agencies, Assembly Bill x1 26 ("ABx1 26"), transfers of assets, including real property, between redevelopment agencies and their sponsoring cities occurring after January 1, 2011, are potentially subject to an order from the State Controller reversing the transfer, the so-called "clawback." Prior to dissolution, the Redevelopment Agency transferred a number of real properties to the City, including several that are in governmental use by the City, and several that are subject to existing development agreements and other contractual commitments to third parties. The State Controller's Office is currently reviewing Oakland transfers. The Controller team has advised City staff that approval by the Oakland Oversight Board of the previous transfers of real properties in governmental use or subject to enforceable obligations will remove those properties from the threat of clawback. The attached legislation approves the previous transfer of the governmental use properties and the properties subject to third-party enforceable obligations, per the State Controller's Office requirements, so that these properties will not be required to be transferred back to ORSA per a clawback order and then back to the City again after approval of the Property Management Plan.

OUTCOME

According to the State Controller's Office, approval of the legislation will allow the governmental use and encumbered properties to remain with the City, rather than having them transferred back to ORSA, per the clawback and then having them once again transferred back to the City after the Property Management Plan is approved. It is anticipated that the Property Management Plan will be brought to the Oversight Board for approval in May if the finding of completion is timely issued. Staff is bringing a report that outlines the Property Management Plan concurrently with this report.

BACKGROUND/LEGISLATIVE HISTORY

In anticipation of the end of redevelopment, the City Council (sitting as the governing board of the City and the Redevelopment Agency) on March 3, 2011, authorized the transfer of various assets to the City, including 79 parcels of real property, and the Redevelopment Agency and City then entered into a Purchase and Sale Agreement obligating the Redevelopment Agency to sell and the City to purchase the designated properties for nominal consideration. The properties were conveyed by grant deed to the City on January 31, 2012. Thirty-five properties owned by the Redevelopment Agency were not conveyed to the City and are currently owned by ORSA.

Governmental Use

Among the properties sold to the City were a number that are currently in governmental use and are serving a governmental purpose of the City. The dissolution law specifically provides that "an oversight board may… direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset." (Health and Safety Code Section 34181(a); see also Section 34177(e).) Approval of the disposition of governmental use properties is specifically exempt from the rule in AB 1484 suspending the authority of the oversight board to dispose of properties pending the finding of completion. (Health and Safety Code Section 34191.3.) Therefore, the Oversight Board's approval of the disposition of the governmental use properties to the City does not have to wait for a finding of completion or the adoption of the Property Management Plan. Detailed property descriptions have been prepared for each of the governmental use properties, see Attachment A - Descriptions of Governmental Use Property.

The properties proposed for disposition to the City for governmental use include:

- Streets and public right-of-way parcels, including:
    - Three parcels that were purchased to create a public street, known as Sunshine Court;
    - Two parcels that provide parking and access to the Coliseum Amtrak Railroad Platform; and
    - One parcel that comprises part of the pedestrian plaza that accesses City Center.

- The Fox Theater. The Fox Theater building houses the Oakland School for the Arts, a public charter school; schools are specifically included in the statutory definition of governmental use. Also, the Fox Theater houses a venue for the performing arts. The ownership and operation of cultural facilities has historically been considered a governmental purpose of the City; the City owns a number of cultural arts venues, including the Paramount Theater, the Malonga Casquelourd Center for the Arts, and

the Oakland Museum of California. (Note that the Fox Theater also qualifies as a property encumbered by enforceable obligations, see discussion below.)

- Public park and open space parcels, including:
    - Six parcels in West Oakland that make up Wade Johnson Park, which the Redevelopment Agency purchased and developed as public open space in the late 1970s and early 1980s; and
    - Two parcels in the Coliseum area that are creek right-of-way open space along Leona Creek.

- Oakland Ice Center. The Oakland Ice Center is a recreational facility in downtown Oakland built in 1997. As part of the Uptown Retail Entertainment District, the Redevelopment Agency provided financing for development of the Center. But the project could not support the debt required to build it, and so the Redevelopment Agency took over ownership and operation of the facility in 1997. The current operations of the Center include free use of the facility by at least 1,000 students from the Oakland Unified School District each year. The OUSD use includes both one-time use and physical education programs/repetitive uses. The Oakland Ice Center has limited market value based on the net revenue. The current operations require all of the revenue to maintain the operations and provide capital improvements to the facility, particular when some of the major systems including the cooling system need to be replaced.

- Coliseum parcels. These two parcels are currently used in support of operations at the Oakland/Alameda County Coliseum, both for parking and facility maintenance, and are required as long as the facilities continue operations. In particular, the use of these parcels are part of the franchise agreements with the Oakland A's baseball team and Oakland Raiders football team. One site is used to grow the sod that is used to infill the baseball infield and one is use for event parking.

- Public parking garages. Public parking garages transferred to the City as a governmental use include the following three facilities:
    - City Center West Garage. This facility was built to provide parking for four development sites, as well as parking for the general public. Per the City's land use entitlements there is a requirement to provide parking for each of these sites. The Agency was and the City is required to provide parking to three of these sites in disposition and development agreements and parking licenses. The City also uses the facility to park most City-owned fleet vehicles and to provide parking to City employees required to use their personal cars for work.
    - University of California Office of the President ("UCOP") Garage. This facility is also obligated for sale to the developer of the adjoining office building once it is built under a Purchase and Sale Agreement with Joint

Escrow Instructions, dated October 1, 2008. The sale was approved by the City Council on the condition that the sales proceeds be dedicated to replacing the lost parking on a one-to-one basis with new public parking in the Central District, see Redevelopment Agency Resolution No. 2006-0088 C.M.S., so that there is no net loss to public parking; this is in keeping with Council policy to ensure that adequate public parking is available downtown to support development.

- Franklin 88 Garage. This facility was built as replacement parking for the surface parking that was on the site prior to the development of the contiguous housing project and the neighboring hotel.
- Telegraph Plaza Garage. This facility was purchased to expand public parking in the retail/entertainment district and replace public parking that was lost in the Uptown District as a result of development. When the Redevelopment Agency purchased the Sears Garage and Auto Center, part of the deal was to provide 50 parking spaces at no cost for 25 years until 2030. Currently this obligation is being met at the temporary parking lot on the Sears DDA site discussed below. But when that site is developed, the City will need to provide this parking at the Telegraph Plaza Garage site. The garage is also operated to support the Paramount Theater, a nearby City facility. The garage is open late for events at the theater.

State law recognizes public parking as a governmental use -- see California Streets & Highways Code Section 32501: "The supplying of additional parking facilities and the performance of all undertakings incidental or advantageous thereto are public uses and purposes for which public money may be spent and private property acquired, and are governmental functions." In Oakland, the ownership and operation of public parking facilities has historically been a common governmental function of the City, and most of the structured parking facilities in downtown Oakland are government-owned. Of the 26 large public parking structures currently operating in downtown Oakland, eight have been owned and operated by the City for years; four were owned by the Redevelopment Agency and have now been transferred to the City; and another two are owned by other governmental agencies, Alameda County and the California Department of Transportation. The City both operates garages around City-owned public buildings and around office, retail and entertainment locations in the downtown.

Properties to Fulfill Enforceable Obligations

Among the properties sold to the City were a number that were, and are currently, encumbered under enforceable obligations to third parties. The clawback statute is clear that properties contractually committed to or otherwise encumbered by enforceable obligations to third parties are not subject to clawback. (Health and Safety Code Section 34167.5.). Detailed property descriptions were prepared for each of these properties, see Attachment B - Descriptions of Property to Fulfill an Enforceable Obligation.

There are nine parcels from the former Oakland Army Base that have already been approved for development under an executed Lease Disposition and Development Agreement between the City and Prologis CCIG Oakland Global, LLC (the "LDDA"). While the Oversight Board determined that the LDDA was necessary to meet the requirements of an enforceable obligation, the No-Cost Economic Conveyance ("EDC") with the U.S. Army, and that the City was already party to the obligations (Oversight Board Resolution No. 2013-01 adopted January 7, 2013), this legislation will make it clear that the City can retain the property to fulfill the enforceable obligations. Please note one of these nine parcels was not transferred to the City due to Tidelands Trust issues and will not be included in this action.

In addition to the transaction on the Army Base parcels, there are several other properties encumbered by existing enforceable obligations to third parties that were transferred to the City, including:

- Forest City -- Uptown Residential. These are three large developed parcels that were transferred to the developer in 2005 under a 66-year ground lease, the Uptown Redevelopment Project Ground Lease dated October 24, 2005, pursuant to an Uptown Redevelopment Project Amended and Restated Lease Disposition and Development Agreement, also dated October 24, 2005. The Ground Lease includes an enforceable obligation to sell the properties to Forest City (see Section 48, Option to Purchase Fee Simple Interest in the Property).
- Sears -- Thomas L Berkley Way (20th St) and Telegraph Avenue site. These two parcels are encumbered by a Lease Disposition and Development Agreement for the Sears Auto Center, dated October 18, 2005 (the "LDDA"), which requires the Redevelopment Agency, now the City, to lease the property to Sears for $1 per year The lease is for a 50-year term initially, with an additional 49-year extension. The LDDA includes an option given to Sears to purchase the property for nominal consideration once Sears is ready to develop (Section 2.1, Term of Ground Lease). This obligation was negotiated as part of the purchase price for buying the Sears Auto and Battery and parking garage sites. If the sale does not take place, the City/ORSA is required to pay Sears $1.6 million in lieu of the land, per Section 16.7, Termination of LDDA and Remedies.
- Rotunda Garage -- 16th Street Remainder Site. This property was part of the land used to develop the 17th Street Garage under the 17th Street Garage Disposition and Development Agreement, dated August 26, 2004, with Rotunda Partners LP, and is encumbered by a Ground Lease, dated December 3, 2004. The Redevelopment Agency transferred the rest of the land when the garage was built, but only leased the parcel on 16th Street as a second entry until the site is developed. The DDA requires lease of the property (see Section 4.02(d), Transfer of Parcel 4), and sale of this property when Rotunda Partners is ready to begin development of the property (Section 5.04, Parcel 4 Section (iii)). The Ground Lease is for a term of five years (Section 3.1 Term), with three five-year extensions (Section 3.2, Option to Extend). The property is further encumbered with a nonexclusive easement held by Rotunda Partners for vehicular and pedestrian ingress and egress for the garage.

- Fox Theater. As well as being a governmental use property, the Fox Theater is also encumbered by several long term obligations to third parties, including the Fox Theater Disposition and Development Agreement, dated December 15, 2006 (the "DDA"), and a 60-year Ground Lease dated September 20, 2006 with Fox Theater Landlord, LLC ("FTLL"), an entity set up by the Redevelopment Agency and the City to renovate the theater using Historic and New Market Tax Credits. There are no payments due during the remaining term of the Ground Lease. The DDA also commits the Oakland Redevelopment Successor Agency to fund the buyout out of the investor after the tax credit investment period (Section 5.01.f. Contingency Loan) for a price of up to $3,530,000.
- UCOP Garage. As noted above, the UCOP Garage is encumbered by the Purchase and Sales Agreement with the neighboring property owner, as well as being a governmental use property. The City is required to sell the garage to the neighboring owner once the planned office tower starts construction. When approving the Purchase and Sale Agreement, the City Council required that the sales revenue be used to develop new replacement public parking, a City priority to encourage development downtown as discussed above.

The other properties that were transferred to the City will be returned to ORSA and will be included in the Property Management Plan. These properties will fall into one of two categories: 1) properties for future development (39 parcels); or 2) properties for immediate sale (six parcels).

COST SUMMARY/IMPLICATIONS

There is no direct cost implication for ORSA or the taxing entities from the transfer of governmental use properties or properties to fulfill an enforceable obligation. But these transfers result in reductions to the assets held by ORSA which, in some cases, could otherwise be sold and produce funds for distribution to the taxing entities.

Respectfully submitted,

/S/

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Attachment A: Descriptions of Governmental Use Property
Attachment B: Descriptions of Property to Fulfill an Enforceable Obligation

A Resolution Approving the Transfer of Governmental Purpose Properties to the City of Oakland

A Resolution Approving the Transfer of Properties Used to Fulfill Enforceable Obligations to the City of Oakland

Attachment A
Descriptions of Governmental Use Property

Governmental Use Property

1. Sunshine Court

The two subject parcels on Sunshine Court consist of the following APNs: 040-3319-047-02; and 040-3319-047-03. Sunshine Court was a privately owned street established decades ago, which was never dedicated over to the City. As years passed and ownership of the parcels exchanged hands, maintenance of the road was not properly conducted. The parcels entered tax-default status and/or were neglected by their owners, while the residents whose sole form of ingress/egress was via Sunshine Court suffered massive street damage, potholes, drainage issues, safety issues, etc. The City Of Oakland acquired the subject parcels and brought the non-standard street as close to City Standards as was possible.

Additional details of the property and proposed development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Subject parcels were purchased from the County of Alameda (due to tax default status) for a total of $14,520 by a City Ordinance dated July 19, 2007. The current value of the property is non-applicable, as the property now serves as a City of Oakland road.

(B) The purpose for which the property was acquired.

The parcels were acquired so that the City of Oakland could conduct repairs on Sunshine Court. Improvements were made, and the convenience and safety of the residents has been improved.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The parcels have a combined area of 18,266 square feet (1,084 and 17,182 square feet respectively). They have no formal address, as they comprise the actual street (Sunshine Court was made up of multiple parcels that were not maintained and were in serious disrepair, before the City acquired them). The area is zoned Residential, and Sunshine Court is a residential street.

The area that the property inhabits is currently zoned RD-2 which is described in the Planning Code as follows: The intent of the RD-2 zone is to create, maintain, and enhance areas with detached, single unit structures, with allowances for two-family structures on lots larger than 6,000 square feet. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The current value of subject parcels is negligible. The parcels serve the function of a City street.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The parcels serve the function of a City street and have no revenue.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

None are available.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The parcels serve the function of a City street and have no potential for development.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The parcels were purchased to create a City street and have never been considered for development.

Governmental Use Property

2. AMTRAK Station Parking

Subject parcels were purchased from Union Pacific Railroad for the sole purpose of providing a new Amtrak platform passenger station behind the Oakland Alameda County Coliseum Complex complete with off-street parking for Amtrak passengers.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
73rd Avenue (Amtrak parking)	041-3901-007-03	9-Jul-2009	City of Oakland	500,000			
73rd Avenue (Amtrak parking)	041-3901-007-05						

(B) The purpose for which the property was acquired.

The City entered into a pre-2005 agreement with the Capitol Corridor Joint Powers Authority (AMTRAK) to provide and maintain the 73rd Avenue properties as public parking serving daily train passengers along the Capitol Corridor line.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Address	Parcel No.	Lot Size (Acres)	Zoning
73rd Avenue (Amtrak parking)	041-3901-007-03	0.06	CR-1
73rd Avenue (Amtrak parking)	041-3901-007-05	0.77	CR-1

The intent of the CR-1 zone is to maintain, support and create areas of the City that serve as region-drawing centers of activities.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The table below shows the purchase prices and most recent appraisals of the properties:

Governmental Use Property

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
73rd Avenue (Amtrak parking)	041-3901-007-03	9-Jul-2009	City of Oakland	500,000			
73rd Avenue (Amtrak parking)	041-3901-007-05						

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The parcels at 73rd Ave are also leased to a parking lot operator (Classic Parking) for use as overflow parking at select Coliseum events. The properties are leased on a per event basis to the parking provider, with payments received in five installments over the course of the event season.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below shows the status of environmental studies and remediation for the parcels:

Address	Parcel No.	Phase 1 Consultant	Phase 1 Date	Phase 2 Consultant	Phase 2 Date	Remediation	Comments
73rd Avenue (Amtrak parking)	041-3901-007-03						
73rd Avenue (Amtrak parking)	041-3901-007-05						

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The area surrounding the Oakland Airport/Coliseum BART station is perhaps the most suitable site for transit-oriented development in the San Francisco Bay Area, thanks to the availability of multiple modes of transport and the underdevelopment of much of the land in the area. A new light rail system currently under construction will soon make a direct connection between Coliseum BART station and Oakland International Airport. The area is served by numerous Alameda County Transit bus lines in addition to BART. The area is also accessed via Hegenberger Road and 66th Avenue exits from Interstate I-880, as well as from the major arterials of 73rd Avenue and San Leandro Street. The city has long partnered with BART towards the development of Coliseum Transit Village (CTV) mixed-use TOD project at the Coliseum BART Station and the City was awarded an $8.5 million grant under the state's Prop 1C Transit Oriented Development Program. The CTV plaza improvements were completed in 2012.

(H) A brief history of previous development proposals and activity, including the rental or lease of properties.

The parcels at 73rd Ave are leased to a parking lot operator (Classic Parking) for use as overflow parking at Coliseum events. The properties are leased on a per event basis to the parking provider, with payments received in five installments over the course of the event season.

The City has provided infrastructure investments in the area including street improvements on 73rd Avenue, 66th Avenue, S. Hegenberger Road, San Leandro Street including utility underground improvements as well as support for the Airport Connector project linking the Coliseum BART station to Oakland International Airport via light rail.

Governmental Use Property

3. Fox Theater

The Fox Theater Project renovation was one of the most challenging and unique construction projects ever undertaken by the Oakland Redevelopment Agency. The Agency purchased the Fox in 1996, and a decade later, began a multi-phased effort to restore and reuse the historic building. An Agency investment of approximately $50 million in equity and loans for the renovation ultimately leveraged $36 million in state and federal grants, historic and new markets tax credit equity, and private capital financing. The renovation was completed and the Fox held a Grand Reopening in February 2009.

The Fox was restored into a fully functioning mixed-used facility. It features a state-of-the-art live performance theater with flexible capacity serving 1,500 to 2,800 patrons. It houses the Oakland School for the Arts, a tuition-free, academically challenging public charter school that attracts students from throughout the Bay Area. The Fox also offers a ground floor bar, the Den at the Fox, in addition to a restaurant/diner.

Additional details of the property and existing development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The Redevelopment Agency purchased the Fox Theater in 1996 for $3 million and spent an additional $3.5 million over the next decade replacing the roof, renovating the historic marquee, completing some hazardous material abatement, and completing various studies required for the eventual renovation of the property. Based on the net revenue from the tenants, the renovated theater is worth approximately $13,770,000 (Gross Rent $1,285,128 * 0.75 (25% deducted for expenses and replacement reserves) / 7.0% CAP Rate); which is much higher than the outstanding debt from the renovation of $36,700,000, excluding debt with the Redevelopment Agency.

(B) The purpose for which the property was acquired.

The Agency purchased the Fox Theater for the purpose of redeveloping the historic site and with the hope that it would act as a catalyst for broader revitalization of the neighborhood. Due to years of neglect, the Fox was an eyesore and a source of neighborhood disinvestment. Its prime location in the heart of what was once a vibrant downtown made it a key component to the revitalization of Downtown Oakland. Under former Mayor Jerry Brown's leadership, the Agency focused on the redevelopment of the Fox Theater as a way to spur investment by attracting new restaurants and other businesses to the area. Brown championed a strategy to attract 10,000 new residents to Downtown Oakland, known as the 10K Housing Plan, by developing new market rate condo and rental projects. In addition, Brown had envisioned the Fox as the new home for a performing arts charter school located in another part of downtown. These purposes aligned with the local preservation community's desire to rehabilitate a historic treasure as well.

Governmental Use Property

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Property Address	**Lot Size**	**General Plan Designation**	**Zoning**	**APN**
521 – 19th Street, Oakland CA 94612	64,904 (1.49 acres)	Central Business District	CBD-X (Mixed Commercial) CBD-P (Pedestrian Retail)	008-0642-001 (main, all) 008-0642-002 (partial) 008-0642-014 (partial) 008-0642-015 (all)

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

It is likely that there was no value in the Theater before it was renovated in 2006, i.e. the cost of renovation would be more than the value of the building after the renovations. At that time, the market value of the leased fee interest (for the underlying land only) of the property was estimated to be $9,728,000 (*Yovino Young, Inc. October 2006*). But the 60 year lease discussed below was based on the purchase price and improvements made by the Agency equal to $6.5 million. The Agency loaned the funds for this rent payment, i.e. received no cash payment, but it was considered paid and now has residual receipt loan payments due from the entities set up and controlled by the City and Redevelopment Agency. Because the rent is considered paid and the property will not generate revenue over the next 54 years, the property has little or no value if it were to be sold.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The Agency leased the property to a series of entities that were created by the City and Redevelopment Agency for the project, including: a non-profit corporation, Fox Oakland Theater, Inc.; a for profit corporation, Fox Theater Manager Inc.; and two limited liability companies, Fox Theater Landlord LLC and Fox Theater Master Tenant LLC. The Agency estimated the lease value to be equal to the costs incurred by the Agency, $6.5 million, and loaned the entities the funds for the lease and $25.5 million for the renovation of the property. During the construction, the Agency increased the loan by $9.5 million, and provided $7.0 million in loans and grants to the three tenants of the building. As the property owner, the City does not, and will not get lease payments for the remaining 53 years under the lease. But there should be loan repayments from the net revenue from the property. The City has been getting small payments on one of the tenant improvement loans, from additional lease payments from two of the tenants, and has been fully repaid on tenant improvement loan from the Oakland School for the Arts. But the repayment of the loan for the lease is part of a much larger loan for renovation of the property and is in position behind other debt. The City is in position behind a $6.5 million construction/permanent loan and two New Market Tax Credit enhanced leveraged

loans totaling $31.0 million. There has been no net revenue for additional Agency loan repayment after operating costs and debt service payments on these three loans.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

1997: *Asbestos Survey Report – Fox Theater and Retail/Office Space*, published on January 20, 1997 by SECOR International Incorporated. The report presented results of an asbestos and limited lead paint survey conducted by SECOR on Jun-2006 and Jul-2006.

2004: Because the theater contained high concentrations of airborne mold, as well as asbestos and lead paint, in order to protect the health of tradesmen, workers and contractors involved in the eventual renovation, an initial cleaning of the theater was conducted by Alarcon Bohm. This included:

- Cleaning up bird and rodent droppings
- Spot abatement / repair of damaged asbestos containing thermal systems
- Encapsulating of all remaining thermal systems in basement
- Removing all chipping and peeling lead base paint from the basement walls
- HEPA vacuuming all asbestos and lead paint debris in the basement
- HEPA vacuuming and wet wipe the basement areas
- HEPA vacuuming all dust and debris from interstitial ceiling spaces
- Visual and tactile inspection of ceiling spaces
- Spraying ceiling spaces with biocide
- Sealing spaces with anti-fungal sealer
- Removing all chipping and lead base paint (up to 8 feet) from the perimeter walls of the theater
- Removing all chipping and lead based paint (up to 8 feet) from the entry lobby
- Encapsulating all the areas where chipping and/or peeling paint were removed
- HEPA vacuuming the floor area of the theater and lobby
- Wet wiping all walls in the theater and lobby areas

May 2004: KELLCO Environmental tests and documents the theater for hazardous materials based on the work performed by Alarcon Bohm.

- KELLCO performs final visual/tactile inspection after the completion of all the work

- KELLECO collects the final lead wipe and asbestos air sampling in all designated areas
- KELLCO collects the post remediation air samples

2004: Fox Theater Plan receives California Environmental Quality Act (CEQA) certification as incorporated in *Uptown Redevelopment Project Environmental Impact Report* (EIR).

March 2005: Fox Theater receives visual clearance from KELLCO Environmental for lead based paint and asbestos.

Jun/Jul-2005: The *Uptown EIR* was approved by the City Planning Commission on June 1, 2005, and reviewed and approved by the City and Agency Council on July 19, 2005 pursuant to CEQA. The *Corrected Initial Study / Mitigated Negative Declaration for the Oakland Fox Theater Rehabilitation and Addition* was filed on behalf of the Agency for the Oakland City Planning Commission. The corrected version was published on June 1, 2005 (Case File Number CMD05255 and ER050009).

Feb-2006: *Asbestos and Lead Environmental Hazardous Materials Assessment Report and Work Plan*, published on February 3, 2006 by Kellco Services, Inc. The Work Plan provided guidelines and instructions for the cleaning and/or abatement of asbestos, lead materials, mold, and other known hazardous mater prior to construction.

Sept-2006 to Dec 2008: A pre-development construction contract for demolition and hazardous materials abatement was implemented. As part of the contract, asbestos, lead-based paint and PCB levels were abated. Additional work was performed during the development phase as walls and other systems were opened up and new hazardous materials were discovered.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

N/A – the site is already developed and in use.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The Fox closed in 1972 and the building was sold at auction in 1978; there was no activity during that time, despite efforts of the then owner to reopen the theater. However, there was an effort by the Agency during the mid-1980's to develop the area surrounding the Fox Theater. In November 1985, the Redevelopment Agency published a Request for Qualifications to develop the area adjacent to the Fox, bounded in general by 17th and 21st Streets along the Telegraph

Governmental Use Property

Avenue spine, for the purpose of major department store-oriented retail/mixed use development. The Agency selected the Rouse Company, a national shopping mall developer. At the time, the Fox was anticipated to have been developed as a Cineplex theater complex in advance and independently of the retail center.

A brief history of activities leading up to the construction and reopening follows:

1996: Building purchased from private owner by the City of Oakland.

1999: Friends of Oakland Fox (FOOF) established as nonprofit to work closely with City to protect and restore the Fox Oakland Theater.
2000: Total roof replacement completed.
2001: Marquee and vertical blade sign renovated.
2001: Master Plan for Fox Theater restoration completed by a team led by Hardy Holzman Pfeiffer Associates. The plan studied five potential reuse options for the Fox complex (costing from $19 million to $67 million) and included a market analysis, needs assessment, programmatic and architectural studies for each option, cost data, and financial projections.
2004: Initial cleaning of theater completed. Closed for 30 years, the theater contained high concentrations of airborne mold, as well as asbestos and lead paint.
2004: Preliminary plans and cost estimates completed by California Capital Group (CCG). Fox Theater Plan receives CEQA certification as incorporated in Uptown Redevelopment Project EIR.
2006: Rehabilitation project begins.
2009: Grand Opening on February 9, 2009.

Governmental Use Property

4. Wade Johnson Park

Wade Johnson Park (formerly "Cole Park") is a park and recreation facility located in the Acorn Redevelopment Project Area, adjacent to Cole Elementary School. The Park is more than 1.2 acres in size and is made up of 6 parcels bounded by Kirkham Street, 12th Street and Union Street; the closing of 12th Street from Kirkham to Union; and the closing of Poplar Street 175 feet on either side of 12th Street. The Park is mostly an open grass-filled green space, with some trees along its perimeter, and a small children's playground area.

Additional details of the property and proposed development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

In 1975, the City Council authorized the Redevelopment Agency to finance the City's acquisition and development of the Park for $273,000. Construction of the Park began in 1980, which included site clearance, grading, landscaping and adding benches.

Wade Johnson Park, West Oakland, CA

	Number	Street	Parcel Number	Date of Purchase	Purchase Price	Current Value	Area
1	None	12TH ST	004-0037-032-05				10,080
2	None	POPLAR STREET	004-0059-014	11/10/1967			28,582
3	1205	POPLAR STREET	004-0059-015				4,563
4	1306	E 12TH ST	004-0059-016		$73,000	$73,000	4,216
5	1224	KIRKHAM CT	004-0059-017				4,295
6	1228	KIRKHAM CT	004-0059-018-02	03/01/1968			1,223
Total							52,959

(B) The purpose for which the property was acquired.

The property was acquired for use as a public neighborhood park.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The General Plan designation for these sites is Urban Open Space and the Zoning is "OS (NP)" or Open Space Neighborhood Park. The OS zone is intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city's natural environment. The zone is typically appropriate in areas of public open space only. The only permitted activities are open space accessory activities.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

There is no appraisal information. Since the current zoning calls for preservation of this site as a permanent open space, no development is anticipated and so the current value of the Park is estimated to be about the same as the original acquisition price of $73,000.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The Park does not generate any revenue for the City.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

There is no known history of environmental contamination on the site.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

This is an open space parcel and it does not provide an opportunity for development. But it is located less than half a mile from the West Oakland BART station. Wade Johnson Park is in one of four "Opportunity Areas" in the West Oakland Specific Plan (scheduled for adoption in 2013). The park provides important open space for existing and future transit-oriented development in the area.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

In 1975, the City Council authorized the Redevelopment Agency to finance the City's acquisition and development of the Park for $273,000. Construction of the Park began in 1980, which included site clearance, grading, landscaping and adding benches.

In 1991, 1992 and 1993, the City through the Office of Parks and Recreation applied for a "Lucky A's" grant to fund the construction of a youth baseball field, but failed to be awarded the grant each time.

In April 2011, Wade Johnson Park was rehabbed and new playground equipment was installed thanks to the efforts of the OUSD Police Services, KaBOOM!, Foresters, Rebuilding Together Oakland and McGuire & Hester; and hundreds of volunteers who donated their services. The park had a "Grand Re-Opening" in May 2011.

Governmental Use Property

5. Leona Creek - Park

The parcel at Leona Creek Drive is located within the boundaries of Oakland Housing Authority's Lion Creek Crossing's multi-family affordable housing development. The Leona Creek Drive parcel is used exclusively as a neighborhood park serving the residents and citizens of Oakland.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
Leona Creek Drive	041-4212-002	1-January-2012	City of Oakland				

(B) The purpose for which the property was acquired.

The Leona Creek Drive parcel is central open space portion of the Oakland Housing Authority's Lion Creek Crossing Development with the parcel being used exclusively as a public park.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Address	Parcel No.	Lot Size (Acres)	Zoning
Leona Creek Drive	041-4212-002	5.0	OS (NP)

The OS (NP) Open Space (Neighborhood Park) zone is designated for parks and open space properties within the City.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The table below shows the purchase prices and most recent appraisals of the properties:

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
Leona Creek Drive	041-4212-002		City of Oakland				

Governmental Use Property

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

N/A. There is no revenue.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below shows the status of environmental studies and remediation for the parcels:

Address	Parcel No.	Phase 1 Consultant	Phase 1 Date	Phase 2 Consultant	Phase 2 Date	Remediation	Comments
Leona Creek Drive	041-4212-002						

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Approximately 442 units of affordable family rental housing units have been completed at the Oakland Housing Authority's Lion Creek Crossing Housing Development. The final Phase V will deliver an additional 128 units of affordable rental housing. To date, the Coliseum Project Area has contributed over $4M in taxable bonds towards the newly reconfigured park and on-site infrastructure improvements and plans to reimburse the Oakland Housing Authority via an Owner Participation Agreement of approx. $3.9M for Phase IV infrastructure improvements with Prop 1C TOD grant funds.

The Lion Creek Housing development which is adjacent to the Oakland Airport/Coliseum BART station is perhaps the most suitable site for transit-oriented development in Oakland due to the availability of multiple modes of transport and the underdevelopment of much of the land in the area. A new light rail system currently under construction will soon make a direct connection between Coliseum BART station and Oakland International Airport. The area is served by numerous Alameda County Transit bus lines in addition to BART. The area is also accessed via Hegenberger Road and 66th Avenue exits from Interstate I-880, as well as from the major arterials of 73rd Avenue and San Leandro Street. The city has long partnered with BART towards the development of Coliseum Transit Village (CTV) mixed-use TOD project at the Coliseum BART Station and the City was awarded an $8.5 million grant under the state's Prop 1C Transit Oriented Development Program with the CTV plaza improvements being completed in 2012.

(H) A brief history of previous development proposals and activity, including the rental or lease of properties.

The City has provided infrastructure investments in the area including street improvements on 73rd Avenue, 66th Avenue, S. Hegenberger Road, San Leandro Street including utility underground improvements as well as support for the Airport Connector project linking the Coliseum BART station to Oakland International Airport via light rail.

Governmental Use Property

6. Coliseum - Sod Farm/Parking

Subject parcels were purchased for governmental use around the perimeter of the Oakland Alameda County Arena and Coliseum Complex (the Coliseum).

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
8000 S. Coliseum Way (Malibu)	042-4328-001-24	7-May-2010	City of Oakland	3,505,850	City Real Estate Services	9-Mar-2010	3,500,000
66th Ave (Sod Farm)	041-3901-010	7-May-2010	City Of Oakland	1,003,910	City Real Estate Services	2010	1,000,000

(B) The purpose for which the property was acquired.

The parcels at 8000 South Coliseum Way and 66th Ave (Sod Farm) were acquired to further assist operations and to expand parking capacity at the Oakland Alameda County Coliseum Complex. The 8000 S. Coliseum Way parcel is co-owned with Alameda County and is operated by the Joint Powers Authority to the Oakland-Alameda County Coliseum Complex and is under a parking franchise agreement for event overflow public parking. The parcel located at 66th Avenue (sod farm) serves as the Coliseum north lot gateway entrance and is used for operation and maintenance purposes by the Joint Powers Authority for the Oakland-Alameda County Coliseum Complex.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Address	Parcel No.	Lot Size (Acres)	Zoning
8000 S. Coliseum Way (Malibu)	042-4328-001-24	8.80	CR-1
66th Avenue (Sod Farm)	042-3901-010	2.17	CR-1

The intent of the CR-1 zone is to maintain, support and create areas of the City that serve as region-drawing centers of activities.

Governmental Use Property

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The table below shows the purchase prices and most recent appraisals of the properties:

Address	Parcel No.	Purchase Date	Seller	Price	Appraiser	Appraisal Date	Appraised Value
8000 S. Coliseum Way (Malibu)	042-4328-001-24	7-May-2010	City of Oakland	3,505,850	City Real Estate Services	9-Mar-2010	3,500,000
66th Ave (Sod Farm)	042-3901-010	7-May-2010	City Of Oakland	1,003,910	City Real Estate Services	2010	1,000,000

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The parcel at 8000 S. Coliseum is covered under a parking franchise agreement to provide overflow parking to the sports teams franchises as well as select events at the Coliseum. In addition, the City receives approximately $1,400 per month in fees from AT&T for the use of the 8000 South Coliseum Way property. No revenue is generated from the 66th Avenue parcel.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below shows the status of environmental studies and remediation for the parcels:

Address	Parcel No.	Phase 1 Consultant	Phase 1 Date	Phase 2 Consultant	Phase 2 Date	Remediation	Comments
8000 S. Coliseum Way (Malibu)	042-4328-001-24	None		None		No	
66th Avenue (Sod Farm)	042-3901-010	None		None		No	

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The area surrounding the Oakland-Alameda County Coliseum Complex is perhaps the most suitable site for transit-oriented development in Oakland due to the availability of multiple modes of transport and the underdevelopment of much of the land in the area. A new light rail system currently under construction will soon make a direct connection between Coliseum BART station and Oakland International Airport. The area is served by numerous Alameda County Transit bus lines in addition to BART. The area is also accessed via Hegenberger Road and 66th Avenue exits from Interstate I-880, as well as from the major arterials of 73rd Avenue and San Leandro Street. The city has long partnered with BART towards the development of Coliseum Transit Village (CTV) mixed-use TOD project at the Coliseum BART Station and the

Governmental Use Property

City was awarded an $8.5 million grant under the state's Prop 1C Transit Oriented Development Program.

(H) A brief history of previous development proposals and activity, including the rental or lease of properties.

The parcel at 8000 S. Coliseum Way is maintained and operated through a parking franchise agreement with the Oakland Alameda Joint Powers Authority who controls and utilizes the lot for overflow parking at the Coliseum. In addition, the City receives approximately $1,400 per month in fees from AT&T for the use of the 8000 South Coliseum Way property.

The City has provided infrastructure investments in the area including street improvements on 73rd Avenue, 66th Avenue, S. Hegenberger Road, San Leandro Street including utility underground improvements, as well as planned improvements on South Coliseum way between the Coliseum South lot entrance and Hegenberger Road.

Governmental Use Property

7. Oakland Ice Center

The Oakland Ice Center (OIC) (APN: 002-0096-004) is located at 519 18th Street in the Uptown Activity Area of the Central District Redevelopment Project Area.

Additional details of the facility and plans for it are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The OIC site was purchased on November 19, 1991 as part of a purchase of three parcels which included the Rotunda Building and another surface lot for a total price of $1,850,000. The prorated value of all of the land purchased together was $13.13 per square foot, giving the 70,567 square foot site a value of $926,545 at the time of purchase. Originally, the vacant parcel was a surface parking lot serving the Rotunda Building.

(B) The purpose for which the property was acquired.

The undeveloped property was acquired as part of the Rotunda Building purchase, which included the historic building and another adjacent surface lot. The property was acquired for future development.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The OIC (APN: 002-0096-004) is located at 519 18th Street in the Uptown Activity Area of the Central District Redevelopment Project Area. The 70,567 square-foot property occupies the majority of the block bounded by 18th and 17th Streets, and San Pablo and Telegraph Avenues The OIC is a three-level, steel and concrete building constructed in 1995-1996, which includes an Olympic-sized (200’ x 100’) rink, a National Hockey League-sized (200’ x 85’) rink, an 1,123 square-foot pro shop, a 647 square-foot snack bar and vending area, and seating for 1,300 spectators.

The General Plan designation is Central Business District and the Zoning is CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create, maintain and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential, office or other commercial activities. Most retail, office and residential uses are allowed up to a Floor Area Ratio of 20.0 or a residential density of one unit per 90 square feet of land. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

There is no appraisal estimating the current value of the Property.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The OIC is operated and managed by the San Jose Arena Management (SJAM), pursuant to a 5-year Management/Operations Agreement with the City that was executed on December 20, 2010. As compensation under the terms of the agreement, SJAM receives an equal 50% of net revenue terminating at a net total of $450,000. Every dollar of net revenue commencing with $450,001 from all operations is divided 65% to SJAM and 35% to the City. For FY 2011/12, the City's share of revenues were $333,240 of which $114,216 was expended on capital repairs made to the aging facility, $120,944 were spent to cover debt service payments for solar panels that were installed on the roof of the facility in 2006 (the debt for the solar panels will be retired in 2020). After these payments, the City received net revenues of $98,080, which have been set aside to cover additional necessary capital improvements at the OIC to be undertaken in 2013, included new bathrooms and renovated locker rooms.

The City has also executed two leases with SJAM for the snack bar and Pro Shop. SJAM pays monthly full service rent in the amount of 1.50 per square foot for the Pro Shop, for a total of $1,684.50, and $1.50 per square foot for the Snack Bar (including vending machines selling food and drink products which may be located outside the Snack Bar location) for a total of $970.50. These proceeds are partially applied toward paying the facility's annual contribution to the Downtown Oakland Business Improvement District in the amount of $21,515.06.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Construction of the OIC entails soil excavation and off-site disposal, which may reveal hazardous materials and require appropriate disposal of such substances. The following environmental site assessments were prepared for the site prior and during the construction of the OIC:

Date	**Author**	**Title**	**Details**
January 9, 1991	Woodward-Clyde Consultants (WCC)	Oakland/East Bay Galleria Project, Phase 1A Environmental Site Assessment, Preliminary Review of Background Data for Site and Parcels, Interim, *includes subject property*	ESA Phase 1
September 1991	WCC	Oakland/East Bay Galleria Project, Phase 2 Environmental Site Assessment Report, *includes subject property*	ESA Phase 2
January 17, 1995	Cambria Environmental Technology, Inc.	Environmental Site Assessment (ESA), 540 17th and 540-550 18th Street, Oakland, CA	ESA Phase 1 and 2

Governmental Use Property

April 28, 1995	Uribe & Associates	Report of Site Assessment Activities, Ice Ventures Project Site, San Pablo Avenue and Seventeenth Street, Oakland, California	Evaluation of existing soil conditions on site – Review of existing reports and 6 soil borings.
July 28, 1995	Uribe & Associates	Report of Site Assessment Activities, Ice Ventures Project Site, San Pablo Avenue and Seventeenth Street, Oakland, California	Observe excavation activities

During excavation of the site for the development of the OIC, the developer unearthed a buried drum containing a light oil, possible hydrolic fluid, three wells and discolored soil. The drum was disposed of as part of the site construction debris due to low levels of hydrocarbons and a lack of other contaminants. The wells, which were used for irrigation or industrial purposed, were destroyed in accordance with Alameda County Flood Control District Guidelines for well abandonment. An analysis of the discolored soil indicated the presence of hydrocarbons, and approximately 100 cubic yards of soil were disposed of at the BFI-Livermore landfill. At the end of the excavation Uribe & Associates concluded that the environmental concerns identified were resolved with no outstanding potential for impact to the project. Except for the excavation of the contaminated soil, no evidence of significant contamination of the excavated materials was found.

The refrigeration system used in the OIC is a direct refrigeration system that uses Freon R-22, a common refrigerant that is being phased out because of its contributing effect to greenhouse gases. R-22 has low ozone depletion potential and it is a powerful greenhouse gas with a global warming potential. Beginning January 1, 2020, the Montreal Protocol requires the U.S. to reduce its consumption of R-22 below the U.S. baseline. Refrigerant that has been recovered and recycled/reclaimed will be allowed beyond 2020 to service existing systems, but chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Since the refrigerant is being phased out, it is anticipated that the OIC will eventually require a new indirect refrigeration system compatible with modern standards.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Located west of the Uptown Transit Center, the site is served by both Bay Area Regional Transit (BART 12th Street – City Center and 19th Street Stations) and Alameda/Contra Costa (AC) Transit. BART routes that serve the Property area include the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1, 1R, 11, 12, 18, 51A, 58L, 72, 72M, 72R, 800, 802, 805, 851, and NL lines.

There are no plans to redevelop the property at this time.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

On April 28, 1995, the Redevelopment Agency entered into a Disposition and Development Agreement ("DDA") with a developer, for the construction of the OIC. The Agency subsequently entered into a long-term ground lease with the developer and extended an $11,000,000 loan to develop and construct the facility. The OIC began limited operations in September 1995 as an open air ice rink and became fully operational after total completion of construction in March 1996. In June 1996, the developer defaulted on the Agency loan and title to the facility was transferred to the Agency on May 2, 1997. The OIC is managed and operated by SJAM.

Governmental Use Property

8. City Center West Garage – 1260 Martin Luther King Jr. Way

The City Center Garage West (CCGW) is located on the east side of the Martin Luther King Jr. Way, stretching to the west side of Jefferson Street, bounded by 11th and 12th street in the Central District redevelopment project area in downtown Oakland.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

On May 8, 1991, the City of Oakland (City) entered into a loan agreement with City Center Garage West Associates, a joint venture comprised of Bramalea Pacific, Inc. and the Redevelopment Agency, to provide construction and permanent financing in an amount of $22 million for the development of CCGW. The development of the garage was a key component of the City Center Project which encompasses a 12-block area in downtown Oakland. In 1995, the joint venture defaulted on the loan, and on September 30, 1995, the City took title to the garage instead of initiating foreclosure proceedings. On April 9, 1996, the City of Oakland, pursuant to Ordinance No.11342 C.M.S., transferred ownership of CCGW to the Agency. As consideration for the transfer, the Agency, pursuant to Resolution No. 96-16 C.M.S., assumed responsibility for debt service payments on the loan, which was fully repaid in Fiscal Year 2008-09.

Income approach: (605,000 NOI/.065 Cap Rate) = $9.3 million
Replacement cost approach (1,461 spaces x $37,000) = $54 million

(B) The purpose for which the property was acquired.

The garage was acquired by the Agency to assume debt service payments on a loan of $22 million that was made by the City of Oakland to City Center Garage West Associates for the development of the facility. The garage was constructed to provide parking to several adjacent parcels that are part of the City Center Project. As a result, there are currently long-term parking licenses for 1180 spaces out of 1461 total spaces to serve those developed properties. The City also uses the facility to park most City-owned fleet vehicles and provide parking for City staff that is required to use their cars for work.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The property address is 1260 Martin Luther King Jr. Way (APNs: 002-0027-006-03 and 002-0027-006-05). The parcel measures approximately 1.79 acres. CCGW provides 1,461 parking spaces within a 6-story parking structure, of which 1,180 are subject to long-term parking licenses at prevailing market rents. The garage also includes three retail spaces, measuring 980 square feet, 1,818 square feet and 1,844 square feet respectively. The garage was developed between 1991 and 1993.

The General Plan designation is Central Business District and the Zoning is CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create,

maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

There is no appraisal for the property. Here is the value using two common approaches:

Income approach: (605,000 NOI/.065 Cap Rate) = $9.3 million
Replacement cost approach (1,461 spaces x $37,000) = $54 million

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The Redevelopment Agency entered into a Professional Services Agreement with CMA Asset Management, Inc. ("CMA") on May 21, 1998, for the operation and management of the garage. The term of the lease was for one year, with an option to continue with a series of automatically renewing one-year terms. Compensation for this services agreement is $1,000 paid to CMA monthly. The garage generated net revenues in the amount of $605,210 for FY 2011/12. One of the three available retail suites is not occupied at this time. The remaining two spaces generate annual net revenues of $24,277. Net revenues from the garage and the retail tenants are placed in the City's parking fund and used to cover staff and capital improvement costs.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

During construction of the garage during October of 1991 and May of 1993, there was significant remediation of soil and groundwater at the site.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

CCGW is served by both Bay Area Regional Transit (BART 12th Street – City Center Stations) and Alameda/Contra Costa (AC) Transit. Since the garage is an existing facility, it is not available for transit-oriented development

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

On May 8, 1991, the City entered into a loan agreement with City Center Garage West Associates, a joint venture comprised of Bramalea Pacific, Inc. and the Agency, to provide construction and permanent financing in an amount of $22 million for the development of

CCGW. In 1995, the joint venture defaulted on the loan, and on September 30, 1995, the City took title to the garage instead of initiating foreclosure proceedings. On April 9, 1996, the City of Oakland, pursuant to Ordinance No.11342 C.M.S., transferred ownership of CCGW to the Agency. As consideration for the transfer, the Agency, pursuant to Resolution No. 96-16 C.M.S., assumed responsibility for debt service payments on the loan, which was fully repaid in Fiscal Year 2008-09. The Agency transferred the property to the City in 2012.

Governmental Use Property

9. UCOP Garage - 409 12th Street

The University of California Office of the President (UCOP) garage is located at 409 12th Street within a portion of the basement level and first level of a 5-story parking structure that is on the west side of Franklin Street, between 11th and 12th Street in the Central District Redevelopment Project Area in downtown Oakland. The 5-story parking garage is part of the UCOP Administration Building located at 111 Franklin Street. The UCOP Parking garage currently provides 145 automobile parking spaces to the public.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

On May 5, 1998, the Agency paid $2,419,000 for a condominium interest consisting of a 145-space public parking garage located within portions of the ground floor and basement levels of the UCOP building at 1111 Franklin Street pursuant to the terms of the 1996 Disposition and Development Agreement between the Agency and Oakland Developments, LLC for development of the UCOP building ("UCOP DDA"). The current value of the property is estimated to be $2,600,000 ($169,000/6.5% CAP Rate).

(B) The purpose for which the property was acquired.

The Agency acquired the UCOP Garage to provide parking for the future development of an adjacent vacant property located at 1111 Broadway into a mixed-use office and retail project. It was anticipated that the size of the property at 1111 Broadway was too small to accommodate major on-site parking if the project was going to provide be significant ground floor retail along Broadway as well.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The UCOP Garage is located at 409 12th Street. The garage is a condominium measuring approximately 33,000 square feet and consisting of 145 parking spaces and related ramping and circulation within a portion of the basement level and first level of a 5-story parking structure that is on the west side of Franklin Street, between 11th and 12th Street in the Central District Redevelopment Project Area in downtown Oakland.

The General Plan designation for this site is the Central Business District and the Zoning is CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and additional commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The garage currently generates approximately $169,000 in net revenues during FY 2011-12. Based on an income approach to value with a cap rate of 6.5%, the garage would be valued at approximately $2.6 million.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

On January 30th, 2000, the Redevelopment Agency entered into a Management Agreement with Douglas Parking, LLC, for the operation and management of the garage. According to the terms of the management agreement, the Agency pays Douglas Parking $1,500 per month in management fees. Douglas pays all operating expenses from gross revenues generated by the parking facility. Total net revenues for Fiscal Year 2011-12 were approximately $169,000.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The garage was constructed during 1995/96 on a site that is part of a larger City block bounded by 11th Street, 12thStreet, Broadway and Franklin Street. Prior to the start of construction, the Agency commissioned the environmental assessment reports listed below.

Date	Author	Title	Details
June 1995	Baseline Environmental Consulting	Phase I Site Assessment – 12th Street and Broadway	ESA Phase 1
March 1996	Baseline Environmental Consulting	Soil Investigation – 12th Street and Broadway	Soil Investigation

After evaluation of the results from 12 soil samples at 5 locations, Baseline concluded that they did not identify any chemicals of concern in subsurface soils at the property which could require special soil management procedures, create health and safety concerns for construction workers, or require further site investigation.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Located in the Downtown Oakland area, the site is served by both Bay Area Regional Transit (BART 12th Street – City Center and 19th Street Stations) and Alameda/Contra Costa (AC) Transit. BART routes that serve the Project area include the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1, 1R, 11, 12, 18, 51A, 58L, 72, 72M, 72R, 800, 802, 805, 851, and NL lines. The parcel is zoned for ground floor office and other commercial activities.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

On October 1, 2008, the Agency, pursuant to Resolution No. 2006-88 C.M.S., executed a Purchase and Sales Agreement (PSA) with SKS Investment Partners for the sale of the UCOP garage.

The Agency agreed to sell the parking facility to satisfy the parking needs of the 1100 Broadway Project, to ensure the financial feasibility and marketability of the 1100 Broadway Project, and to allow for the development of 10,000 square feet of new retail space on the ground floor of the new office building along the Broadway frontage that would otherwise be used for public parking. Providing parking at the UCOP garage instead of incorporating it into the 1100 Broadway Project also facilitates the restoration and integration of the historic Key System Building into the new office tower. On October 1, 2008, pursuant to Resolution No. 2006-88 C.M.S., the Agency and SKS entered in to a Purchase and Sales Agreement ("PSA"). On June 4, 2010, pursuant to Resolution No. 2010-54 C.M.S., the Agency and SKS amended the PSA to extend the closing date to June 25, 2013. The closing date was extended on December 18, 2012, to June 2015, with an option to extend the date by another 24 months to June 2017. The PSA establishes an initial sales price for the UCOP Garage of $4.35 million, which is increased on an annual basis by the greater of five percent or the Bay Area cost increase in the McGraw-Hill Construction Cost Index until the date of closing escrow.

10. Franklin 88 Parking Garage

The Franklin 88 Parking Garage (APN: 002-0096-004) is located at 901 Franklin Street in the Chinatown Activity Area of the Central District Redevelopment Project Area. The garage is part of a mixed-use project (the "Project"), which consists of 88 units of market rate for-sale housing, 5,800 square feet of retail space and 224 parking spaces. The Franklin 88 Parking Garage is a condominium within the Project's 224-space garage and consists of 135 public parking spaces on three levels.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

In November 2002, the Agency sold a surface parking lot at the northwest corner of Franklin and 9th Streets to SNK 9th & Franklin LLC (SNK) for development of a 6-story, 88-unit luxury condominium development, ground floor commercial condominium units and related parking. Under the terms of a Disposition and Development Agreement, SNK was required to construct a 224-space garage in the basement, a portion of the ground floor, and the second level of the building. SNK was also obligated to sell the Agency a condominium interest in the basement and ground levels, and a portion of the second level of the garage. On November 10, 2004, the Agency purchased the condominium consisting of a 135-space garage for $2,818,000. The remainder of the garage's second level, containing unreserved parking spaces, was sold by SNK to purchasers of the residential condominiums.

(B) The purpose for which the property was acquired.

The Agency acquired the garage to replace parking at a surface public parking lot that was located on the site before the Agency sold the property to SNK for development. The surface parking lot provided short-term public parking in support of businesses in the Chinatown Activity Area. The adjacent Courtyard Hotel by Marriott hotel also had a parking license for the lot for up to 67 cars at market rates for a term of 37 years with an option to extend the term by another 28 years. This license was transferred to the Property, and now encumbers the Franklin 88 Garage.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The Property address is 901 Franklin Street. The Property consists of a condominium located in the basement, ground level, and a portion of the second level of the Franklin 88 building with 135 parking spaces. The total area of the condominium is 31,171 square feet. The General Plan designation is Central Business District and the zoning is CBD-P/CH: Central Business District Pedestrian Retail Commercial Zone/CH Combining Zone. The intent of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The CH combining zone allows for expanded commercial uses in the core of the Chinatown commercial area which is located

within the boundaries of the Lake Merritt Station Special Plan Area. When a base zone such as CBD-P is combined with the CH combining zone, the permitted uses of the combining zone supersede the base zone. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

There is no appraisal estimating the current value of the Property.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The Franklin 88 Garage is managed by Pacific Park Management (PPM), which operates the facility as a valet parking garage due to the use of parking lifts and tandem parking spaces. PPM also operates the residential parking component of the Franklin 88 project. During weekdays PPM may use those residential parking spaces not used by residents for public parking. PPM pays a fee in the amount of $3,300 per month as rent. In addition, PPM has to remit 10 percent of all revenues in excess of $237,000 but not to exceed $275,000 to the City, and 20 percent of all revenue in excess of $275,000. Since the City is a member of the building owner association that includes the residential owners and owner of the commercial condominium, it remits monthly association fees of $2,302, while the remaining monthly balance of $998 is used to pay expenses and improvements to the City's parking garages citywide, electric power for the City's traffic signals, as well as supporting staff in PWA, Traffic Engineering and other City departments.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The Agency received a "no further action" letter dated April 13, 2000, from the Alameda County Health Care Services Agency-Environmental Health Services Division with respect to known residual contamination of hazardous materials known to be present in the soil and groundwater underneath the Property. During excavation for the project, the developer removed and disposed of 4,700 cubic yards of superficial soils that were contaminated with lead. At this time, no additional remediation is required as the building is completed.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The Franklin 88 Mixed-use Project is transportation-oriented development. The building is close to the 12th Street Downtown BART station which serves the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1 and 1R lines.

Governmental Use Property

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The Property was developed as part of the Franklin 88 Mixed-use Project pursuant o the terms of a disposition and development agreement between the Agency and SNK. At this time, the Property consists of a fully operational public parking garage, and there are no plans to redevelop or lease the Property.

Governmental Use Property

11. Telegraph Plaza Garage

Telegraph Plaza Garage at 2100 Telegraph Avenue is an approximately 74,000 square foot (1.76 acre) parcel containing a two level 351-space public parking structure. A portion of the property contains an underground easement, owned by Bay Area Rapid Transit (BART), for the BART subway tunnel. The site is located at the northeast corner of 21st Street and Telegraph Avenue in downtown Oakland. On July 9, 2009, the Agency purchased the site from the City of Oakland for the purpose of redeveloping the property

Additional details of the site and plans for it are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The Agency purchased the parcel from the City of Oakland on July 9, 2009 for $7,000,000.

(B) The purpose for which the property was acquired.

The property was acquired for future redevelopment.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The property address is 2100 Telegraph Avenue (APN: 008-0648-016-03). The parcel is approximately 74,000 square feet or 1.76 acre in size. The General Plan designation is Central Business District and the Zoning is CBD-P: Central Business District Pedestrian Retail Commercial Zone. The intent of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The last appraisal for the site was prepared on October 10, 2008 by valuation consultant Yovino Young Incorporated. At that time the value was estimated to be $7,000,000 for the entire site. This was a value for the land at the peak of the market. The current value is likely to be significantly less. Appraisals nearby have been around $80 per square foot, less $10 per square foot for demolition costs. This results in a value of $5,180,000. The value of the garage based on revenue is $5,562,000 ($362,000/6.5% CAP Rate).

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Governmental Use Property

The Telegraph Plaza Garage is managed by Douglas Parking. The parking revenue generated during FY11-12 was $361,526. Parking lot revenues for City-owned parking garages are reported to Fund 1750, Off Street Parking (Multi Purpose Reserve Fund). This fund is used to pay expenses and improvements to the City's parking garages citywide, electric power for the City's traffic signals, as well as supporting staff in PWA, Traffic Engineering and other City departments.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below summarizes all of the studies completed on soil or groundwater issues on this site.

Date	Author	Title	Details
2004	Fugro West, Inc.	Soil and Groundwater Sampling	Evaluation of potential presence of contaminants in near-surface soil and groundwater prior to possible acquisition of the property.
2005	Fugro West, Inc.	Additional Soil and Groundwater Sampling	Further investigation of near-surface soil and groundwater on site.
2007	Fugro West, Inc.	Phase I Environmental Site Assessment (ESA)	Site assessment to identify potential recognized and historical recognized environmental concerns associated with the past and/or present use, generation, storage, or disposal of hazardous materials and/or wastes at the Site, and at nearby properties judged to have a potential to affect the Site.

Soil and groundwater analyses completed at the property indicated that, with the exception of one location sampled, the highest detected lead concentration did not exceed the Environmental Screening Level (ESL) for a residential scenario established by the San Francisco Regional Water Quality Control Board (RWQCB). A shallow soil sample in one location detected lead concentrations that were higher than the residential ESL levels but less than the commercial/construction worker ESL levels.

Additionally, detected Total Petroleum Hydrocarbons (TPH) (as gasoline and diesel) in the soil sample exceeded the residential ESL but were less than the commercial ESL. Similarly, TPHg (gasoline) and TPHd (diesel) concentrations in the groundwater exceeded the drinking water ESL, as well as the odor/ceiling value ESLs. However no drinking water wells currently exist and none are anticipated for the site.

The Fugro West, Inc. analysis concluded that considering the planned commercial use of the site at the time, detected total lead and TPH concentrations in soil as well as TPH concentrations in groundwater did not pose a significant threat to human health or the environment through either contact or an indoor air inhalation pathway.

Governmental Use Property

The Phase I Environmental Site Assessment (ESA) notes that the site was formerly occupied by a gasoline station from as early as 1943 to as late as 1962. The former gasoline station, which was located on the southwestern portion of the site at the northeast corner of Telegraph Avenue and 21st Street, does not appear on environmental databases researched during for the assessment. Additionally, the consultant found no evidence that the Underground Storage Tanks (USTs) associated with the former gasoline station had been removed, or that there has ever been a subsurface investigation to see if the USTs, the product lines, or fuel dispensers have impacted the underlying soil or groundwater. Further investigation is recommended if the site is to be redeveloped.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Located east of the Uptown Transit Center, the site is served by both Bay Area Regional Transit (BART 19th Street Station) and Alameda/Contra Costa (AC) Transit. BART routes that serve the Project area include the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1 and 1R lines. The parcel is zoned for high density – housing, office or retail. The vision for the site includes a mixed use development with office or housing over retail and parking. It is an ideal site for transit-oriented development. The Agency has encouraged and supported transit-oriented development in the Uptown Area for several years. Development of this parcel will add to a variety of recently developed housing and commercial projects that are located near public transit.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

In 2005 the Agency began discussions regarding an Exclusive Negotiating Agreement (ENA) with the Hahn Family to study the feasibility of a mixed-use housing and retail development project that included the Telegraph Plaza garage parcel and the adjacent parcel owned by the Hahn Family and a portion of the street right-of-way along 22nd Street to be vacated by the City of Oakland. The project did not move forward and the ENA expired.

In 2007, the Agency signed a "Settlement Agreement and Release" related to an eminent domain action wherein the Agency acquired a parcel owned by the Hahn Family for the Uptown Housing project. In exchange for the parcel, part of the settlement included giving exclusive development rights to the Hahn Family to develop the city-owned 2100 Telegraph Avenue parcel adjacent to the Hahn Family-owned parcel at 22nd and Telegraph.

Accordingly, in 2008, the Agency entered into an ENA with the Hahn Family and Avant Housing, LLC to redevelop 2100 Telegraph and the adjacent properties owned by the Hahn Family. The developer proposed a mixed-use project consisting of up to 309 residential condominiums, or office space, with associated parking, up to 42,800 square feet of neighborhood serving retail/commercial space with associated parking, a 150-room hotel with associated parking and a 670-space public parking garage. The downturn in the regional

commercial real estate markets and the nation's credit crisis made it infeasible to start a mixed-use project at the Property and the ENA expired. At this time, the Agency has not identified a developer or a specific project for the property.

With the thought of a joint project with the Hahn Family, including significant new public parking to replace the parking eliminated for the Uptown Project, the Agency purchased the site from the City of Oakland on July 9, 2009. The Agency continues to plan with the Hahn Family and other neighboring property owners for the redevelopment of the site to support a major retail and entertainment project in the area.

Attachment B
Descriptions of Property to Fulfill an Enforceable Obligation

Property to Fulfill an Enforceable Obligation

1. Oakland Army Base

On August 7, 2003, the Oakland Base Reuse Authority (OBRA) received from the United States Army 363.5 acres of the former Oakland Army Base under a No-Cost Economic Development Conveyance Memorandum of Agreement (EDC MOA). Immediately following the closing, OBRA transferred approximately 220-acres of the EDC property to the Port of Oakland. Article 2 of the EDC MOA required that leasing revenues and other proceeds from the EDC Property be used solely to support the economic redevelopment of the property. Allowable uses included environmental remediation, planning activities, site preparation, and infrastructure improvements. In a letter dated June 17, 2004, the Army approved the acquisition of the 19-acre Subaru Lot with EDC proceeds.

On November 18, 2004, OBRA closed a three-party transaction with the Army and Diversified Technology Consultants (DTC) in which OBRA acquired the 19-acre Subaru Lot property located north of the Army Base at the corner of West Grand Avenue and Maritime Street. Immediately following the closing, OBRA transferred a 2.51-acre portion of the Subaru Lot property to the Port of Oakland for approximately $1.4 million to be used as part of its Joint Intermodal Terminal expansion project. OBRA retained the remaining 16.5-acre portion of the Subaru Lot.

In exchange for the Subaru Lot, OBRA agreed to pay DTC $10.6 million to construct improvements on other U.S. Army property, which payment included $2.4 million in cash at close of escrow, and an interest-free promissory note in the amount of the remaining $8.2 million, secured by a Deed of Trust. $1 million of the cash payment came from OBRA's leasing program revenues, and $1.4 million came from cash received from the Port of Oakland for its 2.51 acres. On June 26, 2006, by City Council Resolution 80001 C.M.S. and Agency Resolution 2006-0049 C.M.S., the City and Agency Board authorized the Agency Administrator to accept and transfer all of the financial assets and liabilities of OBRA to the Redevelopment Agency, including the $8.2 million promissory note for the Subaru Lot.

On August 7, 2006, OBRA, the Redevelopment Agency, the Port, and the State Lands Commission (SLC) effected a number of exchanges which provided the Redevelopment Agency with certain Army Base lands unencumbered by the Public Trust patent. Also on August 7, 2006, OBRA transferred respective sections of the Army Base property to the Redevelopment Agency and the Port of Oakland. The Redevelopment Agency's portion of the Army Base was a 170-acre site known as the Gateway Development Area (GDA), bounded roughly by West Grand Avenue and Burma Road to the north, the Port of Oakland's Outer Harbor Terminal area to the south and west, and the Port's Development Area on the former Base to the east. The area south of West Grand is bisected by Maritime Street. The GDA consists of four sub-areas:

- **North Gateway**. This site is 28 acres, and includes the section west of Wake Avenue known as the Baldwin Yard, and the area east of Wake Avenue known as the Subaru Lot. The Subaru Lot was not a part of the conveyance from the Army; OBRA purchased the site from the Army Reserve in November 2004.

Property to Fulfill an Enforceable Obligation

- **East Gateway**. This site is 33 acres south of West Grand Avenue and east of Maritime Street.
- **Central Gateway**. The site is 75 acres south of West Grand Avenue and west of Maritime Street.
- **West Gateway**. The site is approximately 34 acres and is bounded by the Oakland Outer Harbor and Caltrans Bay Bridge facilities. As part of the Tidelands Trust Exchange Agreement with the California State Lands Commission a strip of waterfront land occupying approximately 17 acres will be developed as a publicly accessible "Shoreline Park" or other Trust consistent use.

Additional details of the property and proposed development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Wake Avenue Parcels (Oakland Army Base)

	Gateway Area	Street	Parcel Number	Date of Purchase	Purchase Price		Current Value	Area
2	West	Burma Rd	0000-0507-001-10	8/7/2003	No cost EDC	a		17.42 ac
3	Central & East	Maritime St.	0000-0507-001-11	8/7/2003	No cost EDC	a		95.77 ac
4	North - Baldwin	Wake Ave.	0000-0507-004-01	8/7/2003	No cost EDC	a		0.001 ac
5	North - Baldwin	Wake Ave.	0000-0507-004-04	8/7/2003	No cost EDC	a		11.57 ac
6	North - Subaru	Wake Ave	0000-0507-005	11/18/2004	See Line #7	a		1.72 ac
7	North - Subaru	Wake Ave.	0000-0507-008	11/18/2004	$10,600,000	a		14.80 ac
8	Central – C1-U1	Burma Rd.	0000-0507-006	8/7/2006	Trust Exchange	a		12.48 ac
9	Central / Submerged	Maritime St.	0000-0507-007	8/7/2006	Trust Exchange	a	Leased to Port for no rent	1.50 ac
Total								171.99 ac

The no cost EDC conveyance required approximately $8,258,000 to implement the transfer to the Redevelopment Agency and the Port. Costs included: the EDC application; utility systems studies; planning studies and appraisals; preparation of the Redevelopment Plan, *Final Base Reuse Plan*, EIR; preparation and negotiation of the EDC MOA, Tidelands Trust exchange, amendment of the Bay and Seaport Plans; and homeless accommodation required under federal BRAC law. The City has expended approximately another $5,784,000 to date to remediate the GDA in accordance with the EDC MOA. Most of the site-specific sites identified in the Remediation Action Plan/Risk Management Plan (RAP/RMP) have been mitigated and have received regulatory closure. Additional remediation work is anticipated during site infrastructure work.

Property to Fulfill an Enforceable Obligation

The acquisition of the Subaru Lot for $10.6 million (financed from base leasing revenues for the City's portion) was based on a Fair Market Value appraisal, which considered the highest and best use of the property based on the applicable land use plans for the area, including but not necessarily limited to: OBRA's Amended Draft Final Reuse Plan (2001); the City of Oakland's General Plan (1997) (which was expected to be amended to conform with the Amended Draft Final Reuse Plan); the San Francisco Bay Conservation and Development Commission's (BCDC) San Francisco Bay Plan (as amended 2001); the BCDC's and Metropolitan Transportation Commission's San Francisco Bay Area Seaport Plan (as amended 2001). The Subaru Lot is also subject to the RAP/RMP requirements.

Although there was no purchase price, $27,000,000 has been expended to date preparing the site for redevelopment. The value of the property is expected to increase significantly after the public improvement portion of the Army Base master plan is implemented and higher revenue generating uses populate the site. Scheduled infrastructure improvements include soil surcharging and stabilization, new utilities, and new roads and rail.

(B) The purpose for which the property was acquired.

The GDA, the largest piece of undeveloped land in Oakland, is located within the Oakland Army Base Redevelopment Project Area, which is separated from the West Oakland Redevelopment Project Area by I-880 and various railroad tracks. West Oakland was severely impacted by the closure of the Army Base, which at the time of closure employed more than 1,800 civilians, many from the West Oakland community. As required by the No-Cost EDC transfer from the Army, one of the primary goals for redevelopment of the Army Base is economic development and the creation of jobs with potential for advancement.

The Army Base was acquired on behalf of the City to develop it in accordance with the EDC MOA. On January 31, 2012, except for a Tidelands Trust encumbered parcel identified as Parcel E, the City acquired the GDA from the Redevelopment Agency to maintain control of the site's development and to ensure that enforceable EDC obligations continue to be met. The development of Parcel E is limited to Trust consistent uses, and this piece of land was transferred to the Successor Agency (then City, now ORSA) upon the dissolution of the Redevelopment Agency by operation of law. ORSA has approved its transfer to the City upon approval by the State Lands Commission.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The current estimated size of the GDA is approximately 170 acres in area.

The Subaru Lot and East Gateway Area are currently zoned CIX-1, Commercial Industrial Mix. The rest of the GDA is zoned IG, General Industrial. The CIX-1 zone accommodates existing older industries and provides flexibility for accommodating new technologies. Large-scale commercial and retail uses will be limited to sites with direct access to the regional transportation system. The IG zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution,

and similar and related supporting uses. The proposed use of the property is consistent with the intent of the General Plan, Redevelopment Plan and Final Base Reuse Plan, all of which have included extensive community engagement processes.

(D) An estimate of the current value of the GDA including, if available, any appraisal information.

The estimated value of the property based on revenue is $24,600,000 ($1,599,000/ 6.5% CAP Rate). There is no appraisal available for the site in current condition. There was an appraisal of the development sites after demolition, hazardous material mitigation, soil stabilization and infrastructure upgrades are completed, dated March 15, 2009. In this appraisal the value of the Army Base property was $110,600,000. But the cost to bring the sites to this condition is over $130 million, which would make the value negative.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Current Army Base tenants are being vacated to allow site preparation and the construction of backbone infrastructure. The City will not be collecting revenues until it enters into ground leases for new development on the Army Base. The net lease and other revenues in FY 2011-2012 were approximately $1,599,000.

The consideration for conveying the EDC Property to OBRA and subsequently to the Redevelopment Agency was OBRA's and the Redevelopment Agency's agreement (1) to complete the environmental remediation of the EDC Property and achieve regulatory closure, as defined in the Environmental Service Cooperative Agreement (ESCA) among the Army, OBRA, and the Redevelopment Agency, and (2) to commit all EDC Property Proceeds to the economic development of the EDC Property during the Reinvestment Period. The EDC MOA allows the following uses:

(1) Road construction
(2) Transportation management facilities
(3) Storm and sanitary sewer construction
(4) Police and fire protection facilities and other public facilities
(5) Utility construction
(6) Building rehabilitation
(7) Historic property preservation
(8) Pollution prevention equipment or facilities
(9) Demolition
(10) Disposal of hazardous materials generated by demolition
(11) Landscaping, grading, and other site improvements
(12) Planning for or the marketing of redevelopment and reuse of the former OARB

In addition, the EDC MOA provides for environmental remediation costs and investments made outside the boundaries of the former Base if they are directly related to the list of purposes and directly benefit economic development and job generation objectives.

If at the end of the Reinvestment Period, OBRA or the Redevelopment Agency has not reinvested the EDC Property Proceeds in accordance with the EDC MOA or demonstrated to the Army's satisfaction that they will be, all such amounts become payable to the Army. Prior to the end of the Reinvestment Period on August 7, 2012, the Redevelopment Agency submitted to the Army a Reinvestment Plan that committed EDC Property Proceeds to the completion of environmental remediation, master planning, CEQA documentation, site preparation, and infrastructure development.

On June 11, 2011, the Redevelopment Agency and the Port of Oakland entered into a Cost Sharing Agreement which committed the Agency to invest up to $32 million in eligible Trade Corridor Improvement Fund (TCIF) expenditures on the former Army Base in return for up to $62 million of the Port's $242 million TCIF allocation. Eligible expenditures include site remediation, planning and design, and construction of backbone infrastructure. On June 19, 2012, the City and the Port executed an Amended and Restated Cost Sharing Agreement which committed the City to invest up to $54.5 million on TCIF eligible expenditures in return for up to $176.3 million of the TCIF allocation.

On August 22, 2012, the California Transportation Commission amended its Project Baseline Agreement with the Port for the TCIF Program to include add the City as a party and signatory to the agreement and to revise the project scope to reflect that the bulk of the TCIF allocation will be used for the City site preparation and backbone infrastructure.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Environmental contamination from past Army Base activities and older industrial uses was found and characterized during City/Agency and Port investigation and testing. As required by the enforceable obligations to the Army through the ESCA and the State of California Department of Toxics Substances Control (DTSC) through the Consent Agreement dated September 27, 2002, the former Base is currently being remediated under a joint City-Port program to commercial and industrial standards under a Remedial Action Plan (RAP) and a Risk Management Plan (RMP) approved by DTSC. These agreements, as well as a DTSC-approved Covenant to Restrict Use of Property, establish the clean-up goals and reporting procedures, restrict the uses of the former Army Base property, and are binding on eventual developers and future owners of the property.

See ***Attachment F*** for a list of all the Environmental Assessment Reports for the GDA (current as of May 2012).

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The Covenant to Restrict Use of Property does not allow residential development on the property. In addition, the property is over one mile from BART and does not have bus service. The property therefore has limited potential for transit-oriented development.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

Following Base closure, OBRA engaged in a series of planning processes that culminated in the *Final Reuse Plan* for the Oakland Army Base, adopted on July 31, 2002. As a result of the planning process and negotiations, in August 2006, approximately 170 acres of the former Army Base were conveyed to the Redevelopment Agency to comprise the Gateway Development Area and 220 acres to the Port of Oakland for its Port Development Area.

In preparation for the Agency assuming ownership of the GDA, OBRA undertook additional predevelopment planning to create a refined list of potential uses for the site, identify evaluation criteria and develop site plan alternatives to assist the Agency in defining its property disposition program and a developer solicitation process. In March 2005, OBRA hired a consultant team led by Design, Community & Environment (DC&E) to assist with the planning process. DC&E was supported by Bay Area Economics (BAE) for economic, market and fiscal analysis and SMWM for site design. In June 2005, DC&E issued an *Interim Report*, which provided a market scan of 25 potential uses, a draft of a detailed opportunities and constraints report, and four site alternatives.

Following conveyance of the GDA to the Agency, City Council directed staff to update the land use planning, including revising the *Interim Report* to correspond with current conditions and soliciting input from community stakeholders. Staff entered into a four-month series of workshops with the West Oakland Community Advisory Group (WOCAG). In addition, staff worked with the office of Mayor Ronald V. Dellums and the Oakland Metropolitan Chamber of Commerce to discuss the analysis of land uses being developed by their joint Oakland Partnership Initiative. City and Agency economic development and planning staff also met with consultants from DC&E and BAE to evaluate the site alternatives. DC&E incorporated the input into a *Final Report* issued in October 2007.

In the report, DC&E encapsulated the various land uses it had analyzed into four conceptual site alternatives. These alternatives, intended to present the Agency with distinct, yet viable alternative visions for the Gateway Area, are designated as:

1. **Eco-Oakland**, which focuses on providing flexible, primarily light industrial land uses that support the green technology and economic development initiatives of the City of Oakland;
2. **Destination Oakland**, which provides a signature retail destination for Oakland and Bay Area residents that capitalizes on the almost 300,000 cars per day that pass by the site;
3. **Gateway Oakland**, which also capitalizes on the site's high visibility and access to transportation to attract advanced technologies and creative industries;

Property to Fulfill an Enforceable Obligation

4. **Mixed Use Oakland**, which combines elements of Destination Oakland and Gateway Oakland, with the largest emphasis on logistics and other maritime serving uses to build on synergies with the Port.

In January 2008, the Redevelopment Agency initiated an RFQ/RFP process to identify a master developer for the GDA. The process resulted in the selection of AMB/California Capital Group (reorganized as Prologis/CCIG) and a development strategy for the GDA, which is to align GDA development with the Port's operations and long-term expansion plans. Doing so will give the GDA regional or national reach and better position it to obtain regional and national support.

The City has entered into a Lease Disposition and Development Agreement (LDDA) with the Prologis/CCIG for the development of a trade and logistics center on approximately 130 acres of the GDA. The City anticipates $3,000,000 per year in lease and participation revenues from this deal. In addition, the development will create an estimated 1,840 – 2,330 new on-site jobs, and indirectly support an additional 3,140 – 4,225 jobs throughout the region.

The City is in an Exclusive Negotiating Agreement with two recycling firms for the development of state of the art recycling facilities on 25 acres in the North Gateway. The intent is to retain these firms and more than 200 jobs in Oakland but to relocate the operations out of West Oakland where they are incompatible with the surrounding residential community. Relocation to the Army Base will allow the recyclers to modernize and expand their businesses. The recyclers estimate they will be able to add 100 new jobs after the relocation. The City is negotiating a purchase and sale agreement, which would require the recyclers to pay at least as much per square foot of land as the Subaru cost the Redevelopment Agency. The land sale proceeds will be reinvested in developing the public infrastructure.

The City is also negotiating with a trucking depot operator for the development of a 15-acre ancillary maritime support (AMS) center. This center enables the City to comply with a BCDC mandate that the City and the Port each provide 15 acres of Army Base land for AMS services, such as truck parking and other trucking related services. The mandate's intent is to provide for future Port needs and to reduce the number of trucking operations and their impacts in West Oakland.

ATTACHMENT F: GDA Environmental Document List (Current as of May 2012)

Index No.	Document Title	Author	Date
	TV Inspection of Sanitary Sewer, Oakland Army Base, Oakland, California	Lee, Strangio & Associates, Inc.	1/1/1985
	Underground Fuel Storage Tanks Master Plan for Oakland Army Base, Oakland, California	Jacobs Engineering	12/1/1986
55	Update of the Initial Installation Assessment of Oakland Army Base, CA	Environmental Science and Engineering, Inc.	4/1/1988
77	Update of the Initial Installation Assessment	U.S. Army Toxic and Hazardous Materials Agency	4/29/1988
	Results of Preliminary Soil Sampling Associated with USTs	SCS Engineers	6/1/1989
	Soil Gas/Shallow Ground Water Survey, Burma Road	Geomatrix Consultants, Inc.	11/9/1989
	Oakland Army Base Asbestos Data Back-up (Volumes I and II)	U.S. Corps of Engineers	1/1/1990
	Prioritization Asbestos Assessment Study, Original Field Work and Laboratory Results (Report #S70114, 2/1/90, Vol. 2)	Hall-Kimbrell Environmental Services, Inc.	2/1/1990
	Prioritization Assessment Study, (Report #S70114, 2/1/90, Vol. 1 of 2)	Hall-Kimbrell Environmental Services, Inc.	2/1/1990
	Underground Storage Tank Replacement, 1990	Petroleum Engineering Company	3/5/1990
70	Port of Oakland Berth 8 & 9 48-inch Sewer Line Sediment and Waste Removal TC 4601-16	Tetra Tech, Inc.	12/28/1990
	Health and Safety Plan -UST Site Investigation, Draft	SCS Engineers	3/5/1991
	Health and Safety Plan - UST Site Investigation - Revised	SCS Engineers	5/6/1991
92	Phase II Soil andf Preliminary Groundwater Investigation - Southern Pacific Transportation Company	SP Environmental Systems, Inc.	7/22/1991
	Subsurface Investigation, Oakland Army Base, Oakland, California (Volumes I & II)	SCS Engineers	11/1/1991
	Chemical Analysis of Soil Cuttings and Purged Water	SCS Engineers	11/12/1991
	Building Information Schedule, Oakland Army Base	U.S. Army Corps of Engineers	3/1/1992
	Ground Water Monitoring Report, Sampling Event #2	SCS Engineers	6/1/1992
	90% Sub. 6/92 - Ground Water Sampling Report for UST Investigation From SCS	SCS Engineers	6/1/1992
91	Phase II Investigation - Volume 2, Southern Pacific Transportation Company, Oakland Army Base	Industrial Compliance	6/15/1992
	Ground Water Monitoring Report, Sampling Event #3	SCS Engineers	8/19/1992
	Work Plan & Related Documents - Site Characteristics and Soil Remediation	The Mark Group Engineers & Geologists, Inc.	10/22/1992

	PWC Closure Summary - Grand Avenue Overpass - OARB - PWC Stains	Brown and Caldwell Consultants	10/27/1992
	Closure of Area B-1 At Grand Avenue - PWC Stains	Brown and Caldwell Consultants	10/27/1992
	Investigate Work Plan for Continued Backfill at Specific Tank Sites (Draft)	SCS Engineers	3/30/1993
	Groundwater Monitoring Report - Sampling Event #4 - 9/93	SCS Engineers	6/16/1993
102	Supplemental Soil & Groundwater Investigation Report	Industrial Compliance	6/16/1993
	Work Plan - on TK18 - Final (12/93)	SCS Engineers	7/2/1993
	Chemical Data Acquisition Plan for UST TK18 Site Acquisition Plan	SCS Engineers	7/2/1993
	Building 807 - Site Investigation - 9/93		9/1/1993
	Groundwater Monitoring Report: Sampling Event #5	SCS Engineers	9/1/1993
53	Letter from EPA to Executive Officers re: The Department of Toxic Substances Control Lead Designation for California Military Base Cleanup.	Various	9/20/1993
	SCS Health and Safety Plan - UST Investigation (Revised)	SCS Engineers	12/28/1993
	Work Plan for Installation of Additional monitoring Wells 2/94	SCS Engineers	2/8/1994
	Draft: Soil Remediation and Groundwater Study Work Plan	Industrial Compliance	2/15/1994
	Site Specifications Health & safety Plan and Health & Safety Program for Remediation	Kleinfelder, Inc.	3/23/1994
94	First Quarter 1994 Ground Water Monitoring Report	Industrial Compliance	4/15/1994
	Closure Summary Report IV - B-1 at Grand - PWC Statins (Duplicate of BS 44)	Navy Public Works Center	7/1/1994
85	Closure Summary Report for Cleanup and Closure of Area B-1 at the Grand Avenue Overpass, Oakland Army Base	U.S. Army Corps of Engineers Sacramento District	7/1/1994
26	Federal Facility Site Remediation Agreement	Department of Toxic Substances Control	7/18/1994
93	RFB Building Demolition, Soil Excavation and Associated Activities - SPTC	Industrial Compliance	8/24/1994
90	Revised Soil Remediation and Ground Water Study Workplan	Industrial Compliance	9/13/1994
	Site Investigation - Berths 8 and 9, October 1994	ERM West	10/4/1994
	Subsurface Investigative Report - UST Site TK18-7/94	SCS Engineers	10/27/1994
	Utility Technical Study of All Utilities 1/95 - Volume I	Bechtel National, Inc.	1/1/1995
53	Regulatory Agency Incoming Correspondence Addressed to Oakland Army Base	Various	1/3/1995
53	Letter from DTSC to OBRA re: Department of Toxic Substances Control Lead Agency Designation.	Various	1/3/1995
	Demolish Liquified Petroleum Tanks - Facility 829 (Design)	U.S. Army Corps of Engineers	2/15/1995
98	Third Quarter 1994 Ground Water Monitoring Report	U.S. Army Corps of Engineers	3/1/1995
	Site Characterization Report, Site 807	Kleinfelder, Inc.	3/21/1995
95	Fourth Quarter 1994 Ground Water Monitoring Report	U.S. Army Corps of Engineers	3/31/1995
	Closure Report UST Removal/Replacement	Remedial Constructors, Inc.	4/10/1995

	Quarterly Letter Report - UST Site TK18 - 3/95	SCS Engineers	5/3/1995
54	Backfill Investigation Report - OARB 6/9/95	SCS Engineers	6/9/1995
96	First Quarter 1995 Ground Water Monitoring Report	U.S. Army Corps of Engineers	6/16/1995
	Groundwater Monitorijng Report - Sampling Event #6 - 8/94	SCS Engineers	6/21/1995
99	Second Quarter 1994 Ground Water Monitoring Report	U.S. Army Corps of Engineers	7/15/1995
	Quarterly Letter Report - UST TK6 - 8/95	SCS Engineers	8/1/1995
53	Letter from DTSC to OBRA re: Basewide Preliminary Assessment/ Site Investigation at the Oakland Army Base, Oakland ,California	Various	8/3/1995
	Quarterly Letter Report - UST Site TK18 - 6/95	SCS Engineers	8/17/1995
97	Second Quarter 1995 Ground Water Monitoring Report	U.S. Army Corps of Engineers	8/17/1995
	Final Air Emission Inventory Report	Earth Tech	8/25/1995
	Base Realignment and Closure Manual For Compliance With The National Environmental Policy Act	U.S. Army	9/1/1998
53	Letter from DTSC to OBRA re: Department of Toxic Substances Control's Comment to Scope of Work, Environmental Baseline Survey and Preliminary Assessment/ Site Investigation for the Oakland Army Base.	Various	10/19/1995
	Quarterly Letter Report - UST TK18 - 9/95	SCS Engineers	10/23/1995
	Indefinite Contamination for Remediation and Disposal of UST and PCB Transformers Section C - Chemical Acquisaition Plan (10/26/95 Draft)	Remedial Constructors, Inc.	10/26/1995
	Monitoring Well completion Report for Select UST Sites at OARB - 6/94 (Final)	SCS Engineers	10/31/1995
	Site characterization Work Plan Underground - UST TK6 (Final)	SCS Engineers	11/10/1995
53	Letter from DTSC to OBRA re: Draft Basewide Preliminary Assessment/Site Investigation Workplan Scope of Work, Oakland Army Base	Various	11/29/1995
	Lead Management Plan	Navy Public Works Center	12/1/1995
	Installation Natural Resources Management Plan, Oakland Army base, Oakland, California	SCS Engineers	7/1/1996
	Asbestos Operations and Management Plan - 1996	Foster Wheeler Environmental Corporation	1/1/1996
	USAACE - Site Specifications Health and Safety Plan - Preliminary Site Characteristics	Kleinfelder, Inc.	1/10/1996
	Final Pollution Prevention Plan for Oakland Army Base	Radian Corporation	1/30/1996
101	Fourth Quarter 1995 Ground Water Monitoring Report	U.S. Army Corps of Engineers	2/21/1996
	Asbestos Survey - 1996	U.S. Army Corps of Engineers	5/1/1996

	Base Realignment and Closure (BRAC) Cleanup Plan, Oakland Army Base, Oakland California (Version 1)	Foster Wheeler Environmental Corporation	7/1/1996
53	Letter from EPA to OBRA re: Oakland Army Base BRAC Cleanup Plan	Various	7/8/1996
	Groundwater Monitoring Report - Sampling Event #7 - 12/94 to 3/95	SCS Engineers	7/14/1996
53	Letter from DTSC to OBRA re: Oakland Army Base BRAC Cleanup Plan	Various	7/22/1996
53	Letter from DTSC to OBRA re: Basewide Environmental Baseline Survey	Various	8/8/1996
53	Letter from EPA to OBRA re: Building 807 Work Plan for Remedial Investigation	Various	8/9/1996
53	Letter from DTSC to OBRA re: Draft Work plan for Remedial Investigation, Building 807	Various	8/19/1996
53	Letter from EPA to OBRA re: Oakland Army Base BRAC Cleanup Plan	Various	8/29/1996
	Draft Site Characterization Report, Underground Storage Tank Sites TK 6 and TK18, Oakland Army Base, Oakland, California	SCS Engineers	9/18/1996
	Final Work Plan for Additional Field Investigation (Bldg. 807) 9/96	Kleinfelder, Inc.	9/23/1996
76	Basewide Environmental Baseline Survey for Oakland Army Base, Oakland, California (Final)	Foster Wheeler Environmental Corporation	9/24/1996
	Army and Air Force Exchange Services Work Plan - 10/96	CDM Federal Programs Corporation	10/1/1996
	Project Work Plan - UST Removal (Final)	Remedial Constructors, Inc.	10/17/1996
	Appendix B&C - Field Investigations - Volume II - Basewide	Kleinfelder, Inc.	10/30/1996
	Sampling and Analysis Plan - Investigation of UST Sites With	SCS Engineers	11/20/1996
	Restoration Advisory Board Information 1996	BRAC Environmental Coordinator	12/1/1996
24	Draft Phase II Site Assessment Report, Oakland Army Base, Oakland California 12/1996	CDM Federal Programs Corporation	12/1/1996
53	Letter from DTSC to OBRA re: Draft Workplan for Basewide Preliminary Assessment/Site Investigation	Various	12/20/1996
	Site Characterization Report - UST Sites TK6 & TK18	SCS Engineers	12/31/1996
	Final Basewide Quality Assurance Project Plan & Waste Management Plan	Kleinfelder, Inc.	1/1/1996
	Sanitary Sewer Survey CCTV	Subtronic Corporation	1/1/1997
	Oakland Army Base, T.V. and Clean manhole Inspections	Radian International	1/1/1997
	Final Basewide Site Safety and Health Plan for Field Investigation	Kleinfelder, Inc.	1/14/1997
	Lab Results (DACW05-94-D-0020) 1/97 (Pit Samples Tank)	EMAX Laboratories, Inc.	1/16/1997
	Final Work Plan for Hydrogeologic Study - 4/97	Kleinfelder, Inc.	4/4/1997
	Underground Storage Tank Closure Reports for Tank sites TK1, TK2, TK3, TK14, TK16, TK17, TK18 & TKN, Oakland Army Base, Oakland, California	SCS Engineers	4/11/1997
	Final Basewide Preliminary Assessment/Site Inspection	Kleinfelder, Inc.	4/30/1997

	Final Work Plan for Basewide Preliminary Assessment/Site Inspection	Kleinfelder, Inc.	4/30/1997
	Draft Inventory, Natural Gas Distribution System, Electric Distribution System, Potable Water System, Wastewater System, Storm Water System, Oakland Army Base, California	C.H. Guernsey & Company	5/1/1997
53	Letter from DTSC to OBRA re: DTSC Review of the Revised Draft Workplan Addenda-Group A Basewide PA/SI, Oakland Army Base.	Various	5/8/1997
	Technical Report - Investigation of Underground Storage Tank Sites with Unknown Status, Oakland Army Base, Oakland, California	SCS Engineers	5/9/1997
53	Letter from DTSC to OBRA re: DTSC Review of the Revised Draft Workplan Addenda-Groups A, B and C Basewide PA/SI, Oakland Army Base.	Various	5/30/1997
	Draft Final Storm Sewer Survey Report	Radian International	6/3/1997
53	Letter from EPA to OBRA re: US EPA Review of Draft Report Additional Field Investigation Building 807	Various	6/13/1997
53	Letter from DTSC to OBRA re: DTSC Review of the Additional Field Investigation, Building 807	Various	6/25/1997
	Final Storm Sewer Survey Report, Oakland Army Base	Radian International	6/30/1997
	Sanitary Sewer Survey Manhole Inspection, Oakland Army Base, California	Subtronic Corporation	7/1/1997
	Final Closure Report USTs Removal, Tanks 8A, 14A, 19, and 21	U.S. Army Corps of Engineers	7/1/1997
	Closure Report (Final) UST Removal, OARB - 7/3/97	Remedial Constructors, Inc.	7/3/1997
53	Letter from DTSC to OBRA re: Final Closure Report, Underground Storage Tank Removal (waste oil)	Various	8/7/1997
53	Letter from DTSC to OBRA re: DTSC Review of the Draft Outline for the Basewide PA/SI Report	Various	8/22/1997
	Final Report (Volume I) Additional Field Investigation - Building 807	Kleinfelder, Inc.	8/25/1997
	Final Report (Volume II) Additional Field Investigation - Building 807	Kleinfelder, Inc.	8/25/1997
	Sanitary Sewer Survey Report, Final	U.S. Army Corps of Engineers	9/1/1997
53	Letter from Department of Transportation to US Army Corps of Engineers re: The existing eastern span (of the San Francisco-Oakland Bay Bridge) will be retrofitted on an interim basis until the "New Bridge" will ultimately replace the eastern span.	Various	9/17/1997
53	Letter from DTSC to OBRA re: Review and Comment on the Annotated Outlines for Operable Unit 2 RI/FS Workplan, Operble Unit 7 Additional Site Investigation Workplan, and Risk Assessment Tech Memo	Various	9/19/1997
	Environmental Master Plan for Oakland Army Base, Oakland, California	ICF Kaiser Engineers, Inc.	9/23/1997

9	Environmental Assessment for Interim Leasing and Finding of No Significant Impact.	U.S. Army Corps of Engineers Sacramento District	10/1/1997
23	Lead-Based Paint and Asbestos - 10/1997 (Survey)	U.S. Army Corps of Engineers Sacramento District	10/1/1997
53	Letter from EPA to OBRA re: Work Plan for OU2 Investigation	Various	10/29/1997
	OU4 Hot Spot Screening Level Investigation Report - Sampling and Analysis Plan	ICF Kaiser Engineers, Inc.	10/30/1997
	Basewide Safety & Health Plan	ICF Kaiser Engineers, Inc.	11/3/1997
53	Letter from EPA to OBRA re: Oakland Army Base Basewide QAPP (Quality Assurance Project Plan)	Various	11/14/1997
53	Letter from EPA to OBRA re: Response to Comments for OU2 Work Plan	Various	11/24/1997
	Restoration :Advisory Board Information 1997	Various	12/1/1997
	OU-4 Hot Spot Screening Level Investigation Report	ICF Kaiser Engineers, Inc.	12/3/1997
	OU2 Remedial Investigation Work Plan and Sampling and Analysis Plan	ICF Kaiser Engineers, Inc.	12/10/1997
53	Letter from EPA to OBRA re: EPA Review of Draft PA/SI	Various	12/22/1997
53	Letter from DTSC to OBRA re: Draft Basewide Preliminary Assessment Site Inspection (PA/SI)	Various	12/24/1997
	Lead-Based Paint, Asbestos Survey, Oakland Army Base, Oakland, California - (1997, 1998 Surveys)	U.S. Army Corps of Engineers	1/1/1998
	Chemical Reference Handbook for Oakland Army Base, California	Radian International, LLC	1/1/1998
	Finding of Suitability to Lease (FOSL), BRAC Parcels 11, 12, and 25 and Buildings 726 and 729 for Oakland Army Base, Oakland, California (Draft)	Foster Wheeler Environmental Corporation	2/1/1998
	Oakland Harbor Navigation Improvement (-50 Foot) Project Draft Environmental Impact Statement/Environmental Impact Report, Executive Summary	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume I	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume II, Draft Environmental Impact Statement	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume III, Draft Feasibility Study	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume IV, Environmental Impact report Appendices	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume V, Environmental Impact Appendices N through V and Appendix X: Response to Comments	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998

	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume VI, Appendix W1 Comments From Agencies and Org.	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume VII, Appendix W2 Comments From Businesses and Individuals on Draft EIS/R/FS	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
	Oakland Harbor Navigation Improvement Project Draft Feasibility Study Volume VIII, Executive Summary	U.S. Army Corps of Engineers/Port of Oakland	2/1/1998
53	Letter from Sierra Club to OBRA re: Comments on Oakland Army Base Draft PA/SI	Various	2/1/1998
	Restoration Board Summary -Basewide Preliminary Assessment/Site Investigation (PA/SI), Oakland Army Base, Oakland, California	Kleinfelder, Inc.	2/1/1998
53	Memorandum from Phillip Ramsey to Mark Filippini, Hydrogeologist re: Review of Draft Basewide Hydrogeologic Study	Various	2/3/1998
53	Letter from EPA to OBRA re: US EPA Review of Oakland Army Base Parcel-Specific FOSL	Various	2/5/1998
53	Letter from DTSC to OBRA re: Oakland Army Base, Oakland California: Risk Assessment Technical Memoranda	Various	2/5/1998
53	Letter from DTSC to OBRA re: Oakland Army Base, Oakland California: Draft Fast-Track Finding of Suitability to Lease (FOSL) For BRAC Parcels 11 and 12, and Buildings 726 and 796.	Various	2/11/1998
53	Letter from US EPA to OBRA re: Oakland Army Base Basewide Sampling and Analysis Plan	Various	2/12/1998
53	Letter from EPA to OBRA re: Draft Basewide Hydrogeologic Study, Oakland Army Base (OARB), January 21, 1998.	Various	2/18/1998
16.1	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume I: Preliminary Assessment	Kleinfelder, Inc.	2/24/1998
16.2	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume II: Site Inspection	Kleinfelder, Inc.	2/24/1998
16.3	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume III: SI Appendices A through E	Kleinfelder, Inc.	2/24/1998
	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume IV: Appendix F	Kleinfelder, Inc.	2/24/1998
	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume V: Appendix F (cont.)	Kleinfelder, Inc.	2/24/1998
	Final Report Basewide Preliminary Assessment/Site Inspection (PA/SI) Volume VI: Appendix F (cont.) and G	Kleinfelder, Inc.	2/24/1998

53	Letter from EPA to OBRA re: Draft Basewide Hydrogeologic Study, Oakland Army Base	Various	2/24/1998
53	Letter from OBRA to BRAC Environmental Coordinator re: OBRA/City Comments on Draft Finding of Suitability to Lease	Various	3/13/1998
53	Letter from DTSC to OBRA re: Basewide Sampling and Analysis Plan	Various	3/27/1998
53	Memorandum from DTSC to Office of Military Facilities re: Oakland Army Base, Oakland California: Risk Assessment Technical Memoranda 4b - Supplemental Review	Various	4/8/1998
53	Letter from RWQCB to OBRA re: Draft Underground Storage Tank (UST) Closure Investigation and Feasibility Study Work Plan, and Technical Memorandum, March 12, 1998; and Draft Technical Memorandum, Data Quality Objectives (DQO) Process USTs, Februdary 23, 1998, Oakland Army Base	Various	4/13/1998
129	Report of Oil-Water Separator and Septic Tank Removal, Operable Unit 2	ICF Kaiser Engineers, Inc.	5/1/1998
	Work Plan for Underground Storage Tank (UST) Closure Investigation and Feasibility Study, Oakland Army Base, Oakland, California	ICF Kaiser Engineers, Inc.	5/7/1998
53	Letter from RWQCB to OBRA re: Final Underground Storage Tank Closure Investigation and Feasibility Study Work Plan, Oakland Army Base, May 6, 1998	Various	6/2/1998
	Work Plan, Sampling and Analysis Plan, Contractor Quality Control Plan, OU-2 Remedial Investigation	ICF Kaiser Engineers, Inc.	6/19/1998
	Report of Oil/Water Separator 6, 7, 8, and 9 Removal, Operable Unit 1, Oakland Army Base, Oakland, California	ICF Kaiser Engineers, Inc.	6/26/1998
	Basewide Sampling and Analysis Plan	ICF Kaiser Engineers, Inc.	6/26/1998
53	Letter from DTSC to OBRA re: Final Basewide Preliminary Assessment/Site Inspection (PA/SI) Report	Various	6/30/1998
53	Letter from DTSC to OBRA re: Draft Minutes from the May 27, 1998 Meeting of the Oakland Army Base Restoration Advisory Board (RAB)	Various	7/7/1998
	Oakland Army Base Fast-Track FOSL	KEA Environmental	7/22/1998
89	Appendix A USts 6, O, and P Case Closure Letter	Oakland Base Reuse Authority	9/1/1998
	Environmental Impact Statement for the Disposal and Reuse of the Oakland Army Base, Oakland, California	Foster Wheeler Environmental Corporation	10/1/1998
	Remedial Investigation, Work Plan, Sampling and Analysis Plan, Contractor Quality Control Plan, Health and Safety Plan Addendum, Operable Unit 1	ICF Kaiser Engineers, Inc.	10/9/1998
	Risk Assessment Work Plan, Revision 0	ICF Kaiser Engineers, Inc.	11/9/1998

	Finding of Suitability to Lease (FOSL) (Version 1.0), Oakland Army Base, BRAC Parcels 1 to 10, 12 to 24, and 26	KEA Environmental	12/1/1998
	Restoration Advisory Board Information, 1998	Various	12/1/1998
	Basewide Quarterly Groundwater Monitoring Reports, July-Sep. 1998, Oct.-Dec. 1998	ICF Kaiser Engineers, Inc.	12/11/1998
43.1	Final Report Basewide Hydrogeologic Study Volume I	Kleinfelder, Inc.	12/18/1998
43.2	Final Report Basewide Hydrogeologic Study Volume II: Appendices A through J	Kleinfelder, Inc.	12/18/1998
43.3	Final Report Basewide Hydrogeologic Study Volume II: Appendix K	Kleinfelder, Inc.	12/18/1998
53	Letter from EPA to OBRA regarding Draft Report, Groundwater Beneficial Use Determination (Appendix K), Basewkide Hydrogeologic Study, October 27, 1998	Various	12/9/1998
8	Base Realignment and Closure (BRAC) Cleanup Plan, Oakland Army Base, Oakland California (Version 2)	Foster Wheeler Environmental Corporation	1/1/1999
53	Letter from State Water Resources Control Board to Walt Pettit re: Soil and Groundwater Testing for MTBE	Various	1/15/1999
	Biological Assessment for Aquatic Species for the Disposal and Reuse of Oakland Army Base, Oakland, California	Foster Wheeler Environmental Corporation	2/1/1999
130	Tier 2 Risk-Based Corrective Action Site-Specific Target Levels for TPH as Gasoline, Diesel, and Motor Oil at Petroleum Fuel Tank Sites	ICF Kaiser Engineers, Inc.	2/1/1999
106	Port of Oakland, Geotechnical & Hydrogeologic Investigations, Figures & Boring Logs.	Subsurface Consultants, Inc.	2/12/1999
	RAB Information (RAB Formation)	Various	2/21/1999
47	Closure Investigation Report for Underground Storage Tanks 10, B and C, D, F, K,L, M, Q and Above-Ground Storage Tanks in Brac Parcels 4 and 5 Revision C	ICF Kaiser Engineers, Inc.	3/15/1999
53	Letter from EPA to OBRA re: U.S. EPA Review of OARB OU2 draft RI Report.	Various	4/1/1999
31	Risk Assessment Work Plan, Revision 1	ICF Kaiser Engineers, Inc.	4/13/1999
	Radiological Survey Report, Oakland Army Base, Buildings 161 & 806	SSPORTS Environmental Detachment	4/30/1999
	Environmental Impact Statement for the Disposal and Reuse of the Oakland Army Base, Oakland, California	Foster Wheeler Environmental Corporation	6/1/1999
27	Remedial Action Plan Offshore Sediments Operable Unit, Fleet and Industrial Supply Center	Port of Oakland	6/2/1999
	Biological Assessment for National Fisheries Service	Foster Wheeler Environmental Corporation	9/1/1999
	Biological Assessment for Fish and Wildlife Service	Foster Wheeler Environmental Corporation	9/1/1999

	Basewide Groundwater Monitoring Report Jan-Dec 1999	ICF Kaiser Engineers, Inc.	9/17/1999
35	Pipeline Investigation Report, for the Storm Drain and Sanitary Sewer Pipeline Systems, Oakland Army Base	ICF Kaiser Engineers, Inc.	9/29/1999
10	Sacramento TERC II, Transmittal of Final Remedial Investigation Report for Operable Unit 2.	IT Corporation	10/15/1999
	Final Remedial Investigation Report for OU2 Remedial Investigation, Oakland Army Base, Oakland, California, Volume I, October 1999	IT Corporation	10/15/1999
	Final Remedial Investigation Report for OU2 Remedial Investigation, Oakland Army Base, Oakland, California, Appendix A, USTs 6, O, and P Case Closure Letter, Volume II, October 1999	IT Corporation	10/15/1999
	Final Remedial Investigation Report for OU2 Remedial Investigation, Oakland Army Base, Oakland, California, Appendix H, Human health risk Assessment Report (HHRA), Volume III, October 1999	IT Corporation	10/15/1999
53	Letter from EPA to OBRA re: U.S. EPA Review of Oakland Army Base Draft Data Quality Objective Summary Tables and Maps, Operable Unit 4 Remedial Investigation	Various	10/26/1999
53	Letter from EPA to OBRA re: U.S. EPA Review of Oakland Army Base Draft Feasibility Study Technical Approach Memorandum, dated September 30, 1999.	Various	11/2/1999
	1999 Restoration Advisory Board (RAB) Information	Various	12/1/1999
25	Annual Asbestos Survey	U.S. Army Corps of Engineers Sacramento District	12/10/1999
	Sampling and Analysis Plan for OU1 Remedial Investigation, Rev. 1, 12/99	IT Corporation	12/15/1999
	Sampling and Analysis Plan for OU1 Remedial Investigation (Rev. 1)	IT Corporation	12/15/1999
	Draft Final Pipeline Investigation Report: Storm Drain and Sanitary Sewer Pipeline Systems for the Oakland Army Base, Rev. C, 12/99	IT Corporation	12/27/1999
	Oakland Army Base wharf 6, 6 1/2, and 7 Condition Study	Moffett & Nichol Engineers	1/1/2000
	Oakland Army Base Community Relations Plan, 1/00	Foster Wheeler Environmental Corporation	1/1/2000
	Sampling and Analysis Plan for UST Closure Investigation	IT Corporation	1/27/2000
	Draft Final, Remedial Investigation Work Plan, Sampling and Analysis Plan, Contractor Quality control Plan, Safety and Health Plan Addendum, OU4	U.S. Army Corps of Engineers	2/1/2000
39	Corrective Action Plan for Petroleum Tank Sites	U.S. Army Corps of Engineers Sacramento District	2/25/2000

	Remedial Investigation Report For OU1, Volume I of III	U.S. Army Corps of Engineers Sacramento District	3/1/2000
3	Remedial Investigation Report For OU1, Volume II of III, Appendices A-G	U.S. Army Corps of Engineers Sacramento District	3/1/2000
	Remedial Investigation Report For OU1, Volume III of III	U.S. Army Corps of Engineers Sacramento District	3/1/2000
53	Letter from DTSC to OBRA re: Draft Final Remedial Investigation Report for Operable Unit 1, Revision D, Oakland Army Base	Various	3/6/2000
53	Letter from DTSC to Office of Military Facilities re: Oakland Army Base, Operable Unit 1-Draft Final Remedial Investigation Report for OU1 Remedial Invdestigation, Revision D, Dated December 23, 1999.	Various	3/6/2000
29	Corrective Action Plan for Petroleum Tank Sites, Revision C	U.S. Army Corps of Engineers Sacramento District	3/14/2000
30	Draft Final Technical Memorandum for Evaluation of Beneficial Uses of Groundwater, Revision C	U.S. Army Corps of Engineers Sacramento District	3/20/2000
53	Letter from EPA to OBRA re: Review of Oakland Army Base Draft Final Remedial Action Workplan for OU2 Soil, February 2000	Various	3/29/2000
107	Remedial Investigation Report for OU1 Remedial Investigation, Oakland Army Base, Vol I	IT Corporation	3/31/2000
107	Remedial Investigation Report for OU1 Remedial Investigation, Oakland Army Base, Vol II	IT Corporation	3/31/2000
107	Remedial Investigation Report for OU1 Remedial Investigation, Oakland Army Base, Vol III	IT Corporation	3/31/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Revision O, Historical Document Review, March 20, 2000.	Various	4/19/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Revision C, Addendum 1 Remedial Investigation for OU1 and OU3, March 15,2000.	Various	4/19/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Technical Memorandum for Evaluation of Beneficial Uses of Groundwater, March 2000	Various	4/19/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Revision C, Workplan for Remedial Investigation OU4, February 29, 2000	Various	4/19/2000
	Corrective Action Implementatin Report for Tank D1: Addendum 2 to the Removal Report for Petroleum Tanks	IT Corporation	4/20/2000

53	Letter from DTSC to Office of Military Facilities re: Oakland Army Base, Operable Unit 4 Remedial Investigation Work Plan Site	Various	4/27/2000
	Removal 'Action Work Plan, OU2 Soil, Revision 0	IT Corporation	5/1/2000
59	Corrective Action Plan, SAP, CQC, Petroleum Tank Sites	SCS Engineers	5/11/2000
53	Letter from DTSC to OBRA re: Remedial Investigation Work Plan, Operable Unit 4, Revision C, Oakland Army Base	Various	5/2/2000
53	Letter from DTSC to OBRA regarding Technical Memorandum for Evaluation of Beneficial Uses of Groundwater, Revision C	Various	5/10/2000
53	Letter from DTSC to OBRA re: Addendum 1 Remedial Investigation Reports for Operable Units 1 and 3, Revision C, Oakland Army Base	Various	5/24/2000
	Corrective Action Plan for Petroleum Tank Sites: final (Rev 0)	IT Corporation	5/25/2000
	Final Memorandum For Evaluation of Beneficial Uses of Shallow Groundwater	U.S. Army Corps of Engineers	6/1/2000
	Remedial Investigation Work Plan, Sampling and Analysis Plan, Contractor Quality Control Plan, Safety and Health Plan Addendum, OU4, June 2000	IT Corporation	6/9/2000
53	Letter from EPA re: Review of Oakland Army Base Revision C Remedial Action Workplan for OU2 Soil, dated May 19, 2000	Various	6/13/2000
	Technical Memorandum on Beneficial Uses of Groundwater, 3/3/2000	IT Corporation	6/22/2000
	Remedial Investigation Report for OU1 and OU3, 6/2000	IT Corporation	6/23/2000
38	Final Addendum I Remedial Investigation Report for OU1 and OU3	IT Corporation	6/23/2000
68	Trench Logs OU-4	Harding Lawson Associates	6/29/2000
	Draft Final Remedial Investigation Report For OU1, Volume I of II	IT Corporation	7/1/2000
	Draft Final Remedial Investigation Report For OU1, Volume II of II	IT Corporation	7/1/2000
	Draft Final Remedial Investigation Report For OU4, Volume I of III	U.S. Army Corps of Engineers Sacramento District	7/1/2001
4	Draft Final Remedial Investigation Report For OU4, Volume III of III	U.S. Army Corps of Engineers Sacramento District	7/1/2000
5	Addendum 2,Remedial Investigation Report For OU1, Volume II of II	U.S. Army Corps of Engineers Sacramento District	7/1/2000
65	Draft Final Addendum 2 Remedial Investigation Report for OUI, Volume I of II	U.S. Army Corps of Engineers Sacramento District	7/7/2000
79	Corrective Action Plan for Petroleum Tank Sites Addendum 1	U.S. Army Corps of Engineers Sacramento District	7/7/2000

53	Letter from EPA to OBRA regarding EPA Review of Oakland Army Base Revision O, Technical Memorandum for Evaluation of Beneficial Uses of Groundwater, June 22, 2000	Various	7/13/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Revision O, Addendum 1 Remedial Investigation for OU1 and OU3, June 23, 2000.	Various	7/13/2000
53	Letter from EPA to OBRA re: EPA Review of Oakland Army Base Revision O, Workplan for Remedial Investigation OU4, June 9, 2000.	Various	7/13/2000
	Quality Control Summary Report for the Additional Remedial Investigation of OU1, OU3, AST and UST sites	IT Corporation	8/2/2000
53	Letter from Dept. of the Army to OBRA regarding Biological Assessment for USFWS, Disposal and Reuse of Oakland Army Base, Alameda, California	Various	8/3/2000
17	Draft Final Feasibility Study for OU2, OU3 and OU7, Revision C	U.S. Army Corps of Engineers Sacramento District	8/17/2000
53	Letter from EPA to OBRA regarding EPA Review of Oakland Army Base Revision C, Feasibility Studay, Operable Units 2,3 and 7, August 16, 2000.	Various	9/18/2000
53	Letter from EPA to OBRA regarding EPA Review of Oakland Army Base Revision C, Human Health Risk Assessment Report for OU1, July 7, 2000.	Various	9/18/2000
	Remedial Action Plan, Onshore Operable unit Fleet and Industrial Supply Center	DTSC	10/1/2000
53	Letter from Dept. of the Interior Fish and Wildlife Service to OBRA regarding Concurrence of Not Likely to Adversely Affect, Disposal and Reuse of Oakland Army Base, Alameda, California	Various	10/11/2000
53	Letter from EPA to OBRA regarding Review of Oakland Army Base Revision 1 Remedial Action Workplan for OU2 Soil, September 2000	Various	10/24/2000
45.1	Closure Investigation Report Underground Storage Tanks 10, B and C, D, F, K, L, M, Q, and Above-Ground Storage Tanks in BRAC Parcels 4 and 5 Vol. I of II	IT Corporation	11/17/2000
45.2	Closure Investigation Report Underground Storage Tanks 10, B and C, D, F, K, L, M, Q, and Above-Ground Storage Tanks in BRAC Parcels 4 and 5 Vol. II of II	IT Corporation	11/17/2000
	Addendum 2, Remedial Investigation Report for Operable Unit 1 11/2000 Volume I	IT Corporation	11/20/2000
	Addendum 2, Remedial Investigation Report for Operable Unit 1 11/2000 Volume II	IT Corporation	11/20/2000
11	Final Report, Oakland Army Base Utility Study Environmental Review	Earth Tech	12/1/2000
12	Final Report, Oakland Army Base Utility Study Utilities Systems Review	Earth Tech	12/1/2000
	Oakland Army Base Remedial Program managers (RPM) Meeting Minutes	Various	1/1/2001
53	Letter form DTSC to OBRA regarding Development of Soil Cleanup Levels for both Human Health and Ecological Protection, OU2 Wetland	Various	1/10/2001

36	Draft Feasibility Study for Operable Unit 1, Oakland Army Base, Oakland, California (Revision B)	IT Corporation	1/26/2001
32	Final Removal Report for Petroleum Tanks, Volume I, January 2001	IT Corporation	1/30/2001
	Final Removal Report for Petroleum Tanks, Volume II, January 2001	IT Corporation	1/30/2001
	Building 1 Sludge Sampling Site Safety and Health Plan	Harding Lawson Associates	2/1/2001
	Removal Action Work Plan, OU2 Soil, Revision 2	IT Corporation	2/1/2001
63	Final Remedial Investigation Report Howard Terminal, Volume 1 of 4	Baseline Environmental Consulting	3/1/2001
	Monitoring Well Closure Plan (Rev. 1)	IT Corporation	3/13/2001
22	Draft Final Addendum 2 Remedial Investigation Report	U.S. Army Corps of Engineers Sacramento District	3/13/2001
53	Letter from EPA to OBRA regarding Review of Oakland Army Base Revision 2 Remedial Action Workplan for OU 2 Soil, February 22, 2001.	Various	3/19/2001
33	Corrective Action Implementation Report for Petroleum Tank Sites, Addendum 1 to the Removal Report for Petroleum Tanks	IT Corporation	3/23/2001
19	Final Remedial Investigation Report, Operable Unit No. 1	U.S. Army Corps of Engineers Sacramento District	3/31/2001
13	Final Report, Oakland Army Base Utility Study Geotechnical Review	Earth Tech	4/1/2001
6	Annual Basewide Groundwater Monitoring Report - Year 2000	U.S. Army Corps of Engineers Sacramento District	4/1/2001
	Closure Investigation Report for Tanks 4 v& 5, Addendum 1 of Closure Investigation Report for UST and AST at Oakland Army Base	IT Corporation	4/4/2001
14	Amended Draft Final Reuse Plan for the Oakland Army Base (OARB)	Oakland Base Reuse Authority	4/9/2001
	Principles of Environmental Restoration and Their Application To Streamlining Initiatives, Oakland Army Base Scoping Workshop	U.S. Army Environmental Center	4/23/2001
21	Final Removal Action Work Plan for OU2 Soil	IT Corporation	4/23/2001
61	Draft Corrective Action Implementation Report for Tank DI, Addendum 2 to the Removal Report for Petroleum Tanks	U.S. Army Corps of Engineers Sacramento District	4/26/2001
53	Letter from RWQCB to OBRA regarding Comments on Final Corrective Action Implementation Report for Petroleum Tank Sites, Addendum I to the Removal Report for Petroleum Tanks, Oakland Army Base, issued by IT Corporation on March 23, 2001.	Various	5/14/2001
53	Letter from RWQCB to OBRA regarding Concurrence on "Monitoring Well Closure Work Plan, Oakland Army Base, Oakland" Revision I, issued by IT Corporation on March 13, 2001.	Various	5/16/2001

	Environmental Impact Statement for the Disposal and Reuse of the Oakland Army Base, Oakland, California	Foster Wheeler Environmental Corporation	6/1/2001
	Draft Environmental Baseline Survey For Transfer For Oakland Army Base, Oakland, California	IT Corporation	6/14/2001
53	Letter from IT Corporation to Army Corps of Engineers regarding Sacramento TERC II-Responses to RWQCB Comments on Fianal Corrective Action Implementation Report for Petroleum Tank Sites, Addendum 1 to the Removal Report for Petroleum Tanks at Oakland Army Base.	Various	6/14/2001
15	Information from Roger Caswell regarding Background on Building 1 Oily Residue and Army Investigation Plans	Roger Caswell, P.E. OARB BEC	6/25/2001
53	Letter from DTSC to OBRA regarding Technical Memorandum, Building 840 Investigation, Oakland Army Base	Various	6/25/2001
	Draft Annual Basewide Groundwater Monitoring Report - Year 2000	IT Corporation	6/29/2001
	Annual Basewide Groundwater Monitoring Report - Year 2000	IT Corporation	6/29/2001
	Final Corrective Action Implementation Report for Tank D1, Addendum 2 To The Report For Petroleum Tanks	U.S. Army Corps of Engineers	7/1/2001
2	Remedial Investigation Report For OU4, Volume I of III	U.S. Army Corps of Engineers Sacramento District	7/1/2001
88	Coordinated Environmental Cost Study for Fitzsimons Redeveopment Authority, City of Aurora	Matrix Design Group	7/5/2001
	Operable Unit 2 Soil Removal Work Plan, Sampling and Analysis Plan, Contractor Quality Control Plan	IT Corporation	7/11/2001
	Corrective Action Implementation Report for Tank D1	IT Corporation	7/16/2001
69	Draft Negative Declaration	Department of Toxic Substances Control	7/17/2001
18	Environmental Baseline Survey for Transfer	U.S. Army Corps of Engineers Sacramento District	8/3/2001
	Removal Action Work Plan, OU2 Soil, Revision 1	IT Corporation	9/1/2001
53	Letter from DTSC to OBRA regarding Reuse of Building 1, Oakland Army Base	Various	9/14/2001
	PCB Equipment List and Laboratory Analyses Results	Earth Tech	10/1/2001
	Engineering Investigation Of Building One, Oakland Army Base, Oakland, California - Seismic Vulnerability and Retrofit	Earth Tech, Inc.	10/1/2001
28	Economic Development Conveyance Application, Oakland Army Base (OARB)(no oversize figure)	Oakland Base Reuse Authority	10/1/2001

52	Economic Development Conveyance of the Oakland Army Base, Economic Development Conveyance Application(Includes oversize figure)	Oakland Base Reuse Authority	10/1/2001
46.1	Soil Residual Contamination Review UST/AST Sites OU-1	Innovative Technical Solutions, Inc.	10/11/2001
46.2	Soil Residual Contamination Review UST/AST Sites OU-2 OU-3 OU-4 OU-5	Innovative Technical Solutions, Inc.	10/11/2001
	Draft Corrective Action Implementation Report for Building 99 Pipeline, Addendum 3 to the Removal Report for Petroleum Tanks	U.S. Army Corps of Engineers	11/1/2001
48	Validation of Cost Estimating Approach Oakland Army Base	Erler & Kalinowski, Inc.	11/30/2001
66	Draft Cost to Complete Remediation Estimate for Issues and Sites on the Oakland Army Base	Erler & Kalinowski, Inc.	11/30/2001
	Environmental Impact Statement for the Disposal and Reuse of the Oakland Army Base, Oakland, California	Foster Wheeler Environmental Corporation	12/21/2001
123	Draft Removal Action Workplan for the Charles P. Howard Terminal, Oakland, California	Baseline Environmental Consulting	12/21/2001
75	Final Catch Basin Cleaning Report	U.S. Army Corps of Engineers Sacramento District	1/14/2002
73	Sacramento TERC II, Transmittal of Sierra Testing Laboratories Report, dated 10 Nov 1998	IT Corporation	2/7/2002
50	Corrective Action Implementation Report for Building 99 Pipeline, Addendum 3 to the Removal Report for Petroleum Tanks	IT Corporation	2/12/2002
41	Sacramento TERC II, Contract Task Order No. 01, Transmittal of Petroleum Engineering Report Dated 1990	IT Corporation	2/22/2002
127	Sacramento TERC II, Draft Closure Report for Operable Unit 2 Wetland Soil Removal.	IT Corporation	2/22/2002
49	Draft Closure Report Operable Unit 2 Wetland Soil Removal	IT Corporation	2/22/2002
67	Tarry Residue Sample Analytical Data, Former ORP/Building 1 Area	Erler & Kalinowski, Inc.	3/1/2002
51	Sacramento TERC II, Draft Building 1 Site Supplemental Investigation Report (Tech Info Only)	IT Corporation	3/14/2002
110	Draft Building 1 Site Supplemental Investigation Report (Tech Info Only)	IT Corporation	3/14/2002
58	Monitoring Well Installation and Groundwater Monitoring Report	U.S. Army Corps of Engineers Sacramento District	3/14/2002
	Draft Environmental Impact Report (Volumes 1, 2, & 3)	G. Borchard & Associates	4/1/2002
	Oakland Army Base Area Redevelopment Plan (Volumes 1, 2, and 3)	G. Borchard & Associates	4/1/2002
64	Missed Information Report, Volume II of II	Baseline Environmental Consulting	4/1/2002
81	Missed Information Report, Oakland Army Base	Baseline Environmental Consulting	4/3/2002

56	Preliminary Draft Remedial Action Plan Oakland Army Base	Erler & Kalinowski, Inc.	4/15/2002
57	Preliminary Draft Risk Management Plan Oakland Army Base	Erler & Kalinowski, Inc.	4/15/2002
	Pile Inspection Report, Pile Inspection of wharfs 7 & 6 1/2 At the Port of Oakland	Underwater Resources, Inc.	5/16/2002
82	Independent Government Cost Estimate (IGCE) (Confidential Information)	SMI, Inc.	5/31/2002
108	Draft OBRA Phase II Investigation Data Report, Oakland Army Base	Erler & Kalinowski, Inc.	6/6/2002
	OBRA Phase II Investigation Data Report, Oakland Army Base, Oakland, California	Erler & Kalinowski, Inc.	6/12/2002
62	Draft Final Building I Site Supplemental Investigation Report	U.S. Army Corps of Engineers Sacramento District	6/20/2002
80	Sacramento TERC II, Draft Phase II Supplemental Investigation Report	IT Corporation	6/24/2002
115	Draft Remedial Action Plan Oakland Army Base	Erler & Kalinowski, Inc.	7/19/2002
116	Draft Risk Management Plan Oakland Army Base (Appendix E to Draft RAP)	Erler & Kalinowski, Inc.	7/19/2002
	Gateway to the East Bay: Final Reuse Plan For The Oakland Army Base	Oakland Base Reuse Authority	7/31/2002
	Mitigation Monitoring and Reporting Program for the Oakland Army Base Reuse Plan	G. Borchard & Associates	7/31/2002
84	Transmittal of the closure Letter and Site Summaries for Department of Defense (DoD) Underground Storage Tanks at Oakland Army Base, Oakland, CA	Regional Water Quality Control Board	8/9/2002
	Final Remedial Action Plan Oakland Army Base	Erler & Kalinowski, Inc.	9/27/2002
	Final Risk Management Plan Oakland Army Base (Appendix E to Final RAP)	Erler & Kalinowski, Inc.	9/27/2002
	Final Environmental Baseline Survey for Transfer For Oakland Army Base, Oakland, California	MWH Americas, Inc.	12/31/2002
	Draft Finding of Suitability for Early Transfer for Oakland Army Base	Department of the Army	2/20/2003
	Finding of Suitability for Early Transfer for Oakland Army Base, Oakland, California	Department of the Army	4/1/2003
	Treatability Test Field Activities Report Former ORP/Building 1 Area Oakland Army Base Oakland, California	Erler & Kalinowski, Inc.	7/22/2003
	Memorandum of Agreement For Oakland Army Base, Volume I, Exhibits A Through M		8/7/2003
	Memorandum of Agreement For Oakland Army Base, Volume II, Exhibit L		8/7/2003
	Memorandum of Agreement For Oakland Army Base, Volume III, Exhibits N Through V and All Schedules		8/7/2003
	Pre-design Investigation Memorandum Former ORP/Building 1 Area Oakland, California	Ninyo & Moore	1/20/2004
	Contract Documents for Former ORP/Building 1 Area Remediation Project Former Oakland Army Base / Economic Development Conveyance Area Oakland, CA	Erler & Kalinowski, Inc.	5/14/2004

	Final Groundwater Monitoring Plan Addendum No. 1, Former Oakland Army Base - EDC Area, Oakland, California	Erler & Kalinowski, Inc.	8/27/2004
	Field Documents for Oakland Gateway Development Area, Oakland, California	Environmental Sampling Services	11/4/2004
	Closure Summary Report For Eleven Underground Fuel Storage Tank Sites Former Oakland Army Base, Oakland, California	Kleinfelder, Inc.	2/28/2005
	Site Control Plan, Former Oakland Army Base - EDC Area, Oakland, California	Erler & Kalinowski, Inc.	3/1/2005
	Final Site-Wide Quality Assurance Program Plan Former Oakland Army Base - EDC Area Oakland, California	Veridian Environmental, Inc.	4/8/2005
	Revised Tables and Figures For The Oakland Army Base Feasibility Study	Matrix Environmental Services, L.L.C.	5/12/2005
	Soil Treatment Process Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California (Draft)	Northgate Environmental Management, Inc.	7/11/2005
	DRAFT Dust and Odor Control Plan, Building 1	Northgate Environmental Management, Inc.	7/20/2005
	Decontamination Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California (Draft)	Northgate Environmental Management, Inc.	7/21/2005
	Traffic Control and Transportation Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California (Draft)	Northgate Environmental Management, Inc.	7/22/2005
	Environmental Site Health & Safety Plan Former ORP/Building 1 Area Remediation Project Oakland, California	Geomatrix Consultants, Inc.	8/1/2005
	Task-Specific Health and Safety Plan Utility Demolition Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	8/1/2005
	Site-Specific Health and Safety Plan, Building 1 Area (draft)	Northgate Environmental Management, Inc.	8/3/2005
	Dust and Odor Control Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California (Draft)	Northgate Environmental Management, Inc.	8/5/2005
	DRAFT Traffic Control and Transportation Plan, Former ORP/Building 1 Area, Former Oakland Army Base - EDC Area, Oakland, California	Northgate Environmental Management, Inc.	8/5/2005
	Pre-Design Groundwater Monitoring Report Second Quarterly Event Spring 2005 VOCs in Groundwater Near Building 99 Former Oakland Army Base Oakland California	Fugro West, Inc.	8/8/2005
	DRAFT Soil Treatment Process Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	8/16/2005
	Task-Specific Health and Safety Plan Utility Demolition Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	8/22/2005

	Perimeter Air Monitoring Plan, Building 1 Area (Draft) 8/23/05	Northgate Environmental Management, Inc.	8/23/2005
	Perimeter Air Monitoring Plan, Building 1 Area (Draft) 8/30/05	Northgate Environmental Management, Inc.	8/30/2005
	Site-Specific Health and Safety Plan, Building 1 Area (draft)	Northgate Environmental Management, Inc.	8/31/2005
	Task-Specific Health and Safety Plan Utility Demolition Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	9/1/2005
	DRAFT Soil Treatment Process Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	9/1/2005
	Dust and Odor Control Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	9/8/2005
	Perimeter Air Monitoring Plan, Building 1 Area (Draft) 9/16/05	Northgate Environmental Management, Inc.	9/16/2005
	Traffic Control and Transportation Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	9/16/2005
	DRAFT Storm Water Pollution Prevention Plan, Building 1	Northgate Environmental Management, Inc.	9/16/2005
	Pre-Design Investigation Memorandum Building 807 Area and Building 808/823 Area Former Oakland Army Base, Oakland, California	Northgate Environmental Management, Inc.	9/19/2005
	Results of Pre-Design Investigation Building 99 Soil RAP Site Former Oakland Army Base Economic Development Conveyance Area Oakland California	Fugro West, Inc.	9/26/2005
	Decontamination Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	10/28/2005
	Storm Water Pollution Prevention Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	10/31/2005
	Soil Treatment Process Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	11/4/2005
	Site-Specific Health and Safety Plan Former ORP/Building 1 Area Former Oakland Army Base - EDC Area Oakland, California	Northgate Environmental Management, Inc.	11/7/2005
	Stockpile Management Plan	Northgate Environmental Management, Inc.	11/28/2005
	Remedial Design and Implementation Plan Former ORP/Building 1 Area Oakland Army Base - EDC Area Oakland, California	Erler & Kalinowski, Inc.	1/9/2006

	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Hazardous Waste Manifests for Non RCRA Treated Soil Profile EC8767	Pacific States Environmental Contractors, Inc.	12/31/2006
	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Air Monitoring Reports (5/26/06 - 8/25/06)	Pacific States Environmental Contractors, Inc.	12/31/2006
	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Documentation of Completion of Work (Book 1 of 4)	Pacific States Environmental Contractors, Inc.	12/31/2006
	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Documentation of Completion of Work (Book 2 of 4)	Pacific States Environmental Contractors, Inc.	12/31/2006
	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Documentation of Completion of Work (Book 3 of 4)	Pacific States Environmental Contractors, Inc.	12/31/2006
	Oakland Base Reuse Authority, Building 1 Area Remediation, PSEC #605119, Documentation of Completion of Work (Book 4 of 4)	Pacific States Environmental Contractors, Inc.	12/31/2006
	Summary Groundwater Monitoring Report, VOCs in Groundwater Near Building 808/823, Former Oakland Army Base, Economic Development Conveyance Area	Northgate Environmental Management, Inc.	4/2/2007
	Request for Closure - RMP Locations in North Gateway Area, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	4/10/2007
	Limited Soil Investigation Report, OBRA/EBMUD Pipeline Alignment, Oakland, California	Fugro West, Inc.	5/3/2007
	Draft Completion Report for VOCs in Groundwater at Buildings 808 and 823, Former Oakland Army Base - EDC Area, Oakland, California	Erler & Kalinowski, Inc.	8/17/2007
	Remediation Completion Report, Former ORP/Building 1 Remediation, Oakland Army Base - EDC Area, Oakland, California	Geomatrix	8/22/2007
	Opinion of Estimated Cost for Remaining Environmental Remediation at the Former Oakland Army Base - EDC Area, Oakland, California	Erler & Kalinowski, Inc.	3/27/2008
	Building 99 Debris Area Investigation Report, Former Oakland Army Base, Oakland, California	Northgate Environmental Management, Inc.	7/14/2008
	Revised Operations and Maintenance Plan Former ORP/Building 1 Area Remediation Project, Former Oakland Army Base, Economic Development Conveyance Area	AMEC Geomatrix	9/4/2008
	Request for Completion - RMP Locations 3 through 6 in West Gateway Area, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	9/17/2008
	Well Installation and First Quarterly Groundwater Monitoring Report for the Former ORP/Building 1 Area Remediation Project, Former Oakland Army Base – EDC Area, Oakland, California	AMEC Geomatrix	11/11/2008

	Revised Remediation Completion Report, Former ORP/Building 1 Area Remediation, Former Oakland Army Base – EDC Area, Oakland, California	AMEC Geomatrix	2/13/2009
	Completion Report for VOCs in Groundwater at Buildings 808 and 823, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	4/24/2009
	Annual Groundwater Monitoring Report, Former ORP/Building 1 Area Remediation Project, Former Oakland Army Base – EDC Area, Oakland, California	AMEC Geomatrix	7/24/2009
	Request for Completion - RMP Locations 11, 75, 86, 93, 105, 106, 107, 108, and 109 in Central Gateway Area, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	10/15/2009
	Draft First Five-Year Review for the GDA and Subaru Lot, Former Oakland Army Base, Oakland, California	Erler & Kalinowski, Inc.	6/10/2010
	Request for Completion - RMP Locations 23, 24, 25, 87, 88, 113, 114, and 123 in the East Gateway Area, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	6/29/2010
	Well Destruction Report, Former ORP/Building 1 Remediation Project, Former Oakland Army Base – EDC Area, Oakland, California	AMEC Geomatrix	6/30/2010
	Request for Completion - RMP Location 96 in the West Gateway Area, Former Oakland Army Base – EDC Area, Oakland, California	Erler & Kalinowski, Inc.	1/14/2011
	Revised Request for Completion - RMP Locations 7, 22, and 29, Former Oakland Army Base – EDC Area, Oakland, California	MACTEC Engineering and Consulting	2/25/2011
	Revised Building 99 Debris Area Investigation Report, Former Oakland Army Base, Oakland, California	Northgate Environmental Management, Inc.	3/15/2011
	Request for Completion - RMP Locations 8, 10, 19/107, and 97 in Central Gateway Area	Montclair Environmental Management Inc.	5/25/2011
	Revised Draft First Five-Year Review for the GDA and Subaru Lot, Former Oakland Army Base, Oakland, California	Erler & Kalinowski, Inc.	9/29/2011
	Request for Completion - RMP Locations 15, 91, and 98, Former Oakland Army Base – EDC Area, Oakland, California	AMEC	12/5/2011
	Updated Master Plan Level Geotechnical Investigation Report, Oakland Army Base, Maritime Street and Highway 880, Oakland, California	Berlogar Stevens & Associated	3/7/2012
	Request for Completion - RMP Locations 1 and 2 in the West Gateway Area, Former Oakland Army Base, Oakland, California	Montclair Environmental Management Inc.	5/1/2012

Property to Fulfill an Enforceable Obligation

2. Forest City - Uptown Residential

Formerly 1911 Telegraph, the three parcels of 500 William Street (APN 008-0716-056), 600 William Street (APN 008-0716-052) and 601 William Street (APN 008-0716-054) are located in an area generally bounded by 20th Street, Telegraph Avenue, 19th Street, and San Pablo Avenue in Oakland, California ("Properties"). The Properties are subject to a 66 year ground lease between the Redevelopment Agency and Uptown Housing Partners, LP (the "Developer") for the purpose of developing and operating a residential project that was completed in December of 2009.

The mixed-use development located on the Properties, the "Uptown Apartments", consists of 665 units of mixed-income rental housing and 9,000 square feet of neighborhood-serving retail ("Project").

The Project was a public-private partnership between the Agency, the City, and the Developer. The Developer is an affiliated entity of Forest City Residential West, Inc. The Lease Disposition and Development Agreement and associated Ground Lease for the development of the Properties were executed on October 24, 2005.

Additional details of the site and its development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Since the 1970's the Redevelopment Agency began to acquire the properties in a two-block area of the Uptown Activity Area in the Central District. By October of 2005, the Agency and the Developer acquired a total of 41 parcels and reconfigured them into four smaller blocks for development purposes. Three of these four new parcels make up the Properties. Portions of the parcels also became public right of ways. The Agency spent a total of $13.4 million to acquire the properties. Based on current sales in the area, the land, if undeveloped, would be worth approximately $18.5 million based on a price of $90/square foot.

A total of $935,174.41 was paid for relocation costs to residential and business owners.

The property was transferred to the City by the Redevelopment Agency on January 31, 2012, pursuant to a Purchase and Sale Agreement between the City and the Redevelopment Agency entered into on March 3, 2011.

The table below illustrates the purchase price that was paid by the Agency for the individual parcels over time.

Uptown Project (Block 643 and 644, Parcel 1-3)

APN	Previous Owner	Total Area	Area in Parcel	Purchase Amount in Contract	Purchase Amount in Parcel	Relocation Costs
600 William Street (Currently APN 008-0716-052)						
008-0644-009-00*		5,606	733	Part of APN 008-0644-002	$21,471.53	
008-0644-010-00			3,080	Part of APN 008-0644-002	$90,189.46	
008-0644-011-00			2,200	Part of APN 008-0644-002	$64,421.04	
008-0644-012-00			2,640	Part of APN 008-0644-002	$77,305.25	
008-0644-013-00			2,640	$195,765.33	$195,765.33	$144,420.00
008-0644-014-00			2,640	$35,660.00	$35,660.00	$0.00
008-0644-015-00	Forest City		5,280	Developer-owned	$0.00	$0.00
008-0644-016-00	Forest City		2,640	Developer-owned	$0.00	$0.00
008-0644-017-00	Forest City		2,640	Developer-owned	$0.00	
008-0644-018-00			2,640	$88,011.00	$48,006.00	
008-0644-019-00			2,200	Part of APN 008-0644-018	$40,005.00	
008-0644-020-00	Feldstein		2,200	$1,956,170.00	$328,861.80	
008-0644-021-00	Feldstein		5,263	Part of APN 008-0644-020	$786,727.12	$101,390.88
008-0644-022-00			2,874	$330,000.00	$330,000.00	
008-0644-023-00	Schwyhart		4,837	$625,000.00	$625,000.00	$5,000.00
008-0644-024-00			1,970	$170,000.00	$170,000.00	$101,542.00
008-0644-031-00			1,700	$200,000.00	$92,302.01	
008-0644-032-00			1,984	Part of APN 008-0644-031	$107,697.99	
008-0644-033-00			1,983	$300,000.00	$300,000.00	$66,373.13
008-0644-034-00			1,984	$506,000.00	$253,000.00	$41,678.50
008-0644-035-00			1,984	Part of APN 008-0644-034	$253,000.00	
008-0644-036-00	Revelli		1,983	$615,000.00	$307,447.28	$23,447.24
008-0644-037-00	Revelli		1,984	Part of APN 008-0644-036	$307,552.72	
008-0644-038-00*	Fung	2,200	550	$500,000.00	$500,000.00	$55,345.75
008-0644-045-01			10,200	$905,000.00	$905,000.00	$108,027.39
** Both parcels do not fully belong to Parcel 1.*					**$5,839,412.53**	**$647,224.89**
Parcel 2 (Currently APN 008-0716-054)						
008-0643-006-00	Feldstein		5,623	Part of APN 008-0644-020	$840,581.08	$13,357.46
008-0643-001-01*	Sears	134,348	49,088	$12,500,000.00	$4,567,278.88	
					$5,407,859.96	**$13,357.46**
** A portion of this parcel belongs to Parcel 2. The full cost of the parcel was $12,500,000.*						
Parcel 3 (Currently APN 008-0716-056)						
008-0644-001-00			9,377	$829,947.00	$500,788.19	$262,592.06
008-0644-002-00			6,163	$1,855,329.50	$180,466.76	$12,000.00
008-0644-003-00			4,475	Part of APN 008-0644-002	$131,038.25	
008-0644-004-00			4,475	Part of APN 008-0644-002	$131,038.25	
008-0644-005-00			6,713	Part of APN 008-0644-002	$196,557.38	
008-0644-006-00			4,475	Part of APN 008-0644-002	$131,038.25	
008-0644-007-00			2,790	Part of APN 008-0644-002	$81,697.59	
008-0644-008-00			2,236	$192,400.00	$192,400.00	
008-0644-009-00*		5,606	473	Part of APN 008-0644-002	$13,856.97	
008-0644-039-00*		2,112	1,650	Part of APN 008-0644-002	$48,315.78	
008-0644-040-00			4,202	Part of APN 008-0644-002	$123,050.63	
008-0644-041-00			5,046	Part of APN 008-0644-002	$147,768.98	
008-0644-042-00			2,772	Part of APN 008-0644-002	$81,170.51	
008-0644-043-00			3,300	Part of APN 008-0644-002	$96,631.56	
008-0644-044-00			3,311	Part of APN 008-0644-002	$96,940.78	
** Both parcels do not fully belong to Parcel 3.*					**$2,152,759.91**	**$274,592.06**

$13,400,032.40	**$935,174.41**

(B) The purpose for which the property was acquired.

The properties were acquired for the implementation of the Project. This development transformed a former large surface parking lot, several blighted single-residential occupancy buildings, a large aging parking structure, and vacant, blighted parcels into a transit-oriented development. The Uptown District, the neighborhood in Downtown Oakland in which the Project is located, was initially envisioned as a retail district with ancillary office and residential uses in the 1980s and 90s. In 1999, the Redevelopment Agency and the City Council approved a shift in the Uptown Retail Strategy. Instead of pursuing the development of a conventional urban shopping center, the City and Redevelopment Agency's efforts were redirected to focus on a "building-by-building" and "block-by-block" approach, centering on a "Main Street" retail concept.

In the same year, then-mayor Jerry Brown established his 10K Housing Initiative, which called for the construction of housing sufficient to attract 10,000 new residents to the Uptown area of Downtown Oakland. This initiative repositioned the Uptown Retail Area as a prime location for mixed-income residential transit-oriented development to stimulate growth in the surrounding retail sector. Agency staff pursued public-private partnership opportunities to encourage development in the area. In the end, the Agency partnered with the Developer for the implementation of the Project. The Agency and the Developer entered into a Ground Lease in October of 2005. The Ground Lease has a term of 66 years with an option to extend the term for another 33 years. Pursuant to the terms of the Ground Lease, the Agency only conveyed the Properties down to a depth of 12 feet to the Developer. This horizontal subdivision effectively retained contaminated groundwater, which occurs at depths ranging from 15 to 25 feet beneath the Properties, under Agency ownership.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The property address for all three parcels is 1911 Telegraph Avenue in the Alameda County records. Each parcel is associated with another APN number for the improvements on top, which has been ground leased to the Developer. Below is a chart showing how the APNs are related to one another.

Parcel No.	**APN for land (City-owned)**	**Address for land**	**APN for improvements (Developer)**	**Address for improvements**	**Size of Parcel**
1	008-0716-052	1911 Telegraph Ave	008-0716-053	600 William St	76,940 sf
2	008-0716-054	1911 Telegraph Ave	008-0716-055	601 William St	54,867 sf
3	008-0716-056	1911 Telegraph Ave	008-0716-057	500 William St	73,878 sf

The General Plan designation is Central Business District and the Zoning is CBD-R Central Business District Residential Zone. The intent of the CBD-R zone is to create, maintain, and enhance areas of the Central Business District appropriate for residential development with

small-scaled compatible ground-level commercial uses. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area. The Project meets several Objectives and Purpose of the Uptown Retail and Rehabilitation Area in the Central District Urban Renewal Plan, including 1) Re-establishment of residential areas for all economic levels within specific portions of the Project Area; 2) Improved environmental design within the Project Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area; 3) Provision of adequate infrastructure such as public parking, sidewalks, and traffic control; and 4) Utilization of key transit nodes to support transit-oriented development.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

Based on the ground lease payments discussed below, the net present value of the lease payments when discounted by 6.5% per year is $12.2 million. This discount rate, is rate the Agency agreed to provide the developer in the deal. There is also an option to purchase the property at the Agency's cost adjusted for inflation at any time during the initial leas term, through 2071. Because this payment amount and date is unknown, it is difficult to place a value on it. Sale of the property with the leasehold in place is therefore probably worth about $12.2 million today.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The Ground Lease establishes payments to the City, as current landlord, beginning in 2016 and ending in 2034 for a total of $24,415,000 in annual installments as follows:

Year	Amount
2016	$ 485,320
2017	$ 577,798
2018	$ 673,147
2019	$ 771,454
2020	$ 872,811
2021	$ 977,311
2022	$ 1,085,051
2023	$ 1,196,129
2024	$ 1,310,648
2025	$ 1,376,180
2026	$ 1,444,989
2027	$ 1,517,238
2028	$ 1,593,100
2029	$ 1,672,755
2030	$ 1,756,393
2031	$ 1,844,213
2032	$ 1,936,423

Property to Fulfill an Enforceable Obligation

2033	$ 2,033,245
2034	$ 1,290,795
Total	**$ 24,415,000**

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below summarizes all of the studies completed on soil or groundwater issues on this site.

Date	**Author**	**Title**	**Details (if applicable)**
February 1992	Alameda County Health Care Services Agency Department of Environmental Health Hazardous Materials Division	Underground Storage Tank Closure Plan – Goodyear Service Center #1732	February 3, 1992 Available with Matrix Environmental Services, LLC
September 1993	Dames & Moore	Report Groundwater Monitoring Former Chevron Service Station, 1911 Telegraph Avenue	September 24, 1993
April 1994	Uribe & Associates	Limited Phase II Site Assessment Report, 1810 San Pablo Avenue/571 19th Street	April 28, 1994
June 1994	Uribe & Associates	Groundwater Monitoring Report; Downtown Redevelopment Zone, Oakland, CA	June 8, 1994
May 1998	Chaney, Walton & McCall, LLC and Ellington Group, Inc.	Environmental Inspection Report: 550 Williams Parcel (Former Spar Sausage Company Facility)	May 20, 1998
February 1999	Chaney, Walton & McCall, LLC and Ellington Group, Inc.	Phase II Environmental Site Assessment, Oakland, CA	February 19, 1999
May 1999	City of Oakland	ESA data on APN 8-643-1-1 (Sears Property), First Quarter 1999, Groundwater Monitoring and Sampling Report Sears 1039, 1901-1911 Telegraph Avenue, Oakland, CA	May 21, 1999
January 2000	Uribe & Associates	Phase I Environmental Site Assessment, Three Parcels Located at 574 Williams Street	January 14, 2000
May 2001	Harding ESE	Draft Environmental Investigation Report: Oakland Uptown Redevelopment Project	May 1, 2001
April 2001	Chaney, Walton & McCall, LLC	Shallow Groundwater Monitoring and Assessment - Uptown Theater District (Oakland, CA)	Site Description, Field Investigation, Lab Analyses and Findings
June 2001	Subsurface Consultants, Inc.	Phase I Environmental Site Assessment, 1961-1975 Telegraph Avenue, Oakland, CA	June 7, 2001
December 2002	URS	2002 Third Quarter Groundwater Monitoring Report, Former Sears Retail Center #1039, 1911 Telegraph Avenue	December 12, 2002
January 2003	Treadwell & Rollo	Preliminary Geotechnical Investigation, Uptown Development Parcels 1, 2, and 3,	January 21, 2003

		Oakland, CA	
February 2003	Aqua Science Engineers	Report of Soil and Groundwater Assessment at Feldstein Property: 1940 San Pablo Avenue	February 5, 2003 Available with Matrix Environmental Services, LLC
September 2003	LSA Associates, Inc.	Uptown Mixed Use Project Environmental Impact Report, Public Review Draft	Prepared for the City of Oakland Community and Economic Development Agency
February 2004	Matrix Environmental Services, LLC	Final Environmental Due Diligence Review for the Oakland Uptown Mixed Use Site	
April 2004	Fugro West, Inc.	Sampling and Analysis Plan – Uptown Project Area (Oakland, CA)	
May 2005	Treadwell & Rollo Environmental and Geotechnical Consultants	Remedial Action Plan/Risk Management Plan, Parcels 1 Through 4, Oakland Uptown Mixed Use Site, Oakland, California. May 23.	
July 2005	Fugro West, Inc.	Site Assessment Report – Uptown Project Area (Oakland, CA)	
October 2005	LFR Levine-Fricke (LFR)	Health and Safety Plan and Air Monitoring Plan for Remedial Activities at the Uptown Project Site, Oakland, California. October 24.	
November 2005	LFR Levine-Fricke (LFR)	Interim Storm Water Pollution Prevention Plan for Demolition and Grading Activities, Uptown Development Project, Oakland, California. November 22.	
December 2005	Pacific States Environmental Contractors, Inc. (PSEC)	Health and Safety Plan	

The Properties were principally contaminated with lead (in both surface soils and lead-based paint in existing structures), asbestos (in existing structures), chlorinated solvents (low levels in groundwater) and petroleum hydrocarbons (in soil and groundwater). The Properties were remediated by the Developer during the demolition and site excavation phases of the Project. The remediation effort was subject to the terms and conditions of a "Remediation Action Plan/Risk Management Plan (RAP/RMP), Parcel 1 through 4 Oakland Uptown Mixed Use Site" dated May 23, 2005. The RAP/RMP was approved by the Regional Water Quality Control Board, San Francisco Bay Region by letter on July 27, 2005. Further, the Agency and the Developer obtained from the Regional Board an agreement effective June 15, 2005, entitled "Mutual Covenant not to Sue for the Oakland Uptown Mixed-Use Site, Oakland, Alameda County, that provides that subject to compliance by the Agency and the Developer with the RAP/RMP, no party will be required to undertake further site investigation, remediation or monitoring activities for hazardous materials conditions that existed prior to and as of the redevelopment of the Properties. Subsequently, the Agency received the following No Further Action letters from the Regional Board:

Number **Title** **Parcel** **Date**

1	No Further Action for Soils at Parcels 1 & 3 at the Uptown Mixed Use Development located at the Northeast Corner of 19th Street and San Pablo Avenue, Oakland, Alameda County	Parcel 1&3	6/15/2006
2	No Further Action for Soil at Parcel 2 of the Oakland Uptown Mixed Use Development Site located at the Northeast Corner of 19th Street and San Pablo Avenue, Oakland, Alameda County	Parcel 2	6/2/2006
3	No Further Action at the Oakland Uptown Mixed Use Development located at the Northeast Corner of 19th Street and San Pablo Avenue, Oakland, Alameda County	Parcels 1, 2,3	3/11/2010

The risk management measures for the Properties include a Covenant and Environmental Deed Restriction dated October 24, 2005. Based on post-remediation soil gas and groundwater sampling results, TPHg, BTEX and VOC, concentrations in soil gas and groundwater at the Site are not a risk to indoor air. In addition, the Developer has voluntarily installed a vapor barrier under the new apartment buildings at the Properties to mitigate potential vapor intrusion from groundwater into indoor air. According to the Regional Board, the Properties site qualified for low-threat closure and no further actions related to the pollutant releases for groundwater at the Properties are required.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The City has encouraged and supported transit-oriented development in the Uptown Area. The Project was one of the primary developments in the neighborhood that established a transit-oriented and sustainable housing. Located west of the Uptown Transit Center, the site is served by both Bay Area Regional Transit (BART 12th Street – City Center and 19th Street Stations) and Alameda/Contra Costa (AC) Transit. BART routes that serve the Project area include the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1, 1R, 12, 18, 51A, 58L, 72, 72M, 72R, 634, 651, 800, 802, 851, BSD, BSN, and NL lines. The strategic location of the Project within minutes of access to public transportation has also enabled reduced parking provisions.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The City of Oakland and the Redevelopment Agency have a long history of pursuing redevelopment and revitalization of the Uptown area in downtown Oakland. During the 1980's and through the mid-1990's, the area was repeatedly targeted as the prime location for an enclosed regional shopping mall.

During the early '80s, the first of these regional development plans, embodied in the Maryland-based Rouse Company's Galleria" project, came up with a plan to build four department stores along Telegraph Avenue near 19th Street. The Rouse proposal included a Nordstrom and a Macy's, but the stores were so cautious that they refused to move in unless the city agreed to

guarantee their profits for five years. In addition, Rouse requested a city subsidy initially estimated at $100 million that was steadily revised upwards. The Project did not come to fruition because of a national economic recession, consolidation in the retail industry and requests for major Agency funding assistance that could not be met.

In the mid 1990's, the Martin Group proposed another project for the Uptown Area that included a significant amount of entertainment and retail uses. This project, too, failed to attract the required support from the national retail sector and never materialized.

In 1997, the Redevelopment Agency Board amended the Central District Urban Renewal Plan to introduce a new activity area referred to as the "Uptown Retail and Entertainment Area" (the "Uptown Area"). The intent was to refine redevelopment goals and objectives for the area in light of the Agency's previous unsuccessful efforts. Yet, even the refined focus on retail and entertainment did not translate into significant progress in attracting major retail tenants.

In the late 1990's, the Agency worked with the Chicago-based firm, Urban City Development, which drew up plans for an uptown complex that included 200,000 square feet of retail, a 14-screen movie theater, a 1,500-car garage, and a grocery market. This effort never moved beyond the initial planning stages as Urban City Development experienced difficulties in securing lease commitments from tenants.

In 1999, the Redevelopment Agency and the City Council approved a shift in the Uptown Retail Strategy. Instead of pursuing the development of a conventional urban shopping center, the City and Agency's efforts were redirected to focus on a "building-by-building" and "block-by-block" approach, centering on a "Main Street" retail concept.

At the same time, the City Council and Mayor's 10K housing initiative repositioned the Uptown Area as an opportunity site for residential development that could become a potential catalyst for growth in the retail sector along Broadway and Telegraph Avenue. Forest City approached the Agency for the first time in 1999 with their proposal to develop a major residential development in the Uptown Area.

The property was divided up into four development parcels, a park parcel and two street parcels. Three large developed parcels were transferred to the developer in 2005 under a 66-year ground lease, the Uptown Redevelopment Project Ground Lease dated October 24, 2005, pursuant to an Uptown Redevelopment Project Amended and Restated Lease Disposition and Development Agreement, also dated October 24, 2005. The Ground Lease includes an enforceable obligation to sell the properties to Forest City (see Section 48, Option to Purchase Fee Simple Interest in the Property).

3. 2016 Telegraph Avenue
490 Thomas L. Berkley Way (formerly 20th Street)

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

On January 24, 2005, the Redevelopment Agency obtained an order giving it the right to take possession of two adjacent properties located at 2016 Telegraph Avenue and 490 Thomas L. Berkley Way (the "Properties"). The Agency took possession of the Properties on July 15, 2005. On April 3, 2007, the Agency entered into a settlement agreement with the owner of the Properties and secured title in May of the same year. The Agency paid $2,744, 125 (or $129/square foot) for the Properties. Based on a 2011 appraisal of a property that is in proximity to the Properties, the current value would be $1.8 million or $90/square foot.

(B) The purpose for which the property was acquired.

The Agency acquired the Properties during the site assembly phase for the Uptown Apartments, a mixed-use development located on three properties at 500 William Street, 600 William Street and 601 William Street, which consists of 665 units of mixed-income rental housing and 9,000 square feet of neighborhood-serving retail. Specifically, the Properties were purchased for the relocation of an existing Sears Auto Center that was located on one of the properties designated for development of the Uptown Apartments.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The Properties consists of two parcels located at 2000-2016 Telegraph Avenue and 490 Thomas L. Berkley Way. The 2000-2016 Telegraph Avenue parcel (also known as 492 20th Street and 2000-14 Telegraph Avenue, APN: 008-0649-010) is directly adjacent to the west of the 490 20th Street parcel. It consists of one irregularly shaped parcel situated on the northeast corner of Thomas L. Berkley Way and Telegraph Avenue. The total land area of the parcel is calculated to be approximately 10,755 square feet.

The 490 Thomas L. Berkley Way parcel (also known as 488 20th Street, APN: 008-0649-009) consists of one irregularly shaped interior parcel situated on the north side of 20th Street between Telegraph Avenue and Broadway. Directly adjacent to the east side of the parcel is an exit path from the Paramount Theater, which is seven feet wide and acts as a buffer between the subject parcel and the adjacent building. The total land area of the parcel is calculated to be approximately 9,336 square feet.

The General Plan designation is Central Business District and the Zoning is CBD-P: Central Business District Pedestrian Retail Commercial Zone. The intent of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range

of office and residential activities. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The last appraisal prepared for the site was prepared in March of 2006, which was at the height of the housing boom in the Bay Area. It stated a value of $2.8 million (or $133.44/square foot). A more recent appraisal for a nearby site located at 1800 San Pablo Avenue was prepared on January 7, 2011, and estimated a value between $80 and $100 per square foot. The general real estate market is in Oakland only gradually improving and the current value of the Properties is estimated to be approximately $1.8 million or $90 per square foot.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The property is currently used as a surface parking lot. The City has entered into a month-to-month parking management agreement with Star Park Corporation, a private parking operator who is paying to the City a monthly fee of $3,500 for use of the Properties.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The table below summarizes all of the studies completed on soil or groundwater issues on this site.

Date	Author	Title	Details
December 2004	Fugro West, Inc.	Soil and Groundwater Sampling 20th Street and Telegraph Avenue, Oakland, California	ESA Phase 2
May 2005	Fugro West, Inc.	Additional Soil and Groundwater Sampling 20th Street and Telegraph Avenue, Oakland, California	ESA Phase 2

The site assessment revealed the presence of lead concentrations above the Environmental Screening Level (ESL) for a residential project in one sample, while the remaining detected total lead concentrations are well below the residential ESL and are similar to anticipated background values. The soil samples further indicate the presence of total petroleum hydrocarbons as diesel (TPHd) in the soil in one location, which exceed residential ESLs, but not commercial ESLs. No significant benzene, toluene, ethylbenzene, and xylenes (BTEX)) or Methyl Tertiary Butyl Ether (MTBE) concentrations were detected in soil or groundwater. The authors of the environmental assessment report conclude that considering the planned commercial use for the site as a Sears Auto Center, detected total lead and TPH concentrations in soil as well as TPH concentrations in groundwater do not pose a significant threat to human health or the environment through wither contact or an indoor air inhalation pathway. Additional analysis may be required to adequately

classify soils excavated from the Properties during construction. If the proposed use of the Properties changes to a residential project, remediation measures will be necessary.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Located west of the Uptown Transit Center, the site is served by both Bay Area Regional Transit (BART 12th Street – City Center and 19th Street Stations) and Alameda/Contra Costa (AC) Transit. BART routes that serve the Property area include the Richmond/Daly City-Millbrae, Fremont/Richmond, and Pittsburg/Bay Point-San Francisco Airport/Millbrae lines. AC Transit routes that serve the area include the 1, 1R, 11, 12, 18, 51A, 58L, 72, 72M, 72R, 800, 802, 805, 851, and NL lines.

The parcel is zoned for commercial use. It is an ideal site for transit-oriented development because of its proximity to various modes of public transportation.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The Properties were purchased for the relocation of an existing Sears Auto Center that was located on one of the properties designated for development of the Uptown Apartments. It is Sear's intent to develop the Properties into a Sears Auto Center with additional compatible commercial uses.

These two parcels are encumbered by a Lease Disposition and Development Agreement for the Sears Auto Center, dated October 18, 2005 (the "LDDA"), which requires the Redevelopment Agency, now the City, to lease the property to Sears for $1 per year The lease is for a 50-year term initially, with an additional 49-year extension. The LDDA includes an option given to Sears to purchase the property for nominal consideration once Sears is ready to develop (Section 2.1, Term of Ground Lease). This obligation was negotiated as part of the purchase price for buying the Sears Auto and Battery and parking garage sites. If the sale does not take place, the City/ORSA is required to pay Sears $1.6 million in lieu of the land, per Section 16.7, Termination of LDDA and Remedies.

Property to Fulfill an Enforceable Obligation

4. 534 16th Street – Rotunda Garage DDA

This site is a remainder parcel from the 17th Street "Rotunda" Garage development. The Agency purchased the Rotunda Building, most of the 17th Street Garage and Oakland Ice Center sites together. Three additional parcels were purchased to accommodate the 17th Street Garage. The 534 16th Street parcel is a small remainder site that provides a second entry/exit for the 17th Street Garage, through a permanent easement, and temporary surface parking. The site was part of the 17th Street Garage Disposition and Development Agreement. Until the economy improves and development is begun on the site, there is a ground lease with a nominal rent ($1.00 per year) in place. Additional details of the property and proposed development plans are as follows:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The main 17th Street Garage Site, including the entire site at 534 16th Street, was purchased on November 19, 1991 as part of a purchase of three parcels. The prorated value of all of the land purchased together was $13.13 per square foot, giving the 6,700 square foot site a value of $87,954 at the time of purchase. The current value is estimated to be approximately $70.00 per square foot or $469,000 for the 534 16th Street parcel.

(B) The purpose for which the property was acquired.

The site was acquired as part of the Rotunda Building purchase which was made in order to facilitate the renovation of this large vacant building. The Rotunda Building was renovated under a Disposition and Development Agreement ("DDA") with the Agency. This DDA required the Agency to develop parking in the area and provide parking in City facilities until the garage was completed. The site had been the source of parking for the Rotunda Building for many years prior to the Agency purchase.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

The General Plan designation is Central Business District and the Zoning is CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create, maintain and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential, office or other commercial activities. Most retail, office and residential uses are allowed up to a Floor Area Ratio of 20.0 or a residential density of one unit per 90 square feet of land. The redevelopment plan for the area reinforces the General Plan and designates the area as the Uptown Activity Area.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The current value is approximately $70.00 per square foot or $469,000, which would be reduced by $100,000 due to the easement. The value of the 534 16th Street site is therefore estimated to be $369,000. According to the "33433 Report" for the 17th Street Garage DDA, on June 22, 2004 the value of the site was $90.00 per square foot minus $100,000 for the easement, or $503,000 for the site. There is no more recent information for this site, but there is an appraisal for 521 19th Street, more commonly referred to as 1800 San Pablo Avenue, that was prepared on January 7, 2011. The value of this land was estimated to be between $80 and $100 per square foot. Although the real estate market has improved since then, the 534 16th Street would be valued much lower because of the small size, building constraint due to the three surrounding buildings and the low visibility of the site. Unencumbered, the site is approximately worth $70.00 per square foot.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The current lease only generates a nominal rent, $1.00 per year. The lease was for up to 20 years, five years initially with three five year extensions, beginning December 3, 2004.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Some basic soil and ground water analysis was done for the 17th Street Garage project, Subsurface Consultants, Inc. – February 5, 2001, Results of Chemical Analysis, 17th Street Garage Project, Oakland, California. This analysis found elevated levels of Total Extractable Hydrocarbons as diesel fuel (TEHd) and lead in some of the soil. The concentrations were primarily located in the shallow fill on the site, the top one to three feet. While the contamination levels should not require action to remediate if the site is encapsulated, i.e. if it is built out to 100% of the site for a medium or high density residential project, the soil removed from the site would have to be carefully tested and may require it to be treated as hazardous waste. Further testing is required before sale of the property and probably during construction of the project.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The site is two blocks from the 12th Street BART Station. The site is ideal for higher density transit development, including 75 residential units or 134,000 but because of the small size and neighboring historic buildings it would only accommodate approximately 25 residential units or 20,000 square feet of office. The site is an ancillary part of the 17th Street Garage Site and was allowed to be developed in any reasonable use with Agency approval of the project. The site is considered suitable for residential, retail and office uses.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The site was purchased as part of an ancillary parking lot for the Rotunda Building. It had been used as parking for the department stores that were located in the Rotunda Building and since the renovation of the building in to an office building it has been used as parking by the tenants.

This property was part of the land used to develop the 17th Street Garage under the 17th Street Garage Disposition and Development Agreement, dated August 26, 2004, with Rotunda Partners LP, and is encumbered by a Ground Lease, dated December 3, 2004. The Redevelopment Agency transferred the rest of the land when the garage was built, but only leased the parcel on 16th Street as a second entry until the site is developed. The DDA requires lease of the property (see Section 4.02(d), Transfer of Parcel 4), and sale of this property when Rotunda Partners is ready to begin development of the property (Section 5.04, Parcel 4 Section (iii)). The Ground Lease is for a term of five years (Section 3.1 Term), with three five-year extensions (Section 3.2, Option to Extend). The property is further encumbered with a nonexclusive easement held by Rotunda Partners for vehicular and pedestrian ingress and egress for the garage.

The site can accommodate this continued use and parking for the site on the ground floor with approximately 5 stories of residential or office above.

Property to Fulfill an Enforceable Obligation

5. Fox Theater

The Fox Theater is currently encumbered by several long term obligations to third parties, including the Fox Theater Disposition and Development Agreement, dated December 15, 2006 (the "DDA"), and a 60-year Ground Lease dated September 20, 2006 with Fox Theater Landlord, LLC ("FTLL"), an entity set up by the Redevelopment Agency and the City to renovate the theater using Historic and New Market Tax Credits. There are no payments due during the remaining term of the Ground Lease. The DDA also commits the Oakland Redevelopment Successor Agency to fund the buyout out of the investor after the tax credit investment period (Section 5.01.f. Contingency Loan) for a price of up to $3,530,000.

The Fox Theater is also a governmental use property and is discussed in detail in Attachment A, Descriptions of Governmental Use Property

Property to Fulfill an Enforceable Obligation

6. UCOP Garage - 409 12th Street

The Agency agreed to sell the parking facility to satisfy the parking needs of the 1100 Broadway Project, to ensure the financial feasibility and marketability of the 1100 Broadway Project, and to allow for the development of 10,000 square feet of new retail space on the ground floor of the new office building along the Broadway frontage that would otherwise be used for public parking. Providing parking at the UCOP garage instead of incorporating it into the 1100 Broadway Project also facilitates the restoration and integration of the historic Key System Building into the new office tower. On October 1, 2008, pursuant to Resolution No. 2006-88 C.M.S., the Agency and SKS entered in to a Purchase and Sales Agreement ("PSA"). On June 4, 2010, pursuant to Resolution No. 2010-54 C.M.S., the Agency and SKS amended the PSA to extend the closing date to June 25, 2013. The closing date was extended on December 18, 2012, to June 2015, with an option to extend the date by another 24 months to June 2017. The PSA establishes an initial sales price for the UCOP Garage of $4.35 million, which is increased on an annual basis by the greater of five percent or the Bay Area cost increase in the McGraw-Hill Construction Cost Index until the date of closing escrow.

The UCOP Garage is also a governmental use property and is discussed in detail in Attachment A, Descriptions of Governmental Use Property

OAKLAND OVERSIGHT BOARD

RESOLUTION NO. 2013-_____

A RESOLUTION APPROVING THE TRANSFER OF GOVERNMENTAL PURPOSE PROPERTIES TO THE CITY OF OAKLAND

WHEREAS, California Health and Safety Code Section 34181(a) provides that oversight board may direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset; and

WHEREAS, the Redevelopment Agency of the City of Oakland, prior to dissolution, transferred a number of real properties that were constructed and are used for the governmental purposes of the City of Oakland to the City of Oakland; and

WHEREAS, these properties, together with a description of the nature of the governmental purpose of the City served by those properties that qualifies them for transfer to the City, are described in the staff report accompanying this Resolution; and

WHEREAS, the Oakland Oversight Board's timely action approving the transfer of these governmental purpose properties to the City will facilitate the State Controller's pending review of asset transfers to the City from the Redevelopment Agency; now, therefore, be it

RESOLVED: That the Oakland Oversight Board hereby finds that the properties listed in Exhibit A to this Resolution serve the governmental purposes of the City of Oakland, and approves the transfer of ownership of these properties to the City of Oakland; and be it

FURTHER RESOLVED: That, pursuant to California Health and Safety Code Section 34179(h), this action by the Oakland Oversight Board shall be effective five business days from the date a copy of this Resolution is sent to the California Department of Finance unless the Department requests a review.

ADOPTED, OAKLAND, CALIFORNIA, _____, 2013

PASSED BY THE FOLLOWING VOTE:

AYES- CARSON, GERHARD, LEVIN, ORTIZ, QUAN, SMITH, TUCKER

NOES-

ABSENT-

ABSTENTION-

ATTEST:_____
SECRETARY, OAKLAND
OVERSIGHT BOARD

EXHIBIT A

CITY GOVERNMENTAL PURPOSE PROPERTIES

(attached)

Exhibit A - Governmental Use Property

No.	Use Category - Description	Address	Held By	Area	Parcel Number	Book Value	Size SqFt
PROPERTY HELD IN RETENTION FOR GOVERNMENT USE							
1	Street - Sunshine Court	SUNSHINE COURT	City	Coliseum	040-3319-047-02		1,084
2	Street - Sunshine Court	SUNSHINE COURT	City	Coliseum	040-3319-047-03		17,182
3	Parking - AMTRAK Station	73RD AVE	City	Coliseum	041-3901-007-03	$337,332	2,766
4	Parking - AMTRAK Station	73RD AVE	City	Coliseum	041-3901-007-05	$332,403	35,000
5 *	Education & Entertainment - Fox Theater	521 19TH STREET	City	Central District	008-0642-016		64,697
6	Park - Wade Johnson	12TH ST	City	Oak Center	004-0037-032-05		10,080
7	Park - Wade Johnson	POPLAR STREET	City	Oak Center	004-0059-014		28,582
8	Park - Wade Johnson	1205 POPLAR STREET	City	Oak Center	004-0059-015		4,563
9	Park - Wade Johnson	1316 E 12TH ST	City	Oak Center	004-0059-016		4,216
10	Park - Wade Johnson	1224 KIRKHAM CT	City	Oak Center	004-0059-017		4,295
11	Park - Wade Johnson	1228 KIRKHAM CT	City	Oak Center	004-0059-018-02		1,223
12	Park - Leona Creek	LEONA CREEK DR	City	Coliseum	041-4212-002		217,872
13	Sod Farm - Coliseum	66TH AVE	City	Coliseum	041-3901-010	$1	47,480
14	Parking - Coliseum	8000 SOUTH COLISEUM WAY	City	Coliseum	042-4328-001-24	$1,400,000	383,328
15	Recreation - Oakland Ice Center	540 17TH STREET	City	Central District	008-0641-008-05	$10,588,072	70,567
16	Parking Garage - City Center West	1260 M L KING JR WAY	City	Central District	002-0027-006-03	$21,446,577	140
17	Parking Garage - City Center West	M L KING JR WAY	City	Central District	002-0027-006-05	part of 27-6-3	78,103
18 *	Parking Garage - University of California Office of the President	1111 FRANKLIN	City	Central District	002-0051-013-01	$2,419,000	0
19	Parking Garage - Franklin 88	9TH ST	City	Central District	002-0101-001	$2,818,000	13,406
20	Parking Garage - Telegraph Plaza	2100 TELEGRAPH AVENUE	City	Central District	008-0648-016-03	$781,911	72,398
Sub-Total Parcels held for a governmental use.						**$40,123,296**	**1,056,982**

* Properties qualify as and are listed as both governmental use and enforceable obligations.

OAKLAND OVERSIGHT BOARD

RESOLUTION NO. 2013-_____

A RESOLUTION APPROVING THE TRANSFER OF PROPERTIES USED TO FULFILL ENFORCEABLE OBLIGATIONSTO THE CITY OF OAKLAND

WHEREAS, California Health and Safety Code Section 34167.5 provides that properties transferred to the City of Oakland are allowed to remain with the City of Oakland if contractually committed to a third party for the expenditure or encumbrance of those properties; and

WHEREAS, the Redevelopment Agency of the City of Oakland, prior to dissolution, transferred a number of assets to the City of Oakland that were and continue to be contractually committed to or used to fulfill enforceable obligations to third parties; and

WHEREAS, these properties, together with a description of the nature of the enforceable obligations encumbering these properties that qualifies them for transfer to the City, are described in the staff report accompanying this Resolution; and

WHEREAS, the Oakland Oversight Board's timely action approving the transfer to the City of the properties encumbered by enforceable obligations will facilitate the State Controller's pending review of asset transfers to the City from the Redevelopment Agency; now, therefore, be it

RESOLVED: That the Oakland Oversight Board hereby finds that the properties listed in Exhibit A to this Resolution were and continue to be contractually committed to or used to fulfill enforceable obligations to third parties, and approves the transfer of ownership of these properties to the City of Oakland; and be it

FURTHER RESOLVED: That, pursuant to California Health and Safety Code Section 34179(h), this action by the Oakland Oversight Board shall be effective five business days from the date a copy of this Resolution is sent to the California Department of Finance unless the Department requests a review.

ADOPTED, OAKLAND, CALIFORNIA, _____, 2013

PASSED BY THE FOLLOWING VOTE:

AYES- CARSON, GERHARD, LEVIN, ORTIZ, QUAN, SMITH, TUCKER

NOES-

ABSENT-

ABSTENTION-

ATTEST:_____
SECRETARY, OAKLAND
OVERSIGHT BOARD

EXHIBIT A

PROPERTIES UNDER ENFORCEABLE OBLIGATIONS

Exhibit A - Property with Enforceable Obligations

No.	Use Category - Description	Address	Held By	Area	Parcel Number	Book Value	Size SqFt
PROPERTY HELD TO FULFILL AN ENFORCEABLE OBLIGATION - ARMY BASE							
1	Oakland Army Base	BURMA ROAD	City	Army Base	0000-0507-001-10	$48,939,425	758,743
2	Oakland Army Base	MARATIME STREET	City	Army Base	0000-0507-001-11	part of 507-1-10	4,171,442
3	Oakland Army Base	WAKE AVENUE	City	Army Base	0000-0507-004-01	part of 507-1-10	0
4	Oakland Army Base	WAKE AVENUE	City	Army Base	0000-0507-004-04	part of 507-1-10	503,758
5	Oakland Army Base	WAKE AVENUE	City	Army Base	0000-0507-005	part of 507-1-10	75,010
6	Oakland Army Base	BURMA ROAD	City	Army Base	0000-0507-006	part of 507-1-10	413,820
7	Oakland Army Base	MARATIME STREET	City	Army Base	0000-0507-007	part of 507-1-10	65,340
8	Oakland Army Base	WAKE AVENUE	City	Army Base	0000-0507-008	part of 507-1-10	644,506
Sub-Total - Army Base parcels with enforceable obligations.						**$48,939,425**	**6,632,619**
PROPERTY HELD TO FULFILL AN ENFORCEABLE OBLIGATION - ADDITIONAL SITES							
9	Forest City - Uptown Residential	1911 TELEGRAPH AVENUE	City	Central District	008-0716-052	$6,022,384	76,599
10	Forest City - Uptown Residential	1911 TELEGRAPH AVENUE	City	Central District	008-0716-054	$4,313,844	54,868
11	Forest City - Uptown Residential	1911 TELEGRAPH AVENUE	City	Central District	008-0716-056	$5,808,532	73,879
12	Sears - Replace Auto Repair	490 TOMAS L BERKELEY WAY	City	Central District	008-0649-009	$2,744,125	10,766
13	Sears - Replace Auto Repair	2016 TELEGRAPH	City	Central District	008-0649-010	part of 649-9	9,370
14	Rotunda Garage - Commercial/Residential	524 16TH STREET	City	Central District	008-0620-009-03		6,697
15 *	Education & Entertainment - Fox Theater	521 19TH STREET	City	Central District	008-0642-016		64,697
16 *	Parking Garage - University of California Office of the President	1111 FRANKLIN	City	Central District	002-0051-013-01	$2,419,000	0
Sub-Total - Additional parcels with enforceable obligations.						**$21,307,885**	**296,876**
Total - Parcels with enforceable obligations.						**$70,247,310**	**6,929,495**

* Properties qualify as and are listed as both governmental use and enforceable obligations.