

REDEVELOPMENT PLAN
FOR THE
CENTRAL CITY EAST
REDEVELOPMENT PROJECT

Prepared by
THE REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

Adopted on July 29, 2003

As Amended Up To May 31, 2007

**REDEVELOPMENT PLAN
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CENTRAL CITY EAST
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I. [§100] INTRODUCTION

This is the Redevelopment Plan (the “Plan”) for the Central City East Redevelopment Project (the “Project”) in the City of Oakland (the “City”), County of Alameda, State of California, and consists of the text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), the Proposed Public Improvements (Attachment No. 4), and the Map of Commercial Corridors (Attachment No. 5). This Plan was prepared by the Redevelopment Agency of the City of Oakland (the “Agency”) pursuant to the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq. (the “Community Redevelopment Law”), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Oakland, adopted by the City Council of the City of Oakland (the “City Council”) on March 24, 1998, as amended.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Oakland (the “Planning Commission”) on December 5, 2001, as accepted by the Agency by Resolution No. 02-05 C.M.S., adopted on February 19, 2002.

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

The major goals of this Plan are to:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- B. Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- C. Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Project Area residents.
- D. Improve transportation, open space, parking, and other public facilities and infrastructure throughout the Project Area.
- E. Stimulate home ownership opportunities in the Project Area.
- F. Improve the quality of the residential environment by assisting in new construction, rehabilitation and conservation of living units in the Project Area, including units affordable to low and moderate income households.
- G. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

These goals conform to the purposes of redevelopment as stated in the Community Redevelopment Law. These purposes include the elimination of blight, the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of a project area, and the provision of those residential, commercial, industrial, public, or other structures or spaces (including recreational and open space) as may be appropriate or necessary in the interest of the general welfare.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the “Legal Description of the Project Area Boundaries,” attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the “Project Area Map,” attached hereto as Attachment No. 2 and incorporated herein by reference. The Project Area includes four contiguous subareas as set forth on the Project Area Map: Eastlake/San Antonio; Fruitvale/San Antonio; Central East Oakland; and Elmhurst.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to accomplish the goals and purposes of redevelopment in the Project Area through the following strategies:

1. Assembling adequate sites for the development and construction of residential, commercial, industrial, or public facilities;
2. Demolishing or removing buildings and improvements, when necessary;
3. Conveying sites to redevelopers for the development and construction of residential, commercial, industrial, or public facilities;
4. Promoting redevelopment by private redevelopers or other public agencies for uses in accordance with this Plan;
5. Supporting the rehabilitation of residential, commercial, industrial, or public structures and improvements by present owners, redevelopers, and the Agency;
6. Providing for participation by current owners and tenants and the extension of preferences to current business occupants and other tenants;
7. Providing relocation assistance to occupants displaced by the Project;
8. Managing property under the ownership and control of the Agency;
9. Supporting the installation, construction, reconstruction, or enhancement of streets, utilities, parks and open space, and other public improvements; and
10. Supporting the new construction, rehabilitation, preservation, and increased availability of housing affordable to low and moderate income households.

As part of its efforts to pursue such redevelopment in the Project Area, and pursuant to the recommendations of the Central City East Project Area Committee (“PAC”), the Agency intends to establish new redevelopment programs, or expand existing programs, including but not limited to programs in the following areas: façade improvement; infrastructure improvements; retail and commercial recruitment; historic preservation; major employer incentives; land assembly and relocation; community facilities; public/private development; and housing.

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

B. [§302] Cooperation with Public Bodies

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

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. Except as may otherwise be agreed to between the Agency and a public body prior to the adoption of this Plan, all plans for development of property in the Project Area by a public body shall be subject to Agency approval.

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

C. [§303] Property Acquisition

1. [§304] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law, including eminent domain. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

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

Notwithstanding the above, the Agency may not acquire by eminent domain any real property that contains a single-family owner-occupied house and is located outside the commercial corridors of the Project Area (the properties located within such commercial corridors are shown on the map attached as Attachment No. 5), unless the property has been declared substandard or a public nuisance by the City due to illegal activities or hazardous conditions.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement.

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

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his or her responsibilities under the participation agreement.

2. [§305] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the

execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. [§306] Demolition, Clearance, and Building and Site Preparation

1. [§307] Demolition and Clearance

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

2. [§308] Preparation of Building Sites

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

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

E. [§309] Property Disposition and Development

1. [§310] Real Property Disposition and Development

a. [§311] General

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

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any other public body.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

b. [§312] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

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

All purchasers or lessees of property acquired from the Agency may be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan. The Agency may require that any or all such development plans be submitted to the Agency for approval and design review.

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

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, age, marital status, national origin or ancestry, Acquired-Immune Deficiency Syndrome (AIDS), AIDS-Related Complex (ARC), or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

2. [§313] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer,

assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

F. [§314] Promotion of Redevelopment

The Agency may engage in any activity authorized by this Plan and applicable law to promote redevelopment of the Project Area by private redevelopers and other public agencies. In addition, to encourage and support redevelopment by private redevelopers and other public agencies, the Agency may engage or assist in marketing, outreach, dissemination of public information, public events, and other activities promoting the Project.

G. [§315] Rehabilitation, Conservation and Moving of Structures

1. [§316] Rehabilitation and Conservation

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

It shall be the purpose of this Plan to encourage the retention of existing businesses and to add to the economic viability of the businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Project Area to upgrade and maintain their property in a manner consistent with the Plan and with other standards that may be established by the Agency for the Project Area.

2. [§317] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

H. [§318] Participation Opportunities; Extension of Preferences
for Reentry Within Redeveloped Project Area

1. [§319] Opportunities for Owners and Business Tenants

In accordance with this Plan and the rules for participation by owners and the extension of preferences to business tenants adopted by the Agency pursuant to this Plan and the

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

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

2. [§320] Rules for Participation Opportunities, Priorities
and Preferences

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

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

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the need to assemble and redevelop large sites for integrated, modern development, given market conditions and development economies of scale; (2) the capacity of owners to finance redevelopment or rehabilitation in accordance with this Plan; (3) the development experience of owners and their capacity to undertake development projects as needed to meet Plan objectives; (4) the need to coordinate development projects with other projects or existing uses in the Project Area; (5) the need to change or eliminate some land uses; (6) the need to construct, widen or realign some streets; (7) the need to reduce the total number of individual parcels in the Project Area; or (8) the need to construct or expand public facilities.

3. [§321] Participation Agreements

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

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

4. [§322] Conforming Owners

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

I. [§323] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. [§324] Assistance in Finding Other Locations

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

Project Area for displaced persons.

2. [§325] Relocation Payments

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

J. [§326] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

K. [§327] Public Improvements

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

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

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

1. [§329] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. The Agency shall require that replacement dwelling units rehabilitated, developed, or constructed pursuant to this section remain available at an affordable housing cost to person and families of low income, moderate income, and very low income households, respectively, for the longest feasible time as determined by the Agency, but for not less than the term of this Plan, except to the extent a longer period of time is required by law.

2. [§330] Project Area Housing Production

At least 30 percent of all new or substantially rehabilitated dwelling units developed by the Agency in the Project Area shall be available at affordable housing cost to persons and families of low or moderate income, with not less than 50 percent of these units made available at affordable housing cost to very low income households, as required by Section 33413 (in particular, subdivision (b) of that section) of the Community Redevelopment Law. At least 15 percent of all new or substantially rehabilitated dwelling units developed by public or private entities or persons other than the Agency in the Project Area shall be available at affordable housing cost to persons and families of low or moderate income, with not less than 40 percent of these units made available at affordable housing cost to very low income households, as required by Section 33413 (in particular, subdivision (b) of that section) of the Community Redevelopment Law. The requirements of this section shall apply in the aggregate, and not to each individual case of rehabilitation, development, or construction of dwelling units; however, the Agency in its discretion may impose inclusionary housing requirements on particular housing projects developed by public or private entities or persons other than the Agency in the Project Area, as needed in order for the Agency to comply with Section 33413 of the Community Redevelopment Law, this Plan, and the implementation plan adopted for the Project pursuant to Section 33490 of the Community Redevelopment Law.

Notwithstanding the above or anything else in the Plan to the contrary, the affordable housing production requirements as set forth above for the Central City East Project Area are hereby merged with the affordable housing production requirements as set forth in the Oak Knoll

Redevelopment Plan, but only in the limited circumstances and subject to the conditions set forth in this paragraph. In general, the Agency shall ensure that the affordable housing production requirements set forth in Section 33413(b) of the Community Redevelopment Law are met separately for the Central City East Project Area and for the Oak Knoll Project Area every 10 years (the “compliance period”) as set forth in the Community Redevelopment Law. However, if the number of new or substantially rehabilitated dwelling units actually developed in the Central City East Project Area during a compliance period and made available at an affordable housing cost to low or moderate income families and/or very low income households exceeds the minimum number required by this Section for such income group, the surplus of affordable housing units may be allocated to the Oak Knoll Project Area for purposes of satisfying the affordable housing production requirements of the Oak Knoll Redevelopment Plan for the same income group. Any such allocation shall be subject to all of the following conditions:

- Any allocation of surplus affordable housing units to Oak Knoll must be approved by the governing body of the Agency by resolution.
- Only surplus affordable housing units developed within Central City East with no relationship to development at Oak Knoll may be allocated to Oak Knoll.
- The Agency must compensate Central City East redevelopment funds from Oak Knoll redevelopment funds for any allocation of surplus affordable housing units to Oak Knoll as set forth below. The amount of compensation for each unit shall be equal to the average Agency per-unit subsidy for developing affordable housing for the applicable income group, with such average calculated based on the average Agency subsidy provided through the Agency’s most recent Notice of Funding Availability process or other affordable housing funding process at the time of the allocation. The compensation shall come from non-housing Oak Knoll tax increment funds. The compensation may be in the form of an Agency commitment to compensate Central City East redevelopment funds from present or future Oak Knoll funds. The Agency may also accept contributions from redevelopers in the Oak Knoll Project Area to fund such compensation. In no event may Oak Knoll Low and Moderate Income Housing Funds be used for such purposes. Any such funds shall be used exclusively within the Central City East Project Area.
- No affordable housing shall be constructed within the Central City East Project Area for the purpose of satisfying the affordable housing production requirements of the Oak Knoll Project Area.
- At least 50% of the Oak Knoll affordable housing area production requirement shall be satisfied by allocating surplus affordable housing units developed in Central City East.

3. [§331] Low and Moderate Income Housing Set Aside

Pursuant to Section 33334.2 of the Community Redevelopment Law and Agency Resolution No. 01-85 C.M.S., not less than 25 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income. However, the Agency's obligation to set-aside amounts for low and moderate income housing in excess of the 20 percent set-aside required by the Community Redevelopment Law shall be subject to the conditions and limitations contained in Agency Resolution No. 01-85 C.M.S. and subsequent Agency resolutions. In carrying out this purpose, the Agency may exercise any or all of its powers.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 329 or the affordable housing production provisions in Section 330 above. These funds may only be used inside the Project Area.

The funds for this purpose shall be held in the Agency's Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

4. [§332] Other Low and Moderate Income Housing

The Agency is authorized to use other Agency funds for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income. The Agency may acquire land, donate land, improve sites, construct or rehabilitate structures, or provide subsidies to support such housing.

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

A. [§401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project for all land -- public, semi-public and private.

B. [§402] Designated Land Uses

1. [§403] Residential Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for residential uses shall be used for the residential uses set forth and described in the Oakland Planning Code, as such Code may be amended by the City from time to time. Alternative uses may be established to the extent and in the manner provided by the City's General Plan, the Oakland Planning Code, and other local codes and ordinances.

2. [§404] Commercial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for commercial uses shall be used for the general commercial uses set forth and described in the Oakland Planning Code, as such Code may be amended by the City from time to time. Alternative uses may be established to the extent and in the manner provided by the City's General Plan, the Oakland Planning Code, and other local codes and ordinances.

3. [§405] Industrial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for industrial uses shall be used for the industrial uses set forth and described in the Oakland Planning Code, as such Code may be amended by the City from time to time. Alternative uses may be established to the extent and in the manner provided by the City's General Plan, the Oakland Planning Code, and other local codes and ordinances.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include Foothill Boulevard, MacArthur Boulevard, International Boulevard, High Street, Bancroft Avenue, Seminary Avenue, Fruitvale Avenue, 98th Avenue, 73rd Avenue, and Durant Avenue.

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

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

- a. A balancing of the needs of proposed and potential new

developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;

- b. The requirements imposed by such factors as topography, traffic safety and aesthetics;
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement; and
- d. The potential need to enhance mass transportation facilities or equipment.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

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

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations, as set forth and described in the Oakland Planning Code, as such Code may be amended by the City from time to time. Alternative uses may be established to the extent and in the manner provided by the City's General Plan, the Oakland Planning Code, and other local codes and ordinances. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§409] Interim Uses

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

conformity with the uses permitted in this Plan.

4. [§410] Nonconforming Uses

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

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

D. [§411] General Controls and Limitations

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

1. [§412] Construction

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

2. [§413] Rehabilitation and Retention of Properties

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

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

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

4. [§415] Number of Dwelling Units

The number of dwelling units presently in the Project Area is approximately 27,300, and shall not exceed the number of dwelling units permitted under the City's General Plan.

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

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

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

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

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

7. [§418] Signs

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

8. [§419] Utilities

The Agency may require that all utilities be placed underground whenever physically and economically feasible.

9. [§420] Incompatible Uses

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

10. [§421] Nondiscrimination and Nonsegregation

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

11. [§422] Subdivision of Parcels

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

12. [§423] Minor Variations

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

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

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

E. [§424] Design for Development

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

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

F. [§425] Building Permits

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

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

V. [§500] METHODS OF FINANCING THE PROJECT

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

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

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and

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

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

B. [§502] Tax Increment Funds

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Alameda last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed

valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance. The amount of the total bonded indebtedness for the Project supported in whole or in part with tax increment revenues that may be outstanding at any one time shall not exceed Two Billion, Three-hundred Million Dollars (\$2,300,000,000).

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

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond 20 years from the effective date of the ordinance adopting this Plan, except that the Agency may incur loans, advances or indebtedness beyond 20 years from the effective date of the ordinance adopting this Plan to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency's replacement housing or housing production requirements as set forth in Sections 33413 and 33413.5 of the Community Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

The Agency will comply with the requirements of Section 33607.5 of the Community Redevelopment Law to make certain payments to affected taxing entities.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Project Area after 45 years from the effective date of the ordinance adopting this Plan.

C. [§503] Other Loans and Grants

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

VI. [§600] ACTIONS BY THE CITY

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

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally

required to bear such cost.

- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical sites.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

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

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies

may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

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

The provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 30 years from the date of adoption of this Plan by the City Council, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of the plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and except that, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, it shall retain its authority to implement its requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

X. [§1000] MERGER

Upon the effective date of the Ordinance adopting the Third Amendment to this Plan, and provided an ordinance becomes effective that amends the Redevelopment Plan for the Oak Knoll Redevelopment Project to merge the Oak Knoll Redevelopment Project Area with this Project Area, the Central City East Project Area is hereby merged with the Oak Knoll Project Area. The merged project area may be referred to as the “Central City East/Oak Knoll Project Area” or the “Central City East/Oak Knoll Redevelopment Project.” Any tax increment funds allocated to the Agency pursuant to Section 502 of the Redevelopment Plan for the Oak Knoll Redevelopment Project that are attributable to the Oak Knoll Project Area as established prior to the Third Amendment to the Oak Knoll Redevelopment Plan may be allocated to the entire Central City East/Oak Knoll Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Central City East/Oak Knoll Redevelopment Project. Notwithstanding the merger, tax increment funds allocated to the Agency pursuant to Section 502 of this Plan that are attributable to the Central City East Project Area as established prior to the Third Amendment to this Plan, may not be

allocated to the Oak Knoll Redevelopment Project.

Notwithstanding the merger, all provisions of this Plan shall continue to govern the Central City East Project Area as established prior to the Third Amendment to this Plan. The Redevelopment Plan for the Oak Knoll Redevelopment Project shall have no application to this Project Area.

**CENTRAL CITY EAST
REDEVELOPMENT PLAN**

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The boundaries of the Central City East Redevelopment Project are described as set forth in the attached legal descriptions. The original project area was modified by the First Amendment to the Redevelopment Plan to subtract the parcel known as Assessor's Parcel 000O-0461-001. The legal description of the detached parcel ("Detachment From Central City East Survey Area") may be found on page 60, after the legal description of the original project area.

PLS SURVEYS, INC.
2220 LIVINGSTON STREET, SUITE 202
OAKLAND, CA 94606

CENTRAL CITY EAST SURVEY AREA

A PARCEL OF LAND IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA, ALSO BEING A POINT ON THE SOUTHERLY PROLONGATION OF THE APPARENT CENTERLINE OF FIRST AVENUE PLACE, HAVING A COORDINATE VALUE IN THE CALIFORNIA COORDINATE SYSTEM, NAD '83 ZONE III OF NORTHING=2118075.79 AND EASTING=6054089.40, SAID POINT BEARING N63°09'11"W, 733.38 FEET FROM A MONUMENT AT THE INTERSECTION OF 3RD AVENUE AND EAST 15TH STREET HAVING A COORDINATE VALUE OF N=2117744.59 AND E=6054743.73; THENCE LEAVING THE BOUNDARY OF SAID CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA AND SAID **POINT OF BEGINNING**

L1 N40° 50' 16"W, 33.68 FEET, TO THE CENTERLINE OF THE TRAVELED WAY OF FIRST AVENUE; THENCE ALONG LAST SAID CENTERLINE

L2 N49° 09' 45"E, 272.83 FEET; THENCE

L3 N49° 31' 46"E, 252.42 FEET; THENCE LEAVING LAST SAID CENTERLINE AND ALONG THE EXTENDED CENTERLINE AND THE CENTERLINE OF THE EASTBOUND LANES OF LAKE SHORE AVENUE

L4 N69° 18' 16"E, 154.18 FEET; THENCE ALONG A

C1 CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 381.24 FEET, A DELTA OF 46° 29' 03", AN ARC LENGTH OF 309.30 FEET, WHOSE RADIUS BEARS N19° 42' 38"W TO A POINT ON THE APPARENT CENTERLINE OF EAST 18TH STREET; THENCE ALONG SAID APPARENT CENTERLINE

L5 S65° 37' 50"E, 116.23 FEET TO THE APPARENT INTERSECTION OF THE CENTERLINES OF EAST 18TH STREET AND ATHOL AVENUE; THENCE ALONG THE APPARENT CENTERLINE OF ATHOL AVENUE, ALONG A

C2 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 708.15 FEET A DELTA OF 11° 49' 26", AN ARC LENGTH OF 146.14 FEET, WHOSE RADIUS BEARS S55° 53' 50"E; THENCE THROUGH THE BLOCK BETWEEN SAID ATHOL AVENUE AND 3RD AVENUE

L6 S65° 32' 54"E, 156.93 FEET; THENCE

L7 N86° 34' 10"E, 74.51 FEET; THENCE

L8 S75° 33' 03"E, 116.39 FEET; THENCE

L9 S63° 18' 09"E, 142.10 FEET; THENCE

L10 S61° 15' 14"E, 119.02 FEET; THENCE

L11 N28° 44' 46"E, 215.51 FEET, TO A POINT ON THE APPARENT CENTERLINE OF
ATHOL AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE ALONG A
C3 CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 811.19 FEET A DELTA
OF 14° 13' 27", AN ARC LENGTH OF 201.38 FEET, WHOSE RADIUS BEARS
N02° 05' 12"E; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE
BLOCK BETWEEN ATHOL AVENUE AND PARK BOULEVARD

L12 S15° 18' 45"E, 88.78 FEET; THENCE

L13 S79° 46' 36"E, 43.63 FEET; THENCE

L14 N75° 44' 54"E, 21.68 FEET; THENCE

L15 S14° 15' 06"E, 9.44 FEET; THENCE

L16 S78° 29' 32"E, 51.35 FEET; THENCE

L17 S20° 18' 45"E, 50.90 FEET; THENCE

L18 N69° 41' 15"E, 81.51 FEET; THENCE

L19 N65° 39' 52"E, 93.06 FEET; THENCE

L20 N65° 39' 52"E, 64.90 FEET; THENCE

L21 N25° 51' 30"W, 66.09 FEET; THENCE

L22 N58° 57' 00"E, 198.86 FEET; THENCE

L23 N79° 30' 00"E, 96.10 FEET TO THE APPARENT CENTERLINE OF NEWTON
AVENUE; THENCE ALONG SAID APPARENT CENTERLINE

L24 S10° 30' 00"E, 10.81 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN NEWTON AVENUE AND WAYNE
PLACE

L25 S79° 30' 00"W, 94.14 FEET; THENCE

L26 S58° 57' 00"W, 42.14 FEET; THENCE

L27 S10° 30' 00"E, 28.21 FEET; THENCE

L28 S79° 30' 00"W, 30.00 FEET; THENCE

L29 S10° 30' 00"E, 75.00 FEET; THENCE

L30 N79° 30' 00"E, 50.00 FEET; THENCE

L31 S10° 30' 00"E, 10.00 FEET; THENCE

L32 N79° 30' 00"E, 111.00 FEET TO THE APPARENT CENTERLINE OF NEWTON
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L33 S10° 27' 16"E, 116.95 FEET TO THE APPARENT CENTERLINE OF PARK
BOULEVARD; THENCE ALONG LAST SAID APPARENT CENTERLINE

L34 S77° 05' 30"W, 60.04 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE

L35 S11° 45' 05"E, 41.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE
OF SAID PARK BOULEVARD; THENCE THROUGH THE BLOCK BETWEEN SAID PARK
BOULEVARD AND 5TH AVENUE

L36 S41° 59' 00"E, 89.00 FEET; THENCE

L37 S47° 51' 17"W, 1.75 FEET; THENCE

L38 S40° 50' 37"E, 112.45 FEET TO THE APPARENT CENTERLINE OF 5TH AVENUE;
THENCE ALONG LAST SAID CENTERLINE

L39 N49° 09' 23"E, 96.13 FEET; THENCE LEAVING LAST SAID CENTERLINE AND
THROUGH THE BLOCK BETWEEN SAID 5TH AVENUE AND 7TH AVENUE

L40 S40° 50' 37"E, 133.73 FEET; THENCE

L41 N49° 09' 23"E, 25.00 FEET; THENCE

L42 S40° 50' 37"E, 400.00 FEET; THENCE

L43 S49° 09' 24"W, 25.00 FEET; THENCE
L44 S40° 50' 37"E, 75.00 FEET; THENCE
L45 S49° 09' 23"W, 75.00 FEET; THENCE
L46 S40° 50' 21"E, 110.24 FEET TO THE APPARENT CENTERLINE OF SAID 7TH
AVENUE; THENCE ALONG LAST APPARENT CENTERLINE
L47 S49° 09' 23"W, 30.00 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID 7TH AVENUE AND 8TH
AVENUE
L48 S40° 50' 50"E, 128.65 FEET; THENCE
L49 N49° 09' 23"E, 102.00 FEET; THENCE
L50 S40° 50' 37"E, 149.50 FEET; THENCE
L51 S49° 09' 23"W, 68.00 FEET; THENCE
L52 S40° 50' 37"E, 80.88 FEET TO THE APPARENT CENTERLINE OF SAID 8TH AVENUE;
THENCE ALONG LAST SAID APPARENT CENTERLINE
L53 N48° 53' 54"E, 38.00 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID 8TH AVENUE AND 9TH
AVENUE
L54 S40° 50' 37"E, 104.30 FEET; THENCE
L55 N49° 09' 23"E, 32.00 FEET; THENCE
L56 S40° 50' 37"E, 150.00 FEET; THENCE
L57 S49° 09' 23"W, 43.00 FEET; THENCE
L58 S40° 50' 37"E, 104.55 FEET TO THE APPARENT CENTERLINE OF SAID 9TH
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L59 S48° 41' 15"W, 35.33 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID 9TH AVENUE AND 10TH
AVENUE
L60 S40° 50' 37"E, 104.26 FEET; THENCE
L61 N49° 09' 23"E, 53.33 FEET; THENCE
L62 S40° 50' 37"E, 75.00 FEET; THENCE
L63 S49° 09' 23"W, 25.00 FEET; THENCE
L64 S40° 50' 37"E, 35.00 FEET; THENCE
L65 S49° 09' 23"W, 65.00 FEET; THENCE
L66 S40° 50' 37"E, 144.55 FEET TO THE APPARENT CENTERLINE OF SAID 10TH
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L67 N49° 09' 24"E, 41.00 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID 10TH AVENUE AND 11TH
AVENUE, ACROSS SAID 11TH AVENUE AND THROUGH THE BLOCK BETWEEN SAID
11TH AVENUE AND 12TH AVENUE
L68 S40° 50' 37"E, 179.55 FEET; THENCE
L69 S49° 09' 23"W, 25.00 FEET; THENCE
L70 S40° 29' 25"E, 243.37 FEET; THENCE
L71 N49° 07' 44"E, 13.24 FEET; THENCE
L72 S40° 50' 37"E, 32.50 FEET; THENCE
L73 N49° 07' 43"E, 13.26 FEET; THENCE
L74 S80° 11' 43"E, 39.43 FEET; THENCE
L75 S40° 50' 37"E, 50.00 FEET; THENCE
L76 S49° 07' 43"W, 51.50 FEET; THENCE

L77 S40° 50' 37"E, 182.68 FEET TO THE APPARENT CENTERLINE OF 12TH AVENUE;
THENCE ALONG LAST SAID APPARENT CENTERLINE
L78 N49° 13' 06"E, 51.50 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE
L79 S40° 50' 37"E, 105.58 FEET; THENCE
L80 S49° 13' 06"W, 38.50 FEET; THENCE
L81 S40° 50' 37"E, 254.55 FEET TO THE APPARENT CENTERLINE OF 13TH AVENUE;
THENCE ALONG LAST SAID APPARENT CENTERLINE
L82 S49° 13' 06"W, 21.50 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID 13TH AVENUE AND EAST
21ST STREET
L83 S40° 46' 54"E, 134.55 FEET; THENCE
L84 N49° 13' 06"E, 180.15 FEET; THENCE
L85 S40° 50' 12"E, 45.00 FEET; THENCE
L86 N49° 13' 06"E, 110.36 FEET TO THE APPARENT CENTERLINE OF EAST 21ST
STREET; THENCE ALONG LAST SAID CENTERLINE
L87 N40° 50' 36"W, 45.00 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE
L88 N49° 13' 06"E, 358.72 FEET TO THE APPARENT CENTERLINE OF EAST 22ND
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L89 S40° 48' 46"E, 65.70 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 22ND STREET AND
EAST 23RD STREET
L90 N49° 09' 23"E, 29.16 FEET; THENCE
L91 N66° 03' 22"E, 34.00 FEET; THENCE
L92 N69° 20' 49"E, 27.33 FEET; THENCE
L93 N49° 13' 06"E, 69.14 FEET; THENCE
L94 N40° 50' 37"W, 39.93 FEET; THENCE
L95 N49° 09' 23"E, 73.34 FEET; THENCE
L96 S40° 50' 37"E, 39.86 FEET; THENCE
L97 N49° 37' 39"E, 30.94 FEET; THENCE
L98 S40° 50' 37"E, 36.00 FEET; THENCE
L99 N46° 12' 42"E, 98.08 FEET TO THE APPARENT CENTERLINE OF SAID 23RD
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L100 S40° 50' 37"E, 54.14 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 23RD STREET AND
EAST 24TH STREET
L101 N49° 13' 06"E, 143.55 FEET; THENCE
L102 N40° 50' 37"W, 30.00 FEET; THENCE
L103 N49° 13' 06"E, 65.00 FEET; THENCE
L104 S40° 50' 37"E, 70.00 FEET; THENCE
L105 N49° 13' 06"E, 50.54 FEET; THENCE
L106 S40° 50' 37"E, 40.00 FEET; THENCE
L107 N49° 13' 06"E, 100.41 FEET TO THE APPARENT CENTERLINE OF EAST 24TH
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L108 S40° 43' 17"E, 25.50 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 24TH STREET AND EAST 25TH STREET

L109 N49° 13' 06"E, 179.20 FEET; THENCE

L110 S40° 50' 37"E, 47.00 FEET; THENCE

L111 N49° 13' 06"E, 150.10 FEET TO THE APPARENT CENTERLINE OF EAST 25TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L112 S41° 09' 06"E, 91.65 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 25TH STREET AND EAST 26TH STREET

L113 N49° 59' 29"E, 65.00 FEET; THENCE

L114 N40° 00' 31"W, 38.50 FEET; THENCE

L115 N49° 59' 29"E, 105.00 FEET; THENCE

L116 S40° 00' 31"E, 35.00 FEET; THENCE

L117 N49° 59' 29"E, 35.00 FEET; THENCE

L118 S40° 00' 31"E, 35.00 FEET; THENCE

L119 N47° 56' 52"E, 70.10 FEET; THENCE

L120 S40° 04' 53"E, 36.50 FEET; THENCE

L121 N53° 11' 51"E, 99.82 FEET TO THE APPARENT CENTERLINE OF EAST 26TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L122 S51° 40' 20"E, 10.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 26TH STREET AND EAST 27TH STREET

L123 N38° 06' 29"E, 170.86 FEET; THENCE

L124 S51° 53' 31"E, 70.00 FEET; THENCE

L125 N38° 06' 29"E, 35.00 FEET; THENCE

L126 S51° 53' 31"E, 35.00 FEET; THENCE

L127 N38° 06' 29"E, 35.00 FEET; THENCE

L128 S51° 53' 31"E, 35.00 FEET; THENCE

L129 N38° 06' 29"E, 100.00 FEET TO THE APPARENT CENTERLINE OF EAST 27TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L130 N51° 53' 31"W, 7.13 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE AND THROUGH THE BLOCK BETWEEN SAID EAST 27TH STREET AND VALLECITO PLACE

L131 N38° 06' 29"E, 111.24 FEET; THENCE

L132 S51° 53' 31"E, 66.44 FEET TO THE APPARENT CENTERLINE OF LAST SAID VALLECITO PLACE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L133 S03° 24' 30"W, 135.30 FEET TO THE NORTHERLY SIDE OF 14TH AVENUE; THENCE

L134 S23° 26' 43"E, 38.64 FEET TO THE APPARENT CENTERLINE OF LAST SAID 14TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L135 N66° 33' 17"E, 894.97 FEET TO THE PROLONGATION OF THE APPARENT CENTERLINE OF 19TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L136 S38° 02' 36"W, 768.51 FEET TO THE APPARENT CENTERLINE OF EAST 27TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L137 S51° 55' 55"E, 1,267.88 FEET; THENCE ALONG A

C4 CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 159.81 FEET A DELTA OF 30° 10' 47", AN ARC LENGTH OF 84.18 FEET, WHOSE RADIUS BEARS N42°37'00"E; THENCE

L138 S77° 48' 40"E, 514.23 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 27TH STREET AND EAST 26TH STREET

L139 S31° 30' 00"W, 97.04 FEET; THENCE

L140 S54° 30' 00"E, 136.08 FEET; THENCE

L141 S35° 33' 43"W, 40.00 FEET; THENCE

L142 N54° 30' 00"W, 92.80 FEET; THENCE

L143 S35° 30' 00"W, 80.00 FEET; THENCE

L144 S54° 30' 00"E, 92.72 FEET; THENCE

L145 S35° 33' 43"W, 39.08 FEET; THENCE

L146 N54° 30' 00"W, 92.98 FEET; THENCE

L147 S35° 30' 00"W, 325.25 FEET TO THE APPARENT CENTERLINE OF EAST 26TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L148 S54° 00' 49"E, 25.30 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 26TH STREET AND EAST 24TH STREET

L149 S35° 30' 00"W, 99.86 FEET; THENCE

L150 S54° 20' 11"E, 67.22 FEET; THENCE

L151 S35° 33' 43"W, 60.00 FEET; THENCE

L152 N54° 20' 12"W, 67.15 FEET; THENCE

L153 S35° 30' 00"W, 30.00 FEET; THENCE

L154 S54° 29' 59"E, 17.66 FEET; THENCE

L155 S35° 30' 00"W, 30.05 FEET; THENCE

L156 S54° 20' 11"E, 49.43 FEET; THENCE

L157 S35° 33' 43"W, 139.73 FEET; THENCE

L158 N55° 13' 51"W, 76.94 FEET; THENCE

L159 S35° 30' 00"W, 70.00 FEET; THENCE

L160 S54° 20' 12"E, 76.86 FEET; THENCE

L161 S35° 33' 43"W, 120.00 FEET; THENCE

L162 N54° 20' 11"W, 76.73 FEET; THENCE

L163 S35° 30' 00"W, 32.00 FEET; THENCE

L164 N54° 30' 00"W, 37.00 FEET; THENCE

L165 S35° 30' 00"W, 32.00 FEET; THENCE

L166 N54° 30' 00"W, 15.50 FEET; THENCE

L167 S35° 30' 00"W, 66.70 FEET TO THE APPARENT CENTERLINE OF EAST 24TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L168 N51° 53' 31"W, 21.49 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 24TH STREET AND EAST 23RD STREET

L169 S38° 06' 29"W, 53.68 FEET; THENCE

L170 S51° 53' 31"E, 66.93 FEET; THENCE

L171 S38° 06' 29"W, 77.35 FEET; THENCE

L172 N51° 53' 31"W, 30.00 FEET; THENCE

L173 S38° 06' 29"W, 50.02 FEET; THENCE

L174 N49° 19' 25"W, 22.57 FEET; THENCE
L175 S50° 10' 59"W, 51.30 FEET; THENCE
L176 N51° 53' 31"W, 51.58 FEET; THENCE
L177 S55° 26' 08"W, 83.69 FEET; THENCE
L178 S52° 11' 59"W, 29.81 FEET TO THE APPARENT CENTERLINE OF 23RD STREET;
THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK
BETWEEN SAID EAST 23RD STREET AND EAST 22ND STREET
L179 S38° 02' 36"W, 29.99 FEET; THENCE
L180 S38° 02' 36"W, 60.21 FEET; THENCE
L181 S51° 53' 31"E, 31.00 FEET; THENCE
L182 S38° 02' 36"W, 75.00 FEET; THENCE
L183 S51° 53' 31"E, 33.92 FEET; THENCE
L184 S38° 02' 36"W, 75.00 FEET; THENCE
L185 N51° 54' 11"W, 58.92 FEET; THENCE
L186 S35° 53' 54"W, 125.87 FEET TO THE APPARENT CENTERLINE OF 22ND STREET;
THENCE ALONG LAST SAID APPARENT CENTERLINE
L187 S51° 53' 30"E, 14.08 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 22ND STREET AND EAST
21ST STREET
L188 S38° 02' 36"W, 185.00 FEET; THENCE
L189 N51° 53' 31"W, 20.79 FEET; THENCE
L190 S38° 02' 36"W, 46.19 FEET; THENCE
L191 N51° 53' 31"W, 21.68 FEET; THENCE
L192 S38° 06' 29"W, 130.10 FEET TO THE APPARENT CENTERLINE OF EAST 21ST
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L193 S51° 56' 52"E, 76.53 FEET; THENCE LEAVING LAST SAID CENTERLINE
THROUGH THE BLOCK BETWEEN SAID EAST 21ST STREET AND EAST 20TH STREET
L194 S37° 53' 14"W, 133.09 FEET; THENCE
L195 S52° 06' 46"E, 35.00 FEET; THENCE
L196 S37° 53' 14"W, 50.00 FEET; THENCE
L197 S52° 06' 46"E, 48.23 FEET; THENCE
L198 S37° 53' 14"W, 186.02 FEET TO THE APPARENT CENTERLINE OF EAST 20TH
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L199 S51° 53' 31"E, 63.72 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 20TH STREET AND EAST
19TH STREET
L200 S36° 45' 34"W, 135.83 FEET; THENCE
L201 S51° 53' 31"E, 94.01 FEET; THENCE
L202 S38° 06' 29"W, 149.99 FEET; THENCE
L203 N51° 53' 31"W, 58.60 FEET; THENCE
L204 S38° 06' 29"W, 94.22 FEET TO THE APPARENT CENTERLINE OF EAST 19TH
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L205 S52° 10' 28"E, 23.43 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 19TH STREET AND EAST
17TH STREET
L205a S38° 02' 36"W, 90.00 FEET; THENCE
L205b S52° 10' 27"E, 40.00 FEET; THENCE

L206 S38° 02' 36"W, 180.06 FEET; THENCE
L207 N51° 53' 31"W, 42.88 FEET; THENCE
L208 S38° 06' 29"W, 112.17 FEET TO THE APPARENT CENTERLINE OF EAST 17TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L209 S51° 31' 27"E, 356.93 FEET TO THE APPARENT CENTERLINE OF 24TH AVENUE; THENCE LAST SAID APPARENT CENTERLINE
L210 N38° 04' 31"E, 46.99 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 24TH AVENUE AND IRVING STREET
L211 S51° 55' 29"E, 108.90 FEET; THENCE
L212 N38° 04' 36"E, 122.80 FEET; THENCE
L213 S51° 55' 29"E, 71.09 FEET; THENCE
L214 N38° 04' 30"E, 47.53 FEET; THENCE
L215 S51° 57' 24"E, 140.60 FEET TO THE APPARENT CENTERLINE OF IRVING STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L216 N38° 04' 31"E, 110.77 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID IRVING STREET AND 25TH AVENUE
L217 S51° 57' 24"E, 135.00 FEET; THENCE
L218 N38° 04' 31"E, 45.00 FEET; THENCE
L219 S51° 57' 24"E, 64.82 FEET TO THE APPARENT CENTERLINE OF 25TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L220 N38° 04' 31"E, 79.92 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 25TH AVENUE AND 26TH AVENUE
L221 S51° 57' 24"E, 130.00 FEET; THENCE
L222 N38° 04' 31"E, 95.00 FEET; THENCE
L223 S51° 57' 24"E, 130.14 FEET TO THE APPARENT CENTERLINE OF SAID 26TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L224 N38° 02' 50"E, 79.86 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 26TH AVENUE AND EAST 20TH STREET
L225 S51° 55' 29"E, 115.04 FEET; THENCE
L226 N38° 04' 31"E, 151.94 FEET TO THE APPARENT CENTERLINE OF SAID EAST 20TH STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L227 S51° 55' 29"E, 401.51 FEET TO THE APPARENT CENTERLINE OF MITCHELL STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L228 N37° 16' 56"E, 138.07 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE
L229 S51° 55' 29"E, 30.00 FEET TO THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF SAID MITCHELL STREET, THROUGH THE BLOCK BETWEEN SAID MITCHELL STREET AND AUSTIN STREET
L230 S56° 43' 42"E, 59.71 FEET; THENCE
L231 N36° 08' 32"E, 40.02 FEET; THENCE
L232 S49° 45' 31"E, 43.90 FEET; THENCE
L233 N38° 04' 30"E, 20.00 FEET; THENCE
L234 S51° 44' 20"E, 69.98 FEET; THENCE

L235 N18° 17' 12"E, 47.53 FEET; THENCE
L236 S82° 51' 02"E, 219.80 FEET; THENCE
L237 N07° 08' 57"E, 2.45 FEET; THENCE
L238 S82° 51' 02"E, 22.55 FEET; THENCE
L239 S14° 07' 34"E, 39.86 FEET; THENCE
L240 S71° 31' 51"E, 134.22 FEET TO THE APPARENT CENTERLINE OF SAID AUSTIN STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L241 N19° 06' 43"E, 79.31 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID AUSTIN STREET AND RUTHERFORD STREET
L242 S71° 31' 51"E, 262.36 FEET TO THE APPARENT CENTERLINE OF SAID RUTHERFORD STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L243 S18° 26' 32"W, 30.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID RUTHERFORD STREET AND EAST 22ND STREET
L244 S71° 31' 51"E, 98.85 FEET; THENCE
L245 N18° 28' 10"E, 34.23 FEET; THENCE
L246 S71° 31' 51"E, 41.85 FEET; THENCE
L247 N17° 21' 00"E, 284.90 FEET TO THE APPARENT CENTERLINE OF SAID EAST 22ND STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L248 N65° 55' 02"W, 44.41 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 22ND STREET AND EAST 23RD STREET
L249 N18° 24' 29"E, 260.06 FEET TO THE APPARENT CENTERLINE OF SAID EAST 23RD STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L250 S65° 55' 02"E, 92.42 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 23RD STREET ACROSS ASHBROOK COURT TO GALINDO STREET
L251 N18° 36' 00"E, 111.51 FEET; THENCE
L252 N65° 55' 02"W, 53.29 FEET; THENCE
L253 N18° 25' 02"E, 283.36 FEET; THENCE
L254 N68° 49' 22"W, 39.84 FEET; THENCE
L255 N21° 10' 38"E, 129.26 FEET TO THE APPARENT CENTERLINE OF SAID GALINDO STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L256 S65° 14' 13"E, 36.47 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID GALINDO STREET TO LOGAN STREET
L257 N19° 17' 39"E, 211.40 FEET; THENCE
L258 S61° 01' 26"E, 43.86 FEET; THENCE
L259 N23° 50' 52"E, 70.87 FEET TO THE APPARENT CENTERLINE OF SAID LOGAN STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L260 S64° 15' 57"E, 101.24 FEET TO THE APPARENT CENTERLINE OF FRUITVALE AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L261 S18° 36' 00"W, 60.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN STREET; THENCE ALONG LAST SAID SOUTHERLY LINE
L262 S71° 24' 00"E, 194.70 FEET; THENCE THROUGH THE BLOCK BETWEEN SAID LOGAN STREET TO GALINDO STREET

L263 S18° 36' 00"W, 99.07 FEET; THENCE
L264 S65° 01' 25"E, 48.97 FEET; THENCE
L265 S18° 36' 00"W, 70.70 FEET; THENCE
L266 N71° 24' 00"W, 101.37 FEET; THENCE
L267 S18° 36' 00"W, 98.44 FEET TO THE APPARENT CENTERLINE OF SAID GALINDO STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L268 S71° 24' 00"E, 18.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID GALINDO STREET TO EAST 23RD STREET
L269 S18° 36' 00"W, 132.35 FEET; THENCE
L270 S71° 24' 00"E, 50.00 FEET; THENCE
L271 S18° 36' 00"W, 100.00 FEET; THENCE
L272 S26° 37' 29"W, 42.92 FEET; THENCE
L273 S18° 34' 08"W, 67.54 FEET; THENCE
L274 N71° 25' 51"W, 12.16 FEET; THENCE
L275 S24° 06' 07"W, 95.00 FEET; THENCE
L276 N57° 56' 38"W, 24.98 FEET; THENCE
L277 S32° 15' 54"W, 134.46 FEET TO THE APPARENT CENTERLINE OF EAST 23RD STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L278 N58° 55' 51"W, 31.56 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EAST 23RD STREET TO EAST 22ND STREET
L279 S21° 17' 44"W, 139.94 FEET; THENCE
L280 S72° 10' 54"E, 105.09 FEET; THENCE
L281 S13° 54' 40"W, 38.16 FEET; THENCE
L282 S57° 59' 01"E, 68.94 FEET; THENCE
L283 S32° 00' 59"W, 143.07 FEET TO THE PROLONGATION OF THE APPARENT CENTERLINE OF EAST 22ND STREET; THENCE ALONG LAST SAID APPARENT PROLONGATION
L284 S56° 48' 06"E, 301.62 FEET TO THE APPARENT CENTERLINE OF COOLIDGE AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L285 S32° 15' 54"W, 115.64 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCKS BETWEEN SAID COOLIDGE AVENUE ACROSS 34TH AVENUE TO 35TH AVENUE
L286 S57° 14' 06"E, 125.00 FEET; THENCE
L287 N32° 45' 54"E, 36.00 FEET; THENCE
L288 S57° 14' 06"E, 214.28 FEET; THENCE
L289 S62° 47' 53"E, 132.99 FEET; THENCE
L290 N41° 36' 00"E, 32.58 FEET; THENCE
L291 S48° 42' 46"E, 122.10 FEET; THENCE
L292 S41° 36' 10"W, 50.00 FEET; THENCE
L293 S48° 42' 46"E, 36.28 FEET; THENCE
L294 N41° 36' 10"E, 49.76 FEET; THENCE
L295 S48° 42' 46"E, 136.33 FEET TO THE APPARENT CENTERLINE OF SAID 35TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L296 S40° 53' 32"W, 66.96 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 35TH AVENUE TO CROSBY AVENUE

L297 S49° 06' 45"E, 29.50 FEET; THENCE

L298 S30° 28' 21"E, 93.49 FEET; THENCE

L299 S47° 46' 12"W, 46.61 FEET; THENCE

L300 S43° 23' 30"E, 33.84 FEET; THENCE

L301 S30° 46' 45"E, 76.20 FEET TO THE APPARENT CENTERLINE OF SAID CROSBY AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L302 S46° 36' 30"W, 36.16 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID CROSBY AVENUE TO 36TH AVENUE

L303 S27° 11' 00"E, 131.90 FEET; THENCE

L304 S47° 14' 00"W, 63.61 FEET; THENCE

L305 S04° 38' 59"E, 40.79 FEET; THENCE

L306 S39° 31' 00"E, 88.48 FEET TO THE APPARENT CENTERLINE OF SAID 36TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L307 N49° 43' 40"E, 15.68 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 36TH AVENUE TO HARRINGTON AVENUE

L308 S42° 03' 00"E, 176.72 FEET; THENCE

L309 N49° 43' 40"E, 145.00 FEET; THENCE

L310 S42° 01' 21"E, 82.68 FEET; THENCE

L311 S47° 29' 40"W, 149.87 FEET; THENCE

L312 S42° 16' 20"E, 179.88 FEET TO THE APPARENT CENTERLINE OF SAID HARRINGTON AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L313 S49° 40' 52"W, 93.06 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID HARRINGTON AVENUE TO 38TH AVENUE

L314 S40° 19' 08"E, 90.00 FEET; THENCE

L315 N49° 40' 52"E, 94.00 FEET; THENCE

L316 S40° 40' 29"E, 320.11 FEET TO THE APPARENT CENTERLINE OF SAID 38TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L317 S49° 43' 40"W, 61.43 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 38TH AVENUE TO 40TH AVENUE

L318 S40° 40' 29"E, 160.00 FEET; THENCE

L319 N49° 43' 40"E, 60.00 FEET; THENCE

L320 S40° 40' 29"E, 360.01 FEET; THENCE

L321 S49° 43' 40"W, 50.63 FEET; THENCE

L322 S40° 43' 10"E, 89.41 FEET TO THE APPARENT CENTERLINE OF 40TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L323 S49° 19' 30"W, 16.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCKS BETWEEN SAID 40TH AVENUE ACROSS ROSEDALE AVENUE TO 41ST AVENUE

L324 S40° 40' 29"E, 80.00 FEET; THENCE

L325 N49° 19' 31"E, 63.97 FEET; THENCE

L326 S40° 26' 43"E, 465.20 FEET; THENCE

L327 S49° 19' 31"W, 62.50 FEET; THENCE

L328 S40° 26' 43"E, 78.97 FEET TO THE APPARENT CENTERLINE OF 41ST AVENUE;
THENCE ALONG LAST SAID APPARENT CENTERLINE

L329 N49° 19' 31"E, 61.71 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID 41ST AVENUE TO 42ND AVENUE

L330 S40° 40' 29"E, 298.60 FEET TO THE APPARENT CENTERLINE OF SAID 42ND
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE ALONG A
C5 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 471.37 FEET A
DELTA OF 06° 50' 14", AN ARC LENGTH 56.25 FEET, WHOSE RADIUS BEARS
S25°17'49"E; THENCE LEAVING LAST SAID APPARENT CENTERLINE ACROSS THE
BLOCK BETWEEN SAID 42ND AVENUE TO COURTLAND AVENUE

L331 S40° 40' 29"E, 182.03 FEET TO THE APPARENT CENTERLINE OF SAID
COURTLAND AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
ALONG A

C6 CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 188.09 FEET A
DELTA OF 11° 24' 40", AN ARC LENGTH 37.46 FEET, WHOSE RADIUS BEARS
N01°08'47"W; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE
BLOCK BETWEEN SAID COURTLAND AVENUE TO HIGH STREET

L332 S40° 40' 29"E, 170.11 FEET; THENCE

L333 N49° 19' 31"E, 30.00 FEET; THENCE

L334 S40° 40' 29"E, 228.11 FEET TO THE APPARENT CENTERLINE OF HIGH STREET;
THENCE ALONG LAST SAID APPARENT CENTERLINE

L335 N47° 14' 22"E, 96.61 FEET; THENCE

L336 N37° 54' 51"E, 177.38 FEET TO THE APPARENT CENTERLINE OF YGNACIO
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L337 N65° 30' 32"W, 106.33 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID YGNACIO AVENUE AND
CARRINGTON STREET

L338 N02° 57' 08"E, 184.37 FEET; THENCE

L339 N89° 08' 32"E, 43.71 FEET; THENCE

L340 N37° 54' 51"E, 421.60 FEET TO THE APPARENT CENTERLINE OF CARRINGTON
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L341 S51° 52' 58"E, 54.35 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID CARRINGTON STREET AND
SAN CARLOS WALK

L342 N37° 16' 29"E, 70.00 FEET; THENCE

L343 N51° 52' 36"W, 53.57 FEET; THENCE

L344 N37° 54' 51"E, 693.49 FEET TO THE APPARENT CENTERLINE OF SAN CARLOS
WALK; THENCE ALONG LAST SAID APPARENT CENTERLINE

L345 S51° 52' 36"E, 175.69 FEET TO THE APPARENT CENTERLINE OF HIGH STREET;
THENCE ALONG LAST SAID APPARENT CENTERLINE

L346 N37° 54' 51"E, 15.49 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID HIGH STREET TO COURTLAND
AVENUE

L347 S51° 52' 36"E, 136.31 FEET; THENCE

L348 N38° 07' 24"E, 25.52 FEET; THENCE

L349 S57° 09' 51"E, 194.73 FEET TO THE APPARENT CENTERLINE OF SAID COURTLAND AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L350 S39° 23' 30"W, 398.02 FEET TO THE APPARENT CENTERLINE OF 45TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L351 S13° 50' 46"W, 277.47 FEET; THENCE
L352 S31° 49' 44"W, 335.26 FEET TO THE APPARENT CENTERLINE OF MELROSE PLACE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L353 N57° 17' 10"W, 148.77 FEET TO THE APPARENT CENTERLINE OF 45TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L354 S31° 49' 44"W, 366.30 FEET TO THE APPARENT CENTERLINE OF YGNACIO AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L355 S58° 10' 16"E, 305.00 FEET TO THE APPARENT CENTERLINE OF 46TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L356 N31° 49' 44"E, 60.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 46TH AVENUE TO 47TH AVENUE
L357 S58° 10' 16"E, 285.00 FEET TO THE APPARENT CENTERLINE OF SAID 47TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L358 S31° 49' 44"W, 365.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 47TH AVENUE TO 48TH AVENUE
L359 S58° 10' 16"E, 70.00 FEET; THENCE
L360 N31° 49' 44"E, 35.00 FEET; THENCE
L361 S58° 10' 16"E, 280.00 FEET TO THE APPARENT CENTERLINE OF 48TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L362 S31° 49' 45"W, 8.93 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 48TH AVENUE TO 50TH AVENUE
L363 S58° 10' 16"E, 110.00 FEET; THENCE
L364 N31° 49' 44"E, 47.48 FEET; THENCE
L365 S58° 10' 16"E, 57.64 FEET; THENCE
L366 N31° 49' 44"E, 96.43 FEET; THENCE
L367 S58° 10' 16"E, 167.36 FEET TO THE APPARENT CENTERLINE OF SAID 50TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L368 N31° 49' 44"E, 83.24 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 50TH AVENUE TO 51ST AVENUE
L369 S58° 10' 17"E, 167.62 FEET; THENCE
L370 N31° 49' 16"E, 148.90 FEET; THENCE
L371 S58° 10' 16"E, 80.00 FEET; THENCE
L372 S31° 49' 44"W, 30.49 FEET; THENCE
L373 S58° 10' 16"E, 79.88 FEET TO THE APPARENT CENTERLINE OF SAID 51ST AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L374 N29° 12' 03"E, 54.18 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 51ST AVENUE TO VICKSBURG AVENUE
L375 S88° 42' 23"E, 515.26 FEET TO THE APPARENT CENTERLINE OF VICKSBURG AVENUE; THENCE THROUGH THE BLOCK BETWEEN SAID VICKSBURG AVENUE TO CONGRESS AVENUE
L376 S88° 42' 23"E, 200.00 FEET; THENCE
L377 S01° 16' 39"W, 64.25 FEET; THENCE

L378 S88° 42' 23"E, 115.00 FEET TO THE APPARENT CENTERLINE OF SAID CONGRESS AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L379 N01° 16' 39"E, 12.25 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID CONGRESS AVENUE AND FAIRFAX AVENUE

L380 S88° 42' 23"E, 70.00 FEET; THENCE

L381 N01° 16' 38"E, 52.00 FEET; THENCE

L382 S88° 42' 23"E, 80.00 FEET; THENCE

L383 S01° 16' 38"W, 64.00 FEET; THENCE

L384 S88° 42' 23"E, 170.36 FEET TO THE APPARENT CENTERLINE OF SAID FAIRFAX AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L385 S01° 17' 36"W, 1.50 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID FAIRFAX AVENUE AND BELVEDERE STREET

L386 S88° 42' 23"E, 80.01 FEET; THENCE

L387 N01° 06' 38"E, 65.50 FEET; THENCE

L388 S88° 42' 23"E, 235.20 FEET TO THE APPARENT CENTERLINE OF SAID BELVEDERE STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L389 S01° 06' 38"W, 65.00 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID BELVEDERE STREET TO COLE STREET, THROUGH THE BLOCK BETWEEN SAID COLE STREET TO YGNACIO AVENUE, THROUGH THE BLOCK BETWEEN SAID YGNACIO AVENUE TO TRASK STREET

L390 S88° 42' 23"E, 124.81 FEET; THENCE

L391 N01° 06' 38"E, 65.00 FEET; THENCE

L392 S88° 42' 23"E, 555.00 FEET; THENCE

L393 N01° 06' 38"E, 288.85 FEET TO A POINT IN THE RIGHT-OF-WAY OF TRASK STREET; THENCE ACROSS TRASK STREET THROUGH THE BLOCK BETWEEN said TRASK STREET AND KINGSFORD AVENUE, THROUGH THE BLOCK BETWEEN SAID KINGSFORD AVENUE TO 55TH AVENUE

L394 N47° 46' 00"E, 87.07 FEET

L395 S85° 32' 05"E, 58.17 FEET; THENCE

L396 S49° 24' 57"E, 73.63 FEET; THENCE

L397 S40° 41' 07"E, 501.35 FEET TO THE APPARENT CENTERLINE OF SAID 55TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L398 N49° 22' 27"E, 126.36 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 55TH AVENUE TO LAVERNE AVENUE

L399 S43° 02' 32"E, 136.72 FEET; THENCE

L400 S76° 32' 00"E, 101.11 FEET; THENCE

L401 N32° 34' 45"E, 25.50 FEET; THENCE

L402 N47° 36' 40"E, 30.33 FEET TO THE APPARENT CENTERLINE OF SAID LAVERNE AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L403 S41° 26' 30"E, 206.22 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID LAVERNE AVENUE TO

BROOKDALE AVENUE, THROUGH THE BLOCK BETWEEN SAID BROOKDALE AVENUE TO MASON STREET

L404 N49° 18' 53"E, 124.40 FEET; THENCE

L405 S41° 26' 30"E, 162.52 FEET; THENCE

L406 N49° 22' 27"E, 83.73 FEET; THENCE

L407 S41° 26' 30"E, 137.38 FEET; THENCE

L408 N48° 19' 30"E, 90.40 FEET; THENCE

L409 S41° 26' 30"E, 122.59 FEET TO THE APPARENT CENTERLINE OF MASON STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L410 N48° 19' 30"E, 180.47 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID MASON STREET TO WALNUT STREET

L411 S41° 47' 51"E, 132.97 FEET; THENCE

L412 S48° 19' 30"W, 50.30 FEET; THENCE

L413 S41° 47' 51"E, 44.48 FEET; THENCE

L414 N48° 19' 30"E, 164.70 FEET TO THE APPARENT CENTERLINE OF SAID WALNUT STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L415 S41° 47' 51"E, 47.50 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID MASON STREET AND SAID WALNUT STREET

L416 S48° 19' 30"W, 102.67 FEET; THENCE

L417 S41° 47' 51"E, 40.00 FEET; THENCE

L418 N48° 19' 30"E, 103.27 FEET TO THE APPARENT CENTERLINE OF SAID WALNUT STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE

L419 S41° 47' 51"E, 140.91 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID WALNUT STREET AND SEMINARY AVENUE

L420 N49° 31' 30"E, 62.02 FEET; THENCE

L421 S41° 47' 51"E, 112.53 FEET TO THE APPARENT CENTERLINE OF SAID SEMINARY AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID SEMINARY AVENUE AND 60TH AVENUE

L422 N49° 31' 30"E, 113.79 FEET; THENCE

L423 S49° 30' 03"E, 174.59 FEET; THENCE

L424 N49° 31' 30"E, 59.66 FEET; THENCE

L425 S53° 08' 36"E, 35.91 FEET; THENCE

L426 S40° 28' 30"E, 72.72 FEET TO THE APPARENT CENTERLINE OF SAID 60TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE

L427 N49° 28' 52"E, 90.15 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 60TH AVENUE TO 62ND AVENUE

L428 S60° 30' 07"E, 148.97 FEET; THENCE

L429 N49° 28' 53"E, 69.67 FEET; THENCE

L430 S59° 45' 30"E, 149.01 FEET; THENCE

L431 S65° 07' 17"E, 76.30 FEET; THENCE

L432 N49° 28' 53"E, 63.00 FEET; THENCE

L433 S60° 15' 41"E, 37.24 FEET; THENCE

L434 N49° 16' 01"E, 38.99 FEET; THENCE

L435 S40° 31' 08"E, 26.00 FEET; THENCE

L436 N49° 16' 01"E, 43.73 FEET; THENCE
L437 S40° 31' 07"E, 9.00 FEET; THENCE
L438 S61° 14' 35"E, 149.64 FEET TO THE APPARENT CENTERLINE OF SAID 62ND AVENUE; THENCE ALONG LAST APPARENT CENTERLINE
L439 N49° 32' 03"E, 264.66 FEET; THENCE
L440 N44° 21' 28"E, 926.01 FEET TO THE APPARENT CENTERLINE OF CAMDEN STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE AND ACROSS 64TH AVENUE
L441 S40° 00' 09"E, 639.03 FEET; THENCE ALONG A
C7 CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 395.67 FEET A DELTA OF 53° 49' 36", AN ARC LENGTH 371.71 FEET, WHOSE RADIUS BEARS S48°19'29"W; THENCE
L442 S10° 28' 44"W, 4.65 FEET; THENCE ALONG THE PROLONGATION OF THE SOUTHERLY LINE, THE SOUTHERLY LINE AND THE EASTERLY LINE OF THE EVERGREEN CEMETERY PROPERTY
L443 S79° 31' 16"E, 647.37 FEET; THENCE
L444 S10° 28' 44"W, 210.30 FEET; THENCE
L445 S79° 30' 35"E, 642.14 FEET; THENCE
L446 N08° 44' 00"E, 79.89 FEET; THENCE
L447 N60° 10' 40"W, 112.71 FEET; THENCE
L448 N51° 35' 51"E, 404.41 FEET TO THE APPARENT CENTERLINE OF MACARTHUR BOULEVARD; THENCE ALONG LAST SAID APPARENT CENTERLINE
L449 S57° 24' 11"E, 190.43 FEET; THENCE
L450 S57° 24' 11"E, 892.76 FEET TO THE APPARENT CENTERLINE OF 72ND AVENUE; THENCE
L451 S60° 29' 08"E, 253.87; THENCE LEAVING SAID MACARTHUR BOULEVARD AND THROUGH THE BLOCK BETWEEN SAID MACARTHUR BOULEVARD AND 73RD AVENUE
L451a N50° 18' 25"E, 171.60 FEET; THENCE
L451b S48° 14' 11"E, 75.91 FEET; THENCE
L451c S41° 45' 49"W, 8.00 FEET; THENCE
L451d S48° 14' 11"E, 128.00 FEET TO THE APPARENT CENTERLINE OF 73RD AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
(L452 THROUGH L468 ARE INTENTIONALLY OMITTED)
L469 N52° 27' 46"E, 49.35 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 73RD AVENUE TO 75TH AVENUE
L470 S48° 04' 39"E, 128.26 FEET; THENCE
L471 N41° 55' 30"E, 36.00 FEET; THENCE
L472 S48° 04' 39"E, 75.00 FEET; THENCE
L473 S42° 02' 02"W, 5.00 FEET; THENCE
L474 S48° 04' 39"E, 103.00 FEET; THENCE
L475 S42° 02' 01"W, 88.71 FEET; THENCE
L476 S48° 04' 39"E, 105.71 FEET TO THE APPARENT CENTERLINE OF SAID 75TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L477 N42° 02' 01"E, 205.68 FEET; THENCE LEAVING SAID 75TH AVENUE AND THROUGH THE BLOCK BETWEEN SAID 75TH AVENUE AND 76TH AVENUE
L478 S48° 04' 39"E, 90.71 FEET; THENCE

L479 S42° 02' 01"W, 8.83 FEET; THENCE
L480 S48° 04' 39"E, 118.00 FEET; THENCE
L481 S42° 02' 01"W, 32.53 FEET; THENCE
L482 S48° 04' 39"E, 43.71 FEET; THENCE
L483 S42° 02' 01"W, 75.71 FEET; THENCE
L484 N48° 04' 39"W, 43.71 FEET; THENCE
L485 S42° 02' 01"W, 78.71 FEET; THENCE
L486 S48° 04' 39"E, 208.71 FEET TO THE APPARENT CENTERLINE OF SAID 76TH
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L487 S41° 55' 21"W, 40.00 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID 76TH AVENUE TO PARKER
AVENUE, THROUGH THE BLOCK BETWEEN SAID PARKER AVENUE TO RITCHIE
STREET
L488 S48° 04' 39"E, 127.92 FEET; THENCE
L489 N42° 02' 01"E, 118.71 FEET; THENCE
L490 S48° 04' 39"E, 111.50 FEET; THENCE
L491 N51° 57' 30"E, 21.53 FEET; THENCE
L492 S48° 04' 39"E, 100.00 FEET; THENCE
L493 S51° 57' 30"W, 53.02 FEET; THENCE
L494 S44° 06' 24"E, 50.76 FEET; THENCE
L495 N50° 41' 37"E, 56.38 FEET; THENCE
L496 S48° 04' 39"E, 263.55 FEET; THENCE
L497 S33° 24' 00"E, 90.20 FEET; THENCE
L498 S56° 36' 00"W, 100.00 FEET; THENCE
L499 S33° 24' 00"E, 250.00 FEET; THENCE
L500 N56° 36' 00"E, 50.00 FEET; THENCE
L501 S33° 24' 00"E, 300.00 FEET; THENCE
L502 S56° 36' 00"W, 50.00 FEET; THENCE
L503 S33° 24' 00"E, 181.30 FEET TO THE APPARENT CENTERLINE OF SAID RITCHIE
STREET; THENCE ALONG LAST SAID APPARENT CENTERLINE
L504 N59° 22' 57"E, 27.25 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID RITCHIE STREET TO 83RD
AVENUE
L505 S33° 24' 00"E, 141.43 FEET, SAID POINT BEARING N53°10'15"E, 1,037.90 FEET
FROM A MONUMENT AT THE INTERSECTION OF HILLSIDE STREET AND 80TH
AVENUE HAVING A COORDINATE VALUE OF N=2104512.27 AND E=6079342.89;
THENCE
L506 N58° 00' 05"E, 75.02 FEET; THENCE
L507 S33° 24' 00"E, 552.65 FEET; THENCE
L508 S58° 40' 16"W, 77.86 FEET; THENCE
L509 S33° 24' 00"E, 171.39 FEET TO THE APPARENT CENTERLINE OF SAID 83RD
AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L510 S59° 47' 28"W, 20.77 FEET; THENCE LEAVING LAST SAID APPARENT
CENTERLINE THROUGH THE BLOCK BETWEEN SAID 83RD AVENUE TO EC REEMS
COURT
L510a S33° 25' 23"E, 137.42 FEET; THENCE
L510b N59° 47' 28"E, 32.58 FEET; THENCE

L511 S33° 24' 00"E, 250.04 FEET; THENCE
L512 N39° 51' 40"E, 63.16 FEET; THENCE
L513 S53° 49' 37"E, 50.19 FEET; THENCE
L514 S48° 01' 10"E, 90.00 FEET; THENCE
L515 S58° 44' 31"W, 100.79 FEET; THENCE
L516 S33° 11' 10"E, 138.12 FEET; THENCE
L517 N61° 23' 59"E, 10.59 FEET; THENCE
L518 S33° 51' 54"E, 48.87 FEET TO THE APPARENT CENTERLINE OF SAID EC REEMS COURT; THENCE ALONG LAST SAID CENTERLINE ALONG A
C8 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 144.00 FEET A DELTA OF 46° 56' 42", AN ARC LENGTH 117.99 FEET, WHOSE RADIUS BEARS S45°04'54"E; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID EC REEMS COURT TO THERMAL STREET, THROUGH THE BLOCK BETWEEN SAID THERMAL STREET TO 94TH AVENUE, THROUGH THE BLOCK BETWEEN SAID 94TH AVENUE TO 98TH AVENUE, THROUGH THE BLOCK BETWEEN SAID 98TH AVENUE TO TAYLOR AVENUE
L519 S19° 10' 34"E, 60.48 FEET; THENCE
L520 S54° 26' 30"E, 116.00 FEET; THENCE
L521 S53° 31' 45"W, 167.63 FEET; THENCE
L522 S15° 04' 51"E, 3,554.01 FEET; THENCE
L523 S26° 17' 03"E, 1,199.54 FEET TO THE APPARENT CENTERLINE OF SAID TAYLOR AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L524 S38° 34' 58"W, 13.80 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID TAYLOR AVENUE TO 99TH AVENUE
L525 S29° 55' 28"E, 125.51 FEET; THENCE
L526 N73° 06' 37"E, 4.76 FEET; THENCE
L527 S26° 40' 15"E, 232.22 FEET; THENCE
L528 S72° 55' 05"W, 91.24 FEET; THENCE
L529 S26° 24' 37"E, 81.07 FEET TO THE APPARENT CENTERLINE OF SAID 99TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L530 N72° 55' 03"E, 86.65 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 99TH AVENUE TO TRUMAN AVENUE
L531 S16° 28' 37"E, 154.72 FEET; THENCE
L532 N71° 55' 00"E, 49.16 FEET; THENCE
L533 S04° 08' 19"W, 159.22 FEET TO THE APPARENT CENTERLINE OF SAID TRUMAN AVENUE; THENCE ALONG A
C9 CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 295.10 FEET A DELTA OF 26° 30' 55", AN ARC LENGTH 136.56 FEET, WHOSE RADIUS BEARS S02°14'58"E; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID TRUMAN AVENUE TO FOOTHILL BOULEVARD
L534 S38° 01' 51"W, 106.44 FEET, SAID POINT BEARING N63°06'05"E, 1,069.24 FEET FROM A MONUMENT AT THE INTERSECTION OF BANCROFT AVENUE AND 100TH AVENUE HAVING A COORDINATE VALUE OF N=2097992.90 AND E=6081896.03
 THENCE
L535 S48° 09' 16"E, 468.71 FEET; THENCE

L536 S87° 47' 35"E, 226.29 FEET; THENCE
L537 S03° 14' 30"W, 145.43 FEET TO THE APPARENT CENTERLINE OF SAID FOOTHILL BOULEVARD; THENCE ALONG LAST SAID APPARENT CENTERLINE
L538 S86° 45' 30"E, 42.53 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID FOOTHILL BOULEVARD TO FISHER AVENUE
L539 S03° 14' 30"W, 103.14 FEET; THENCE
L540 S65° 34' 05"E, 37.37 FEET; THENCE
L541 S41° 45' 30"E, 47.17 FEET; THENCE
L542 S86° 45' 30"E, 172.95 FEET; THENCE
L543 S11° 12' 51"E, 134.25 FEET TO THE APPARENT CENTERLINE OF SAID FISHER AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L544 N86° 45' 29"W, 24.12 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID FISHER AVENUE TO TALBOT AVENUE
L545 S35° 13' 19"E, 178.83 FEET; THENCE
L546 N53° 31' 39"E, 83.78 FEET; THENCE
L547 N03° 05' 31"E, 59.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FISHER AVENUE; THENCE
L548 S86° 54' 29"E, 5.00 FEET; THENCE LEAVING LAST SAID SOUTHERLY RIGHT-OF-WAY LINE
L549 S03° 05' 31"W, 60.89 FEET; THENCE
L550 S35° 13' 19"E, 156.40 FEET TO THE APPARENT CENTERLINE OF SAID FISHER AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L551 S53° 31' 39"W, 82.35 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID TALBOT AVENUE TO 106TH AVENUE
L552 S35° 19' 49"E, 200.03 FEET TO THE APPARENT CENTERLINE OF SAID 106TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L553 N55° 19' 00"E, 910.04 FEET TO THE APPARENT CENTERLINE OF FOOTHILL BOULEVARD; THENCE ALONG LAST SAID APPARENT CENTERLINE
L554 S50° 51' 36"E, 846.41 FEET TO THE PROLONGATION OF THE APPARENT CENTERLINE OF 108TH AVENUE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L555 S55° 27' 08"W, 551.69 FEET; THENCE
L556 S70° 56' 30"W, 379.31 FEET; THENCE LEAVING LAST SAID APPARENT CENTERLINE THROUGH THE BLOCK BETWEEN SAID 108TH AVENUE TO 109TH AVENUE
L557 S57° 46' 09"E, 150.25 FEET; THENCE
L558 N72° 11' 19"E, 71.62 FEET; THENCE
L559 S23° 42' 01"E, 128.96 FEET TO A POINT IN THE RIGHT-OF-WAY OF SAID 109TH AVENUE; THENCE ACROSS SAID RIGHT-OF-WAY THROUGH THE BLOCK BETWEEN SAID 109TH AVENUE TO DURANT AVENUE
L560 S56° 06' 11"E, 111.45 FEET; THENCE
L561 S31° 46' 14"W, 124.54 FEET TO THE APPARENT CENTERLINE OF MACARTHUR BOULEVARD; THENCE ALONG LAST SAID APPARENT CENTERLINE

L562 S58°13'46"E, 128.56 FEET TO THE PROLONGATION OF THE APPARENT CENTERLINE; THENCE ALONG LAST SAID APPARENT CENTERLINE
L563 S73° 06' 07"W, 224.41 FEET; THENCE
L564 S71° 40' 53"W, 3,542.36 FEET TO A POINT ON THE BOUNDARY OF THE OAKLAND COLISEUM AREA REDEVELOPMENT PROJECT THENCE ALONG SAID COLISEUM BOUNDARY THE FOLLOWING COURSES AND DISTANCES
L565 N30° 01' 53"W, 1,257.35 FEET; THENCE
L566 S59° 59' 34"W, 148.90 FEET; THENCE
L567 S29° 50' 59"E, 87.09 FEET; THENCE
L568 S60° 47' 12"W, 108.27 FEET; THENCE
L569 N29° 29' 46"W, 85.60 FEET; THENCE
L570 S59° 59' 34"W, 608.39 FEET; THENCE
L571 N29° 09' 33"W, 406.21 FEET; THENCE
L572 S79° 10' 54"W, 111.32 FEET; THENCE
L573 N29° 15' 24"W, 98.30 FEET; THENCE
L574 N16° 24' 02"W, 142.47 FEET; THENCE
L575 N29° 44' 40"W, 640.05 FEET; THENCE
L576 N74° 21' 22"E, 32.85 FEET; THENCE
L577 N17° 10' 44"W, 204.21 FEET; THENCE
L578 N70° 53' 49"E, 42.50 FEET; THENCE
L579 N17° 14' 11"W, 47.35 FEET; THENCE
L580 S73° 14' 30"W, 170.92 FEET; THENCE
L581 N14° 30' 23"W, 145.31 FEET; THENCE
L582 N72° 48' 32"E, 34.81 FEET; THENCE
L583 N29° 11' 52"W, 289.31 FEET; THENCE
L584 N60° 10' 51"E, 18.02 FEET; THENCE
L585 N30° 12' 03"W, 331.86 FEET; THENCE
L586 N06° 09' 24"E, 18.20 FEET; THENCE
L587 N29° 03' 58"W, 269.69 FEET; THENCE
L588 N60° 51' 36"E, 139.43 FEET; THENCE
L589 N29° 05' 25"W, 50.00 FEET; THENCE
L590 S60° 51' 36"W, 139.48 FEET; THENCE
L591 N29° 05' 25"W, 98.92 FEET; THENCE
L592 S60° 51' 36"W, 68.31 FEET; THENCE
L593 N29° 05' 25"W, 112.95 FEET; THENCE
L594 N60° 51' 36"E, 68.31 FEET; THENCE
L595 N29° 05' 25"W, 478.51 FEET; THENCE
L596 S60° 25' 32"W, 58.33 FEET; THENCE
L597 N29° 05' 25"W, 50.00 FEET; THENCE
L598 N60° 25' 33"E, 15.00 FEET; THENCE
L599 N29° 05' 25"W, 66.00 FEET; THENCE
L600 N60° 25' 32"E, 24.40 FEET; THENCE
L601 N29° 05' 25"W, 899.63 FEET; THENCE
L602 S60° 45' 23"W, 39.28 FEET; THENCE
L603 N29° 29' 46"W, 540.22 FEET; THENCE
L604 N60° 45' 23"E, 77.00 FEET; THENCE
L605 S29° 29' 46"E, 50.00 FEET; THENCE

L606 N60° 45' 24"E, 9.00 FEET; THENCE
L607 N29° 29' 46"W, 120.00 FEET; THENCE
L608 N60° 45' 23"E, 35.00 FEET; THENCE
L609 N29° 29' 46"W, 170.00 FEET; THENCE
L610 S60° 45' 23"W, 120.98 FEET; THENCE
L611 N29° 29' 46"W, 80.01 FEET; THENCE
L612 S60° 30' 11"W, 3.00 FEET; THENCE
L613 N29° 29' 46"W, 642.64 FEET; THENCE
L614 N60° 31' 20"E, 78.44 FEET; THENCE
L615 N29° 29' 46"W, 19.88 FEET; THENCE
L616 S60° 31' 20"W, 48.26 FEET; THENCE
L617 N29° 29' 46"W, 140.12 FEET; THENCE
L618 N60° 31' 20"E, 20.34 FEET; THENCE
L619 N29° 33' 29"W, 189.36 FEET; THENCE
L620 S60° 07' 16"W, 54.06 FEET; THENCE
L621 N29° 30' 43"W, 132.02 FEET; THENCE
L622 N60° 29' 28"E, 9.02 FEET; THENCE
L623 N29° 33' 42"W, 147.32 FEET; THENCE
L624 N60° 30' 14"E, 31.20 FEET; THENCE
L625 N29° 11' 18"W, 357.72 FEET; THENCE
(L626 THROUGH L627 INTENTIONALLY OMITTED)
L628 S59° 39' 00"W, 142.29 FEET; THENCE
L629 N30° 21' 00"W, 184.00 FEET; THENCE
L630 S59° 39' 00"W, 89.04 FEET; THENCE
L631 N30° 21' 00"W, 125.59 FEET; THENCE
L632 S59° 39' 00"W, 80.00 FEET; THENCE
L633 N30° 21' 00"W, 40.00 FEET; THENCE
L634 S59° 38' 59"W, 40.00 FEET; THENCE
L635 N30° 21' 00"W, 145.00 FEET; THENCE
L636 S59° 39' 00"W, 40.68 FEET; THENCE
L637 N30° 21' 00"W, 125.03 FEET; THENCE
L638 S59° 39' 00"W, 80.00 FEET; THENCE
L639 N30° 21' 00"W, 185.03 FEET; THENCE
L640 S59° 35' 24"W, 81.98 FEET; THENCE
L641 N30° 16' 26"W, 101.28 FEET; THENCE
L642 S59° 32' 01"W, 79.98 FEET; THENCE
L643 N30° 16' 26"W, 161.55 FEET; THENCE
L644 S59° 43' 34"W, 58.48 FEET; THENCE
L645 N47° 53' 04"W, 57.93 FEET; THENCE
L646 N40° 50' 37"E, 27.76 FEET; THENCE
L647 N48° 16' 59"W, 82.55 FEET; THENCE
L648 S52° 03' 04"W, 12.81 FEET; THENCE
L649 N37° 58' 20"W, 184.54 FEET; THENCE
L650 S52° 01' 40"W, 127.07 FEET; THENCE
L651 N37° 58' 20"W, 70.73 FEET; THENCE
L652 N52° 01' 41"E, 31.82 FEET; THENCE
L653 N37° 58' 20"W, 45.57 FEET; THENCE

L654 S52° 01' 40"W, 65.54 FEET; THENCE
L655 N37° 58' 20"W, 25.00 FEET; THENCE
L656 S52° 01' 41"W, 25.00 FEET; THENCE
L657 N37° 58' 20"W, 148.70 FEET; THENCE
L658 S52° 01' 40"W, 95.80 FEET; THENCE
L659 N37° 58' 20"W, 119.00 FEET; THENCE
L660 N52° 01' 40"E, 82.29 FEET; THENCE
L661 N38° 35' 27"W, 129.62 FEET; THENCE
L662 S51° 55' 57"W, 66.82 FEET; THENCE
L663 N37° 58' 20"W, 81.25 FEET; THENCE
L664 S52° 01' 40"W, 48.30 FEET; THENCE
L665 N38° 35' 27"W, 59.79 FEET; THENCE
L666 N51° 55' 56"E, 12.40 FEET; THENCE
L667 N38° 35' 27"W, 131.97 FEET; THENCE
L668 S86° 41' 18"W, 91.17 FEET; THENCE
L669 N38° 35' 27"W, 135.25 FEET; THENCE
L670 N52° 01' 40"E, 485.03 FEET; THENCE
L671 N38° 35' 28"W, 79.43 FEET; THENCE
L672 S52° 01' 40"W, 521.00 FEET; THENCE ALONG A
C10 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 550.00 FEET A
DELTA OF 06° 24' 04", AN ARC LENGTH 61.45 FEET, WHOSE RADIUS BEARS
S37° 55' 00"E; THENCE
L673 N37° 56' 37"W, 237.89 FEET; THENCE
L674 S52° 03' 23"W, 100.00 FEET; THENCE
L675 N37° 56' 38"W, 170.40 FEET; THENCE
L676 S52° 03' 23"W, 55.98 FEET; THENCE
L677 N37° 56' 37"W, 121.96 FEET; THENCE
L678 S52° 03' 23"W, 50.00 FEET; THENCE
L679 N37° 56' 37"W, 144.11 FEET; THENCE
L680 S52° 03' 23"W, 72.34 FEET; THENCE
L681 N37° 56' 38"W, 173.43 FEET; THENCE
L682 S52° 03' 23"W, 40.33 FEET; THENCE
L683 N37° 56' 38"W, 99.00 FEET; THENCE
L684 N52° 03' 22"E, 52.98 FEET; THENCE
L685 N37° 56' 38"W, 138.50 FEET; THENCE
L686 S52° 03' 22"W, 167.80 FEET; THENCE
L687 N37° 56' 38"W, 95.00 FEET; THENCE
L688 S52° 03' 23"W, 10.00 FEET; THENCE
L689 N37° 56' 38"W, 145.00 FEET; THENCE
L690 S52° 03' 22"W, 77.84 FEET; THENCE
L691 N37° 56' 37"W, 25.00 FEET; THENCE
L692 S52° 03' 23"W, 12.50 FEET; THENCE
L693 N37° 56' 37"W, 75.00 FEET; THENCE
L694 S52° 03' 23"W, 50.00 FEET; THENCE
L695 N37° 56' 37"W, 150.00 FEET; THENCE
L696 S52° 03' 23"W, 38.68 FEET; THENCE
L697 N38° 02' 23"W, 129.05 FEET; THENCE

L698 S52° 03' 23"W, 39.19 FEET; THENCE
L699 N37° 56' 38"W, 24.33 FEET; THENCE
L700 S51° 57' 37"W, 25.00 FEET; THENCE
L701 N37° 56' 37"W, 185.00 FEET; THENCE
L702 S51° 57' 37"W, 51.26 FEET; THENCE
L703 N37° 58' 16"W, 100.44 FEET; THENCE
L704 S52° 01' 43"W, 25.00 FEET; THENCE
L705 N37° 58' 16"W, 150.44 FEET; THENCE
L706 S52° 01' 44"W, 49.90 FEET; THENCE
L707 N37° 58' 08"W, 100.00 FEET; THENCE
L708 S52° 01' 44"W, 25.00 FEET; THENCE
L709 N37° 58' 08"W, 29.00 FEET; THENCE
L710 S52° 01' 44"W, 48.99 FEET; THENCE
L711 N37° 58' 16"W, 140.61 FEET; THENCE
L712 S52° 01' 52"W, 22.27 FEET; THENCE
L713 N37° 58' 08"W, 113.15 FEET; THENCE
L714 S52° 01' 52"W, 49.22 FEET; THENCE
L715 N37° 58' 08"W, 30.00 FEET; THENCE
L716 S52° 01' 52"W, 30.47 FEET; THENCE
L717 N44° 31' 44"W, 94.42 FEET; THENCE
L718 S51° 49' 41"W, 39.50 FEET; THENCE
L719 N46° 00' 19"W, 152.57 FEET; THENCE
L720 N40° 23' 29"W, 257.20 FEET; THENCE
L721 S49° 36' 31"W, 110.68 FEET; THENCE
L722 N40° 26' 15"W, 125.00 FEET; THENCE
L723 S49° 33' 46"W, 15.42 FEET; THENCE
L724 N40° 27' 31"W, 141.00 FEET; THENCE
L725 N49° 33' 45"E, 30.00 FEET; THENCE
L726 N40° 27' 31"W, 35.59 FEET; THENCE
L727 N49° 32' 29"E, 96.41 FEET; THENCE
L728 N40° 23' 29"W, 80.00 FEET; THENCE
L729 S49° 32' 29"W, 75.81 FEET; THENCE
L730 N40° 26' 15"W, 181.00 FEET; THENCE
L731 S49° 32' 29"W, 174.06 FEET; THENCE
L732 N40° 27' 31"W, 161.04 FEET; THENCE
L733 S49° 32' 30"W, 25.00 FEET; THENCE
L734 N40° 27' 31"W, 25.00 FEET; THENCE
L735 S49° 32' 30"W, 25.00 FEET; THENCE
L736 N40° 27' 31"W, 193.00 FEET; THENCE
L737 S49° 31' 30"W, 93.18 FEET; THENCE
L738 N40° 28' 30"W, 162.00 FEET; THENCE
L739 N49° 31' 30"E, 149.71 FEET; THENCE
L740 N40° 28' 30"W, 160.00 FEET; THENCE
L741 S49° 31' 30"W, 134.85 FEET; THENCE
L742 N40° 41' 07"W, 158.35 FEET; THENCE
L743 S49° 18' 53"W, 125.00 FEET; THENCE
L744 N40° 41' 06"W, 25.00 FEET; THENCE

L745 S49° 18' 53"W, 25.00 FEET; THENCE
L746 N40° 41' 07"W, 25.00 FEET; THENCE
L747 S49° 18' 53"W, 36.00 FEET; THENCE
L748 N58° 16' 08"W, 85.00 FEET; THENCE
L749 N49° 18' 53"E, 32.49 FEET; THENCE
L750 N40° 41' 07"W, 170.62 FEET; THENCE
L751 S49° 18' 53"W, 49.41 FEET; THENCE
L752 N40° 41' 07"W, 25.70 FEET; THENCE
L753 S49° 18' 53"W, 12.07 FEET; THENCE
L754 N40° 41' 07"W, 28.67 FEET; THENCE
L755 S49° 18' 54"W, 25.00 FEET; THENCE
L756 N40° 41' 07"W, 150.00 FEET; THENCE
L757 S49° 18' 54"W, 38.41 FEET; THENCE
L758 N40° 41' 07"W, 139.78 FEET; THENCE
L759 S49° 22' 28"W, 40.00 FEET; THENCE
L760 N40° 41' 07"W, 72.00 FEET; THENCE
L761 S49° 22' 27"W, 55.14 FEET; THENCE
L762 N54° 55' 20"W, 85.65 FEET; THENCE
L763 N49° 22' 27"E, 26.23 FEET; THENCE
L764 N58° 16' 08"W, 357.38 FEET; THENCE
L765 N31° 37' 57"E, 165.00 FEET; THENCE
L766 N58° 16' 08"W, 75.00 FEET; THENCE
L767 S31° 37' 58"W, 110.46 FEET; THENCE
L768 N58° 16' 08"W, 225.00 FEET; THENCE
L769 N31° 37' 58"E, 110.46 FEET; THENCE
L770 N58° 16' 08"W, 380.59 FEET; THENCE
L771 S31° 49' 44"W, 146.00 FEET; THENCE
L772 N58° 16' 08"W, 477.50 FEET; THENCE
L773 N31° 49' 44"E, 25.00 FEET; THENCE
L774 N58° 16' 08"W, 116.59 FEET; THENCE
L775 S31° 43' 53"W, 25.00 FEET; THENCE
L776 N58° 16' 08"W, 62.50 FEET; THENCE
L777 S31° 49' 44"W, 39.00 FEET; THENCE
L778 N58° 16' 08"W, 53.45 FEET; THENCE
L779 N31° 49' 44"E, 41.71 FEET; THENCE
L780 N58° 12' 47"W, 197.59 FEET; THENCE
L781 N31° 47' 12"E, 5.00 FEET; THENCE
L782 N58° 12' 47"W, 137.41 FEET; THENCE
L783 N58° 12' 47"W, 410.00 FEET; THENCE
L784 S31° 49' 44"W, 10.00 FEET; THENCE
L785 N58° 12' 47"W, 117.89 FEET; THENCE
L786 N31° 47' 13"E, 83.96 FEET; THENCE ALONG A
C11 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,414.37 FEET A
DELTA OF 06° 19' 42", AN ARC LENGTH 156.22 FEET, WHOSE RADIUS BEARS
S31°20'19"E; THENCE
L787 N58° 12' 47"W, 172.93 FEET; THENCE
L788 N31° 47' 13"E, 59.00 FEET; THENCE

L789 N58° 12' 47"W, 50.00 FEET; THENCE
L790 S31° 47' 13"W, 14.00 FEET; THENCE
L791 N58° 12' 47"W, 35.40 FEET; THENCE
L792 N31° 47' 13"E, 50.00 FEET; THENCE
L793 N58° 12' 47"W, 111.00 FEET; THENCE
L794 S31° 47' 13"W, 45.00 FEET; THENCE
L795 N58° 12' 47"W, 160.00 FEET; THENCE
L796 S31° 49' 43"W, 6.31 FEET; THENCE
L797 N57° 54' 28"W, 100.00 FEET; THENCE
L798 N31° 49' 44"E, 36.00 FEET; THENCE
L799 N57° 54' 28"W, 200.00 FEET; THENCE
L800 N31° 49' 44"E, 299.29 FEET; THENCE
L801 N58° 10' 16"W, 153.66 FEET; THENCE
L802 S47° 32' 27"W, 118.12 FEET; THENCE
L803 N45° 09' 56"W, 460.20 FEET; THENCE
L804 S41° 30' 05"W, 321.95 FEET; THENCE
(L805 THROUGH L809 INTENTIONALLY OMITTED)
L810 N34° 50' 24"W, 92.02 FEET; THENCE
L811 N52° 56' 29"W, 170.00 FEET; THENCE
L812 N37° 03' 31"E, 29.65 FEET; THENCE
L813 N52° 50' 02"W, 250.19 FEET; THENCE
L814 S32° 05' 32"W, 103.66 FEET; THENCE
L815 N57° 54' 28"W, 115.41 FEET; THENCE
L816 S32° 17' 02"W, 5.00 FEET; THENCE
L817 N57° 54' 28"W, 134.41 FEET; THENCE
L818 N32° 17' 05"E, 42.06 FEET; THENCE
L819 N57° 54' 28"W, 55.00 FEET; THENCE
L820 S32° 17' 05"W, 17.06 FEET; THENCE
L821 N57° 54' 28"W, 140.60 FEET; THENCE
L822 S32° 17' 05"W, 70.00 FEET; THENCE
L823 N57° 54' 28"W, 130.00 FEET; THENCE
L824 N32° 17' 05"E, 70.00 FEET; THENCE
L825 N57° 54' 28"W, 212.00 FEET; THENCE
L826 S32° 17' 05"W, 22.52 FEET; THENCE
L827 N57° 54' 28"W, 168.00 FEET; THENCE
L828 S32° 17' 05"W, 47.48 FEET; THENCE
L829 N57° 54' 28"W, 7.00 FEET; THENCE
L830 N32° 17' 05"E, 76.85 FEET; THENCE
L831 N57° 54' 28"W, 185.00 FEET; THENCE
L832 S32° 17' 05"W, 51.85 FEET; THENCE
L833 N57° 54' 28"W, 113.56 FEET; THENCE
L834 N31° 55' 36"E, 25.00 FEET; THENCE
L835 N57° 54' 28"W, 112.00 FEET; THENCE
L836 S31° 55' 36"W, 30.02 FEET; THENCE
L837 N57° 52' 04"W, 164.00 FEET; THENCE
L838 N31° 55' 36"E, 36.00 FEET; THENCE
L839 N57° 52' 04"W, 177.19 FEET; THENCE

L840 S32° 07' 57"W, 26.00 FEET; THENCE
L841 N57° 52' 04"W, 127.06 FEET; THENCE
L842 N26° 58' 27"E, 63.05 FEET; THENCE
L843 N67° 18' 02"W, 152.56 FEET; THENCE
L844 N34° 51' 31"E, 2.74 FEET; THENCE
L845 N67° 18' 02"W, 189.14 FEET; THENCE
L846 N22° 41' 58"E, 129.13 FEET; THENCE
L847 N67° 18' 02"W, 190.83 FEET; THENCE
L848 S33° 02' 01"W, 110.58 FEET; THENCE
L849 N55° 53' 19"W, 48.47 FEET; THENCE
L850 N34° 06' 41"E, 101.20 FEET; THENCE
L851 N67° 18' 02"W, 26.14 FEET; THENCE
L852 S34° 06' 41"W, 85.62 FEET; THENCE
L853 N56° 57' 59"W, 30.61 FEET; THENCE
L854 N34° 06' 41"E, 80.01 FEET; THENCE
L855 N67° 18' 02"W, 195.55 FEET; THENCE
L856 S21° 55' 57"W, 55.09 FEET; THENCE
L857 N68° 04' 02"W, 169.34 FEET; THENCE
L858 N21° 55' 58"E, 85.17 FEET; THENCE
L859 N68° 04' 02"W, 109.77 FEET; THENCE
L860 S22° 57' 10"W, 66.76 FEET; THENCE
L861 N69° 25' 27"W, 100.18 FEET; THENCE
L862 N22° 57' 10"E, 139.36 FEET; THENCE
L863 N67° 18' 26"W, 151.20 FEET; THENCE
L864 N22° 06' 33"E, 50.00 FEET; THENCE
L865 N69° 01' 32"W, 100.00 FEET; THENCE
L866 S22° 31' 54"W, 37.38 FEET; THENCE
L867 N66° 57' 44"W, 165.75 FEET; THENCE
L868 S20° 59' 24"W, 50.00 FEET; THENCE
L869 N57° 26' 06"W, 78.16 FEET; THENCE
L870 N37° 54' 25"E, 18.92 FEET; THENCE
L871 N50° 43' 05"W, 50.13 FEET; THENCE
L872 N38° 18' 17"E, 98.33 FEET; THENCE
L873 N52° 19' 13"W, 129.80 FEET; THENCE
L874 S37° 48' 18"W, 102.17 FEET; THENCE
L875 N51° 55' 16"W, 142.95 FEET; THENCE
L876 N39° 51' 42"E, 10.90 FEET; THENCE
L877 N51° 55' 16"W, 159.33 FEET; THENCE
L878 N39° 16' 10"E, 109.80 FEET; THENCE
L879 S51° 55' 19"E, 6.20 FEET; THENCE
L880 N39° 16' 09"E, 143.03 FEET; THENCE
L881 N27° 35' 51"E, 31.75 FEET; THENCE
L882 N51° 55' 16"W, 51.03 FEET; THENCE
L883 S39° 16' 10"W, 82.98 FEET; THENCE
L884 S51° 55' 15"E, 2.00 FEET; THENCE
L885 S39° 16' 09"W, 210.05 FEET; THENCE
L886 N51° 55' 16"W, 334.72 FEET; THENCE

L887 S38° 02' 36"W, 38.14 FEET; THENCE
L888 N51° 55' 16"W, 82.43 FEET; THENCE
L889 N38° 02' 36"E, 20.47 FEET; THENCE
L890 N51° 55' 16"W, 114.50 FEET; THENCE
L891 N38° 02' 36"E, 18.12 FEET; THENCE
L892 N51° 53' 32"W, 14.00 FEET; THENCE
L893 N38° 02' 35"E, 34.62 FEET; THENCE
L894 N51° 53' 31"W, 176.00 FEET; THENCE
L895 S38° 04' 35"W, 34.95 FEET; THENCE
L896 N51° 53' 31"W, 119.98 FEET; THENCE
L897 N38° 02' 36"E, 47.95 FEET; THENCE
L898 N51° 53' 31"W, 38.75 FEET; THENCE
L899 N38° 02' 36"E, 191.00 FEET; THENCE
L900 N51° 53' 31"W, 159.00 FEET; THENCE
L901 S38° 02' 36"W, 179.88 FEET; THENCE
L902 N51° 49' 21"W, 106.00 FEET; THENCE
L903 N38° 02' 36"E, 8.00 FEET; THENCE
L904 N51° 49' 21"W, 106.00 FEET; THENCE
L905 S38° 02' 34"W, 7.00 FEET; THENCE
L906 N51° 49' 21"W, 53.00 FEET; THENCE
L907 S38° 02' 35"W, 11.00 FEET; THENCE
L908 N51° 49' 21"W, 53.00 FEET; THENCE
L909 N38° 02' 36"E, 37.00 FEET; THENCE
L910 N51° 49' 21"W, 159.75 FEET; THENCE
L911 S38° 02' 36"W, 87.00 FEET; THENCE
L912 N51° 49' 21"W, 107.85 FEET; THENCE
L913 N38° 02' 36"E, 15.00 FEET; THENCE
L914 N51° 49' 21"W, 112.15 FEET; THENCE
L915 N38° 02' 36"E, 194.54 FEET; THENCE
L916 N51° 53' 31"W, 215.00 FEET; THENCE
L917 S38° 02' 36"W, 163.55 FEET; THENCE
L918 N52° 21' 56"W, 164.76 FEET; THENCE
L919 N36° 28' 57"E, 25.83 FEET; THENCE
L920 N52° 21' 56"W, 10.00 FEET; THENCE
L921 S36° 28' 56"W, 25.83 FEET; THENCE
L922 N52° 21' 56"W, 462.15 FEET; THENCE
L923 S36° 28' 56"W, 60.00 FEET; THENCE
L924 N51° 32' 32"W, 100.00 FEET; THENCE
L925 N36° 28' 56"E, 80.00 FEET; THENCE
L926 N51° 21' 59"W, 53.94 FEET; THENCE
L927 S36° 28' 56"W, 20.90 FEET; THENCE
L928 N51° 32' 32"W, 407.56 FEET; THENCE
L928a S38° 42' 15"W, 143.53 FEET; THENCE
L928b N51° 57' 24"W, 210.00 FEET; THENCE
L928c S38° 02' 36"W, 237.50 FEET; THENCE
L928d S51° 57' 24"E, 162.25 FEET; THENCE
L928e S38° 02' 36"W, 131.76 FEET; THENCE

L928f N53° 52' 14"W, 283.30 FEET; THENCE
L929a S36° 44' 40"W, 179.21 FEET; THENCE
L929b S49° 20' 12"E, 130.30 FEET; THENCE
L929c S36° 44' 40"W, 50.12 FEET; THENCE
L929d N49° 20' 12"W, 805.32 FEET; THENCE
L929e S38° 02' 36"W, 280.17 FEET; THENCE
L929f S09° 03' 27"W, 89.08 FEET; THENCE
L930a S17° 00' 35"W, 65.36 FEET; THENCE
L930b S23° 29' 03"W, 51.07 FEET; THENCE
L930c S22° 57' 27"W, 9.05 FEET; THENCE ALONG A
C12 CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 390.00 FEET A DELTA OF 27° 30' 31", AN ARC LENGTH 187.24 FEET, WHOSE RADIUS BEARS S67°42'26"E; THENCE
L930d S05° 12' 38"E, 359.03 FEET; THENCE
L930e N84° 47' 22"E, 16.00 FEET; THENCE
L930f S65° 44' 00"E, 74.72 FEET; THENCE
L931a N24° 16' 00"E, 61.00 FEET; THENCE
L931b S65° 44' 00"E, 37.83 FEET; THENCE
L931c S05° 12' 38"E, 46.70 FEET; THENCE
L931d N84° 47' 22"E, 44.00 FEET; THENCE
L931e S05° 12' 38"E, 8.50 FEET; THENCE
L931f N84° 47' 22"E, 20.00 FEET; THENCE
L932a S05° 12' 38"E, 167.00 FEET; THENCE
L932b S84° 47' 22"W, 208.00 FEET; THENCE
L932c S05° 12' 38"E, 899.87 FEET; THENCE
L932d S05° 12' 38"E, 14.82 FEET TO A POINT BEARING N32° 25' 08"E, 66.88 FEET FROM A MONUMENT AT THE INTERSECTION OF EMBARCADERO AND DENNISON STREET HAVING A COORDINATE VALUE OF N=2110927.79 AND E=6058088.70; THENCE ALONG A
C13 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.19 FEET A DELTA OF 11° 27' 33", AN ARC LENGTH 113.04 FEET, WHOSE RADIUS BEARS S79°55'21"E; THENCE ALONG A COMPOUND
C14 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 190.09 FEET A DELTA OF 51° 53' 08", AN ARC LENGTH 172.14 FEET, WHOSE RADIUS BEARS S58°37'55"E; THENCE
L932e S05° 45' 16"E, 198.25 FEET; THENCE
L933a N84° 14' 44"E, 143.47 FEET; THENCE
L933b N05° 45' 16"W, 200.00 FEET; THENCE
L933c S84° 14' 44"W, 40.00 FEET; THENCE
L933d N05° 45' 16"W, 8.00 FEET; THENCE
L933e N84° 14' 44"E, 388.40 FEET; THENCE
L933f S05° 45' 16"E, 8.00 FEET; THENCE
L934a N84° 14' 44"E, 100.66 FEET; THENCE
L934b S05° 45' 16"E, 50.00 FEET; THENCE
L934c N84° 14' 44"E, 127.03 FEET; THENCE
L934d S05° 45' 16"E, 150.00 FEET; THENCE
L934e S84° 14' 44"W, 250.00 FEET; THENCE

L934f S06° 05' 26"E, 794.65 FEET; THENCE
L935a S83° 05' 40"W, 138.41 FEET; THENCE ALONG A
C15 CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 351.19 FEET A DELTA OF 18° 09' 06", AN ARC LENGTH 111.26 FEET, WHOSE RADIUS BEARS N06°54'20"W; THENCE ALONG A COMPOUND
C15a CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 290.90 FEET A DELTA OF 25° 33' 13", AN ARC LENGTH 129.74 FEET, WHOSE RADIUS BEARS N11°14'46"E; THENCE
L935b N50° 58' 07"W, 68.37 FEET; THENCE
L935c N45° 02' 00"W, 170.38 FEET; THENCE
L935d S89° 49' 10"W, 21.14 FEET; THENCE ALONG A
C15b CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 584.92 FEET A DELTA OF 13° 12' 26", AN ARC LENGTH 134.83 FEET, WHOSE RADIUS BEARS N44°58'00"E; THENCE
L935e S89° 49' 10"W, 19.81 FEET; THENCE ALONG A
C16 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 601.92 FEET A DELTA OF 14° 11' 57", AN ARC LENGTH 149.17 FEET, WHOSE RADIUS BEARS N59°09'48"E; THENCE
L936a S45° 02' 00"E, 156.15 FEET; THENCE
L936b S45° 02' 00"E, 305.11 FEET; THENCE ALONG A
C17 CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 563.19 FEET A DELTA OF 33° 31' 15", AN ARC LENGTH 329.49 FEET, WHOSE RADIUS BEARS S47°34'43"W; THENCE
L936c S06° 14' 10"E, 166.94 FEET; THENCE
L936d N86° 31' 40"E, 411.83 FEET; THENCE
L936e S02° 17' 46"E, 197.39 FEET; THENCE
L936f N86° 31' 40"E, 11.60 FEET; THENCE
L937a S03° 53' 30"E, 60.06 FEET; THENCE
L937b S87° 59' 00"W, 243.66 FEET; THENCE
L937c S82° 48' 11"W, 151.41 FEET; THENCE
L937d S06° 01' 30"E, 100.46 FEET; THENCE
L937e S83° 58' 30"W, 11.22 FEET; THENCE ALONG A
C18 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 453.72 FEET A DELTA OF 33° 04' 58", AN ARC LENGTH 261.98 FEET, WHOSE RADIUS BEARS N83°58'30"E; THENCE ALONG A COMPOUND
C18a CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 560.89 FEET A DELTA OF 18° 35' 49", AN ARC LENGTH 182.05 FEET, WHOSE RADIUS BEARS N56°46'10"E; THENCE
L937f N37° 56' 10"E, 11.22 FEET; THENCE ALONG A
C18b CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 367.24 FEET A DELTA OF 15° 08' 53", AN ARC LENGTH 97.09 FEET, WHOSE RADIUS BEARS N44°39'37"E; THENCE
L938a S60° 24' 00"E, 299.31 FEET; THENCE
L938b S24° 15' 41"W, 29.27 FEET; THENCE
L938c S60° 12' 19"E, 255.00 FEET; THENCE ALONG A

C18c CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 945.83 FEET A DELTA OF 5° 26' 57", AN ARC LENGTH 89.95 FEET, WHOSE RADIUS BEARS N35°58'40"E; THENCE

L938d S29° 47' 41"W, 82.83 FEET; THENCE LEAVING SAID COLISEUM BOUNDARY AREA REDEVELOPMENT PROJECT

L938e N57° 26' 56"W, 835.55 FEET; THENCE ALONG A

C19 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1506.29 FEET A DELTA OF 18° 19' 39", AN ARC LENGTH 481.82 FEET, WHOSE RADIUS BEARS N33°24'08"E; THENCE

L939 N06° 25' 49"W, 406.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EMBARCADERO; THENCE LEAVING SAID RIGHT-OF-WAY LINE

L940 S89° 46' 51"W, 40.95 FEET; THENCE

L941 S55° 21' 11"W, 128.13 FEET; THENCE

L942 N39° 12' 53"W, 502.16 FEET; THENCE

L943 N27° 15' 04"W, 1,257.77 FEET; THENCE

L944 N06° 05' 47"W, 536.93 FEET; THENCE

L945 S84° 47' 22"W, 313.80 FEET TO THE CITY LIMIT BETWEEN OAKLAND AND ALAMEDA; THENCE ALONG SAID CITY LIMIT

L946 N03° 58' 10"W, 930.22 FEET; THENCE

L947 N26° 01' 50"W, 362.70 FEET; THENCE

L948 N50° 51' 13"W, 342.49 FEET; THENCE

L949 N57° 22' 55"W, 354.45 FEET; THENCE

L950 N64° 03' 24"W, 908.62 FEET; THENCE

L951 N74° 04' 27"W, 578.09 FEET; THENCE

L952 S78° 28' 10"W, 303.65 FEET; THENCE

L953 S65° 16' 54"W, 1,927.77 FEET; THENCE

L954 N62° 49' 50"W, 2,701.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF A PORTION OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA BOUNDARY; THENCE LEAVING SAID OAKLAND/ALAMEDA CITY LIMIT AND ALONG LAST SAID PROLONGATION AND ALONG THE BOUNDARY OF SAID CENTRAL DISTRICT AREA

L955 N48° 18' 31"E, 1787.38 FEET; THENCE

L956 N87° 45' 19"E, 205.48 FEET; THENCE

L957 N12° 06' 00"E, 156.21 FEET; THENCE

L958 N76° 26' 06"W, 583.72 FEET; THENCE

L959 N27° 29' 27"E, 311.37 FEET; THENCE

L960 N67° 45' 51"W, 256.84 FEET; THENCE ALONG A

C20 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5779.45 FEET A DELTA OF 3° 59' 09", AN ARC LENGTH OF 402.04 FEET, WHOSE RADIUS BEARS N22°14'09"E; THENCE

L961 N27° 24' 42"E, 826.59 FEET; THENCE

L962 N62° 35' 18"W, 80.00 FEET; THENCE

L963 N27° 24' 42"E, 620.13 FEET; THENCE

L964 N62° 35' 18"W, 370.00 FEET; THENCE

L965 S27° 24' 42"W, 270.50 FEET; THENCE

L966 N62° 35' 18"W, 320.00 FEET; THENCE

L967 N27° 24' 42"E, 270.50 FEET; THENCE

L968 N62° 35' 18"W, 370.00 FEET; THENCE
L969 N27° 24' 42"E, 208.62 FEET; THENCE
L970 S62° 35' 18"E, 1140.00 FEET; THENCE
L971 N27° 24' 42"E, 280.35 FEET; THENCE
L972 S62° 35' 18"E, 1171.46 FEET; THENCE
L973 S40° 42' 28"E, 34.77 FEET; THENCE
L974 N49° 25' 59"E, 167.93 FEET; THENCE
L975 N03° 40' 12"E, 313.47 FEET; THENCE
L976 N49° 25' 59"E, 118.91 FEET; THENCE
L977 S61° 53' 15"E, 553.29 FEET, HAVING LEFT THE CENTRAL DISTRICT
REDEVELOPMENT AREA AFTER 273.78 FEET; THENCE ALONG A
C21 CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 298.06 FEET A
DELTA OF 19° 05' 53", AN ARC LENGTH 99.35 FEET, WHOSE RADIUS BEARS
S25° 56' 56"W; THENCE
L978 N49° 25' 59"E, 75.31 FEET; THENCE
L979 N40° 34' 01"W, 549.93 FEET, HAVING REJOINED SAID CENTRAL DISTRICT
REDEVELOPMENT AREA AFTER 358.15 FEET; THENCE
L980 N49° 07' 25"E, 417.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 145,801,439.99 SQUARE FEET OR 3,347.14 ACRES OF LAND, MORE OR
LESS.

EXHIBIT 'B', THE MAP OF THE ABOVE PARCEL IS BY THIS REFERENCE MADE A
PART THEREOF AND THIS LEGAL DESCRIPTION IS BOUNDED BY THE ASSESSOR'S
PARCELS SHOWN ON SAID MAP.

JULIA E. TERRY, PLS #5984
EXPIRES 12-31-04

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revised 04-19-02

PLS SURVEYS, INC.
2220 LIVINGSTON STREET, SUITE 202
OAKLAND, CA 94606

**DETACHMENT FROM
CENTRAL CITY EAST SURVEY AREA**

A PARCEL OF LAND IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA, ALSO BEING AN ANGLE POINT ON THE WESTERLY BOUNDARY OF THE CENTRAL CITY EAST SURVEY AREA, HAVING A COORDINATE VALUE IN THE CALIFORNIA COORDINATE SYSTEM, NAD '83 ZONE III OF NORTHING=2115173.83 AND EASTING=6052309.07; THENCE

L1 S76° 24'E MORE OR LESS, 569 FEET MORE OR LESS, TO A POINT ON A PARCEL DESCRIBED IN THE JUDGMENT (ALAMEDA COUNTY SUPERIOR COURT) FILED IN ALAMEDA COUNTY ON JULY 26, 2004, NOTED AS CASE NO. RG003118525 AND THE TRUE **POINT OF BEGINNING**; THENCE ALONG SAID PARCEL AS DESCRIBED IN SAID JUDGMENT

L2 S62° 48' 44"E, 233.27 FEET

L3 S48° 07' 41"W, 1069.81 FEET; THENCE

L4 N47° 37' 19"W, 195.25 FEET; THENCE

L5 N48° 07' 41"E, 343.45 FEET; THENCE

L6 N41° 52' 19"W, 23.60 FEET; THENCE

L7 N48° 07' 41"E, 662.55 FEET TO THE TRUE **POINT OF BEGINNING**.

CONTAINING 218,251 SQUARE FEET OR 5.01 ACRES OF LAND, MORE OR LESS.

EXHIBIT 'B', THE MAP OF THE ABOVE PARCEL IS BY THIS REFERENCE MADE A PART THEREOF AND THIS LEGAL DESCRIPTION CONTAINS A SINGLE PARCEL KNOWN ON THIS DATE AS ASSESSOR'S PARCEL 0000-0460-001.



Joseph M. Brajkovich
JOSEPH M. BRAJKOVICH, PLS #5254
EXPIRES 12-31-05

**CENTRAL CITY EAST
REDEVELOPMENT PLAN**

ATTACHMENT NO. 2

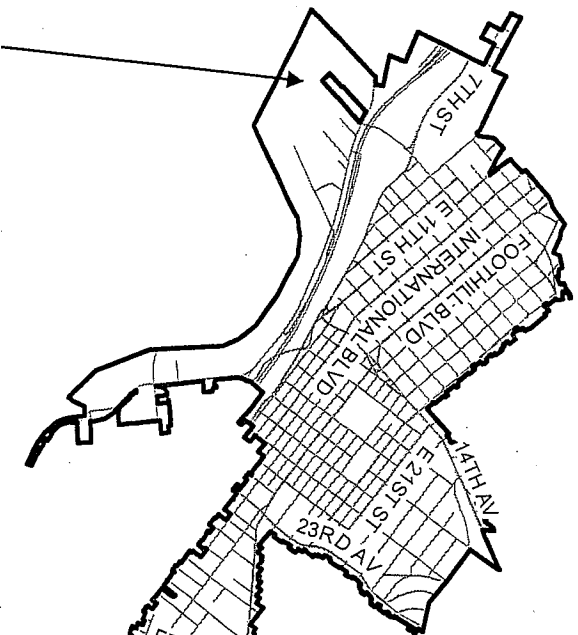
PROJECT AREA MAP

Attachment No. 2

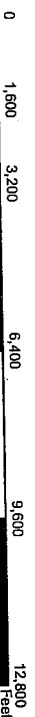
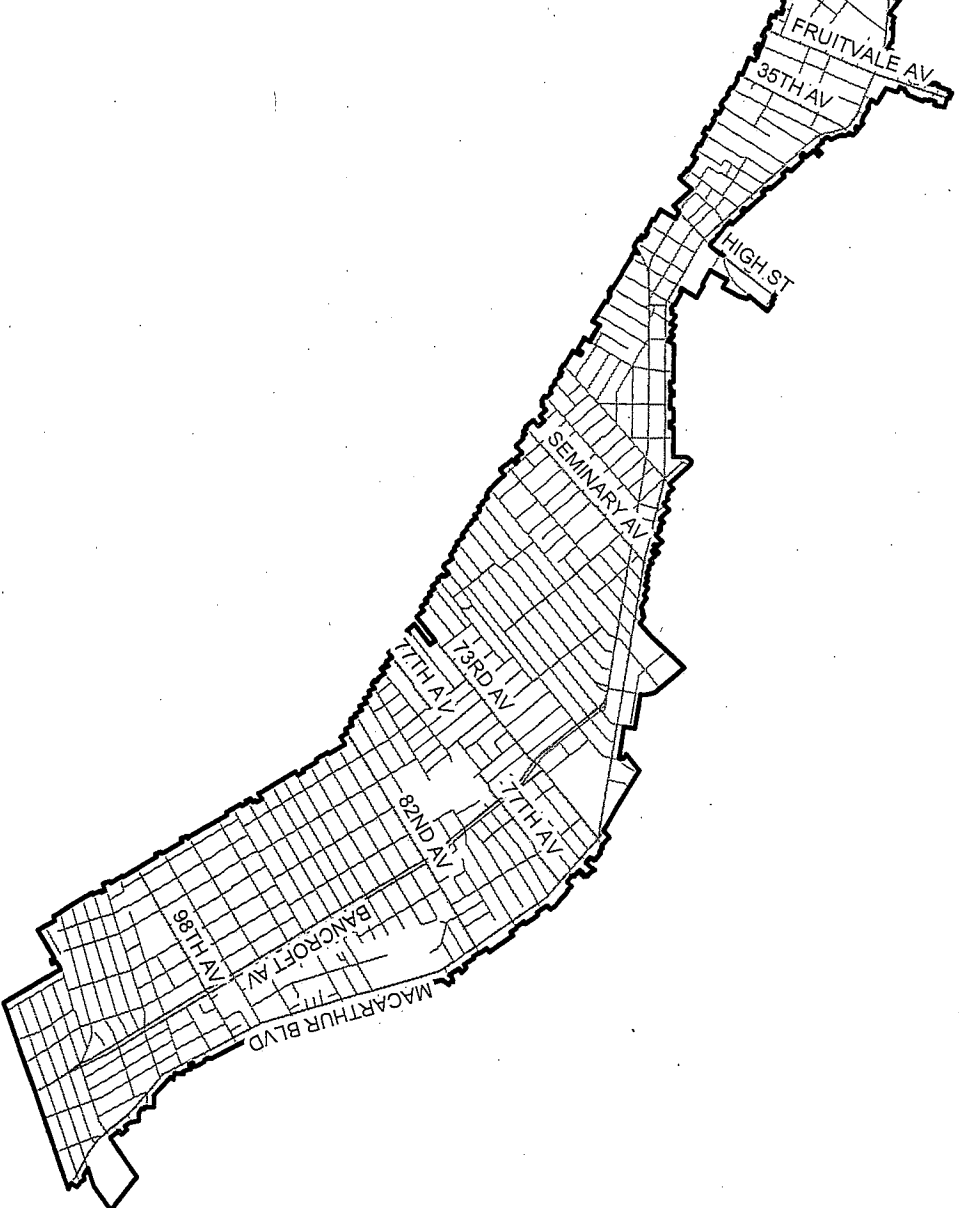
City of Oakland

Central City East (CCE) Redevelopment Project Area

Revised Map



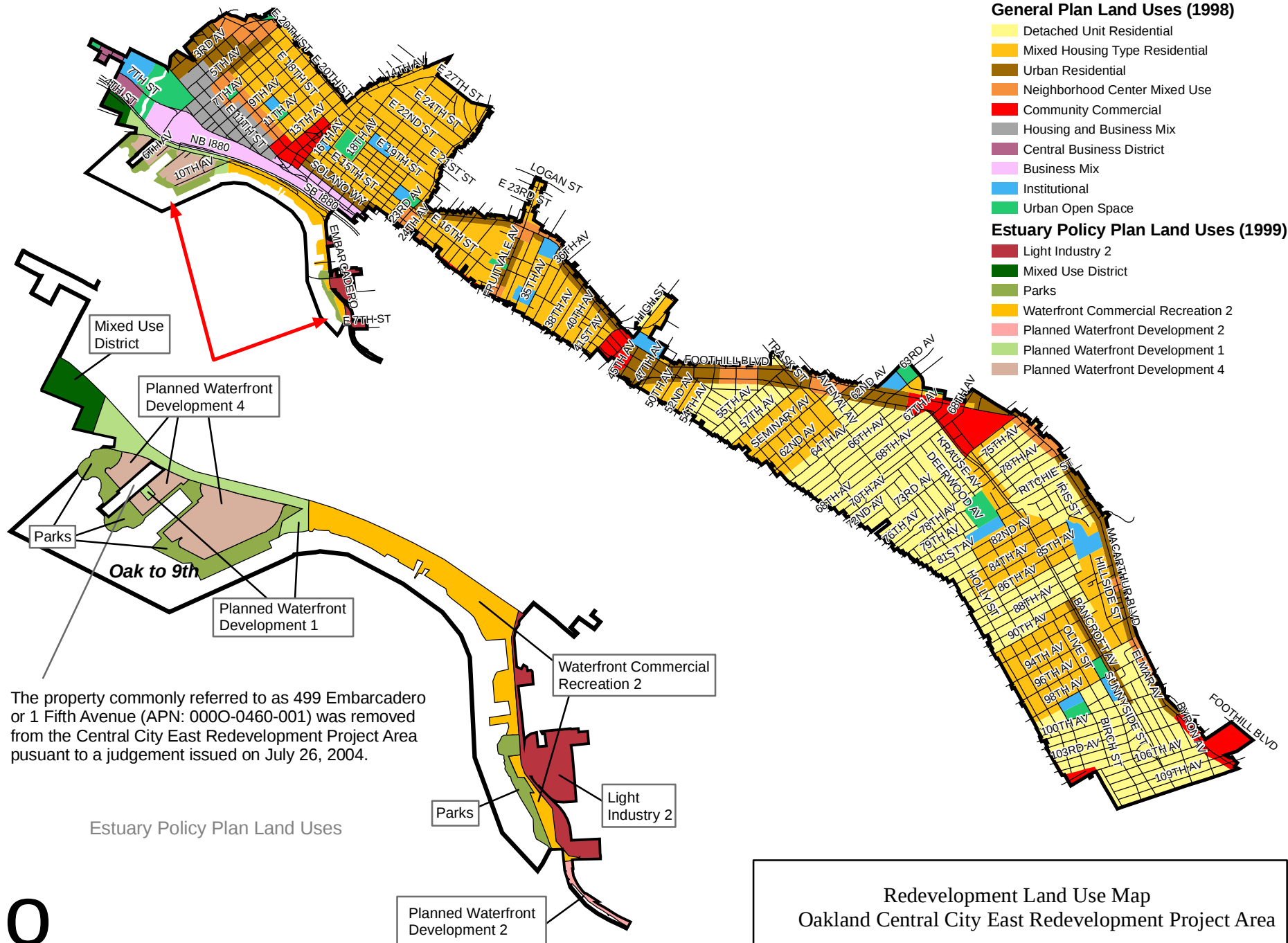
The property commonly referred to as 499 Embarcadero or 1 Fifth Avenue (APN: 0000-0460-001) was removed from the Central City East Redevelopment Project Area pursuant to a judgment issued on July 26, 2004.



**CENTRAL CITY EAST
REDEVELOPMENT PLAN**

ATTACHMENT NO. 3

REDEVELOPMENT LAND USE MAP



CENTRAL CITY EAST REDEVELOPMENT PLAN

ATTACHMENT NO. 4

PUBLIC IMPROVEMENTS

The Agency may acquire property and/or pay for, install, develop, construct, or rehabilitate the publicly-owned buildings, facilities, structures, or other improvements set forth in the attached list in connection with the Project:

- Streets and roadways
 - Roadway widening
 - Intersection improvements
 - Traffic signalization
 - Roadway resurfacing
 - Installation of overpasses and underpasses
 - Street signage
 - Traffic calming
- Streetscape
 - Sidewalks
 - Curbs and gutters
 - Street medians
 - Street lighting
 - Street furniture
 - Landscaping
 - Street beautification
- Public transit and bicycle facilities
- Water, natural gas and electricity distribution systems
- Sanitary sewer systems
 - Wastewater treatment plant improvements
 - Upgrading and replacing deteriorated sewer pipes

- Storm drainage systems
 - Reconstruction of damaged catch basins and broken storm drain lines
 - Construction of concrete cross drains
- Telecommunications systems, including installation of fiber optic and other cabling
- Undergrounding of overhead utility lines
- Parking facilities and improvements
- Parks, plazas, landscaped areas, pedestrian paths, playgrounds, recreational facilities, and open space
- Public housing and shelters
- Police, fire, emergency response, and other public safety facilities
- Public schools, colleges and universities, training centers, libraries, and community centers
- Public health facilities and human services facilities

**CENTRAL CITY EAST
REDEVELOPMENT PLAN**

ATTACHMENT NO. 5

MAP OF COMMERCIAL CORRIDORS