

RESOLUTION NO. 6-15

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY (“THE OVERSIGHT BOARD”) APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, Assembly Bill 1X 26, enacted in June 2011, and as modified by the Supreme Court of the State of California in the matter of *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861, and further modified by Assembly Bill 1484, enacted in June 2012, and other subsequent legislation (collectively, the “Dissolution Act”) dissolved and set out procedures for the wind-down of all redevelopment agencies throughout the State effective February 1, 2012; and

WHEREAS, the Successor Agency to the Richmond Community Redevelopment Agency (“Successor Agency”) is the successor entity to the former Richmond Community Redevelopment Agency (“Community Redevelopment Agency”) and, pursuant to the Dissolution Act, is responsible for the wind-down of the former Community Redevelopment Agency; and

WHEREAS, the Oversight Board is the Successor Agency’s oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and the interests in real property of the former Community Redevelopment Agency, and which must be submitted to the Oversight Board and the Department of Finance (the “DOF”) for approval; and

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the “LRPMP”), which LRPMP addresses the disposition and use of the real properties and the interests in real property of the former Community Redevelopment Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c); and

WHEREAS, pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated into this Resolution by reference.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. **CEQA Compliance.** Approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)).

Section 4. **Approval of Long Range Property Management Plan.** The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A, subject to such technical, conforming and clarifying changes as may be approved by the Successor Agency's legal counsel, which changes do not modify the purposes of this Resolution and intent of the LRPMP with respect to each of the properties identified therein.

Section 5. **Transmittal of LRPMP to DOF.** The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution, and any further information that may be requested by DOF with respect to the LRPMP and this Resolution.

Section 6. **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. **Effective Date.** Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall be effective pursuant to Health and Safety Code Section 34179(h).

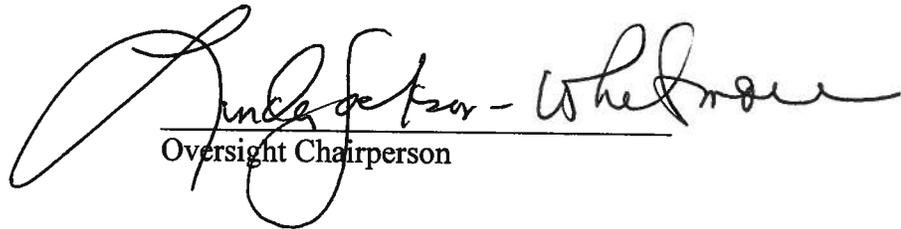
PASSED, APPROVED AND ADOPTED at a regular meeting of the Oversight Board on December 8, 2015, by the following vote:

AYES: Linda Jackson-Whitmore, Chadrick Smalley, John Marquez, Jeff Lee, Whitney Dotson, and Janet Johnson

NOES: None

ABSTAIN: None

ABSENT: Sheri Gamba


Oversight Chairperson

ATTEST:


Oversight Secretary

EXHIBIT A
Long-Range Property Management Plan

Long Range Property Management Plan

Successor Agency to the Richmond Community Redevelopment Agency

December 2015

I. BACKGROUND

Pursuant to AB 1x 26, effective June 28, 2011, AB 1484, effective June 27, 2012, and other subsequent legislation and case law (all collectively the "Dissolution Law") all redevelopment agencies across the State were dissolved effective February 1, 2012, successor agencies and oversight boards were created and procedures were established for the wind down of the affairs of the former redevelopment agencies. Pursuant to Health and Safety Code Sections 34177(e) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency. Health and Safety Code Section 34181(a)(1) requires that disposal of property shall be done expeditiously and in a manner aimed at maximizing value. This document is intended to address Sections 34191.4(a) and 34191.5 (a) of the Health and Safety Code and related requirements for preparation of a Long Range Property Management Plan ("Plan") related to the real property assets of the former Richmond Community Redevelopment Agency ("Former Agency"), which have been or will be transferred to a Community Redevelopment Property Trust Fund administered by the Successor Agency to the Richmond Community Redevelopment Agency (Agency or "Successor Agency"). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of the Dissolution Law.

Prior to its dissolution, the Former Agency transferred to the City various parcels of land in May 2011, as discussed more fully below. Pursuant to Health and Safety Code Section 34167.5, the State Controller, in its report dated November 12, 2013, noted that the transfers of land to the City by the Community Redevelopment Agency were not allowed, and were to be reversed. The Oversight Board has approved and authorized the retention by the City of a portion of those properties for continued use for governmental purposes, and the City and Successor Agency are in

the process of reversing the transfer of the remainder of those parcels of land previously transferred to the City by the Community Redevelopment Agency.

II. SUMMARY OF PROPOSED REAL PROPERTY ASSET RETENTION AND DISPOSITION ACTIONS

This Long Range Property Management Plan (Plan) sets forth a proposed strategy and plan for retention and disposition of certain identified Former Agency-owned real property assets within the City of Richmond, California (City).

A. Retention of Real Property, Enforceable Obligations

Health and Safety Code Section 34191.4(a) provides, in part, that all real property shall be transferred to the Community Redevelopment Project Trust Fund, unless that property is subject to the requirements of any existing enforceable obligation. The two properties listed in Table 1 (Property Nos. 6 & 28) are to be retained by the Successor Agency as they are subject to the requirements of existing enforceable obligations. The properties have either Disposition and Development Agreements or other recognized obligations that require on-going Successor Agency involvement until project completion (as more fully discussed in Part III, below).

Table 1 Retention of Real Property, Enforceable Obligations			
Property No.	APN	Address	Existing Use
6	Various	47th / Florida	Vacant Lots, Former Nursery Site, site of future Miraflores Project
28	514-050-010	19th / Macdonald	Vacant Lot, Used for construction staging area; site is a portion of Phase 2 of the Richmond Transit Village project

B. Transfer of Real Property to City for Governmental Purpose

Health and Safety Code Section 34181(a)(1) provides, in part, that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities and lots dedicated solely to public parking, and local agency administrative buildings, to the appropriate public jurisdiction. The fourteen (14) properties listed in Table 2, which were originally acquired by the Former Agency, have been continually dedicated and in use for governmental purposes. Four of these properties (Property Nos. 7, 12, 13 and 16) and one of the parcels included within Property No. 24 were previously transferred by the Former Agency to the City in May 2011. In lieu of transferring title to those parcels to the Successor Agency, and then transferring those parcels back to the City at a future date, the Successor Agency and City requested the Oversight Board approve and authorize the retention of those properties by the City, for continued use for governmental purposes, and on December 8, 2015, the Oversight Board approved and authorized such retention of properties by the City for continued governmental use. The proposed disposition plan objective is to recognize that the prior transfer of those specific parcels to the City represents an authorized transfer under the Dissolution Law. The remainder of the real property assets listed in Table 2 (Property Nos. 1, 2, 8, 19, 20, 21, 23, 24, 26 and 27) will be transferred to the City for continued dedicated governmental use.

Table 2 Transfer of Real Property to City for Governmental Purpose			
Property No.	APN	Address	Existing Use
1	508-042-010	Bayview/Carlson	Right of way
2	509-200-010	Creely/S.55th	Park / open space
8	513-392-005	Victor Ave.	Right of way / parkway area
19	540-082-030	Macdonald / 13th St.	Right of way area / sidewalk
20	540-082-032	Nevin / 13th Street	Right of way area / sidewalk
21	540-091-010	333 11th Street	Public parking lot
23	550-251-018, 550-252-030	S. 7th St. / Cutting Blvd.	Southside neighborhood park
24	Various	Harbour Way S. / 32nd Street	Marina Bay Public Lands
26	560-181-114	Harbour Way S.	Craneway Pavilion / Bay Trail
27	560-270-052	1453 Harbour Way S.	Sheridan Observation Point / public parking lot
The following parcels were previously transferred to the City, and will be retained by the City for continued dedicated governmental use			
7	513-340-046	San Pablo Ave	Baxter Creek / Richmond Greenway Project / open space
12	534-391-002	7th Street	Public walkway / paseo connecting 7th Street to adjacent neighborhood
13	538-080-037	Barrett Ave.	Right of way / sidewalk

16	540-062-013	16th Street	Transit station building / BART/Amtrak entrance
24	560-470-004	Harbour Way S. / 32nd Street	Portion of the Marina Bay Public Lands

C. Sale or Liquidation of Properties

The Plan proposes that the five (5) properties listed in Table 3 (Property Nos. 3, 4, 5, 9 and 10) be liquidated or sold by the Successor Agency. The net proceeds from the sale of these properties will be distributed as property tax to the taxing agencies in accordance with law.

Table 3 Sale or Liquidation of Properties			
Property No.	APN	Address	Existing Use
3	509-200-016	Creely/S.55th	Land Sliver
4	509-310-041	Arno Ct/S.47th	Mini-Lot
5	513-172-010	Stege/S.37th	Undeveloped Mini-Lot
9	513-399-002	Potrero / S. 49th	Land Sliver
10	513-401-011	Potrero / S. 49th	Land Sliver

D. Transfer of Properties for Future Disposition and Development

The Plan proposes that the seven properties listed in Table 4 (Property Nos. 11, 14, 15, 17, 18, 22 and 25) be transferred from the Successor Agency to the City for future disposition and development for a project identified in an approved redevelopment plan.

Three of those properties (Property Nos. 14, 18 and 22) were previously transferred by the Former Agency to the City in May 2011. The City and Successor Agency are in the process of reversing those transfers and returning those properties to the Successor Agency for future disposition in accordance with this Plan. The proposed plan objective is to transfer the properties to the City of Richmond for future disposition (sale) for private development consistent with the existing City General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. The City of Richmond will enter into a compensation agreement with the taxing entities, as required by law, prior to the transfer of any of these properties.

Table 4 Transfer of Properties for Future Disposition and Development			
Property No.	APN	Address	Existing Use
11	514-140-032	1800 Barrett Ave.	Vacant Land
14	Various	Harbour / Macdonald	Community garden; vacant land and vacant and fire damaged buildings
15	538-172-007, 538-172-008	111-113 Macdonald	Vacant lots
17	Various	1401-1435 Macdonald	Surface parking lot
18	Various	Macdonald / Nevin Ave	Vacant land
22	Various	Cutting Blvd. / S. 12th Street	Vacant land
25	560-710-001	Northshore Drive	Vacant land (Marina Bay deed-restricted parcel)

The remainder of this Plan provides details on each of the properties by asset category.

III. REAL PROPERTY ASSETS

A. Former Agency-Owned Real Property Assets

Health & Safety Code Sections 34177(e), 34181(a) and 34191.5(c)(2) require that the Successor Agency designate each of the Former Agency-owned real property assets by one of the following categories:

1. Retention / Use of Property to fulfill an enforceable obligation
2. Transfer to City for governmental use
3. Sale or Liquidation of the property
4. Transfer to City for future disposition and development.

1. Retention of Real Property, Enforceable Obligation

The following property profiles describe the two properties to be retained by the Successor Agency in order to fulfill recognized enforceable obligations. Obligations to complete these projects have been recognized by DOF as reported on Successor Agency ROPS approved by DOF, as discussed below.

PROPERTY PROFILE #6

ID(s): 6-21

Situs Address: S 47th St., 99 S 47th St., 223 47th St., 4606 Florida Ave., 130 S 47th St., Wall Ave., 4855 Wall Ave., 4809 Wall Ave.

Description: Vacant land (Mira Flores Project)

Parcel Size: 13.498 acres (4.005, 0.172, 1.501, 0.084, 0.114, 0.057, 0.014, 0.371, 0.930, 2.966, 0.552, 1.242, 0.448, 0.550, 0.051, 0.250)

Zoning: SFR-3, SFR-3/EA

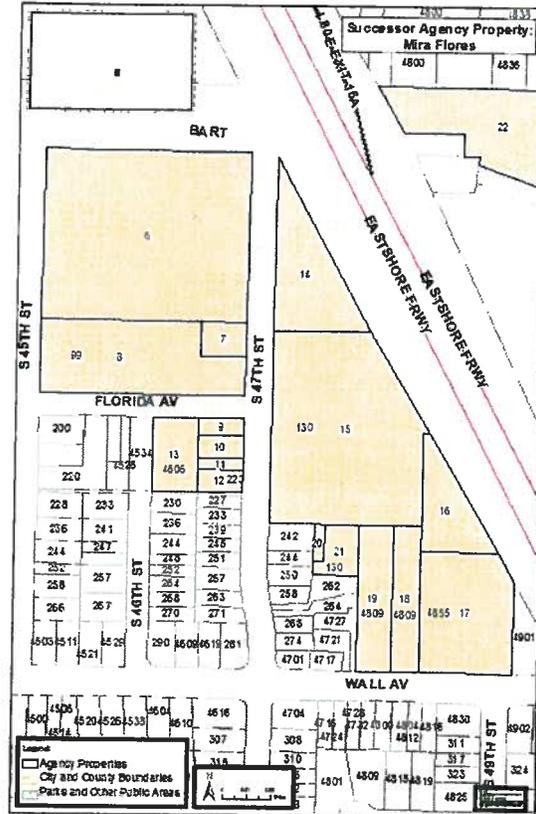
Priority Development Area: N/A

Date Purchased: 2006

Purchase Price: Approximately \$7,000,000

Estimated Market Value: \$3,600,000 (affordable housing parcels); \$4,200,000 (market-rate housing parcels)

APN(s): 513-321-001, 513-321-002, 513-321-003, 513-322-023, 513-322-024, 513-322-025, 513-322-037, 513-322-038, 513-330-001, 513-330-002, 513-330-003, 513-330-005, 513-330-006, 513-330-007, 513-330-013, 513-330-014



Property Background: The site is a former nursery consisting of sixteen total parcels, and divided as three separate nursery properties (the Sakai, Oishi, and Endo parcels), and one additional adjacent property (Carey Trust parcel), totaling about 14 acres. It is surrounded by Highway 80 to the east, the Bay Area Rapid Transit (BART) commuter rail line to the north, and residences of the Park Plaza Neighborhood to the south and west. The site contained about 40 greenhouses, several residences, and numerous structures and buildings which were used to support the nursery operations warehouse. Pesticides were used by the various nurseries that have operated at the site, and underground storage tanks (USTs) were used to store fuel for heating boiler rooms and operating vehicles and equipment. Investigations conducted at the site identify various chemicals in the soil and groundwater, as discussed more fully below. The State of California's Pollution Control Finance Agency awarded the Former Agency \$2.6 million in clean up funds under an Infill Grant Agreement dated October 18, 2010. The Strategic Growth Council (SGC) awarded a \$1.66 million grant for urban greening to the City. One condition of the Infill Grant Agreement is that the site be developed with the Miraflores Housing Project, including affordable senior apartments and new market-rate single family homes. The open space will include creek restoration, an urban forest of trees and the preservation of historic

structures including greenhouses and homes dating back to early 1900s. The Former Agency purchased the nursery properties in 2006. Following cleanup of the site, the Successor Agency is moving forward with the development of the site as required under the Infill Grant Agreement and related Regulatory Agreement.

In furtherance of the Infill Grant Agreement, the Oversight Board adopted Resolution No. 1-15 on February 24, 2015 finding that the Infill Grant Agreement for the Miraflores Project is an enforceable obligation of the Successor Agency and directing the Successor Agency to proceed with negotiations with an affordable housing developer and a market-rate housing developer for the project. The Oversight Board's actions adopting Resolution No. 1-15 were forwarded to DOF for review, and DOF notified the Oversight Board that it would be extending its review period up to 60 days pursuant to Health and Safety Code Section 34181(f). No action challenging Resolution No. 1-15 was received by the Oversight Board within the 60-day period, and pursuant to Section 34181(f), the Oversight Board action to approve Resolution No. 1-15 is considered final and conclusive.

On June 25, 2015, the Oversight Board adopted Resolution No. 3-15 authorizing the execution of a Disposition, Development and Loan Agreement (DDLA) with the Community Housing Development Corporation of North Richmond and Eden Housing, Inc. nonprofit housing developers, for the affordable Miraflores Senior Apartments. This action was approved by DOF by its letter dated August 21, 2015, and the Successor Agency has entered into the DDLA for this portion of the Miraflores Project.

In furtherance of the Infill Grant Agreement, and as authorized under Oversight Board Resolution No. 5-14, approved on June 15, 2014, and Oversight Board Resolution No. 1-15, the Successor Agency and the City entered into an Exclusive Right to Negotiate Agreement (ERN) with Miraflores Community Devco LLC, dated September 16, 2015, a market rate housing developer, and is in the process of negotiating the terms of a disposition and development agreement for development of the market-rate housing portion of the Miraflores Project.

The Miraflores Project is recognized by DOF as an enforceable obligation of the Former Agency, by its letter dated August 21, 2015 relating to approval of Oversight Board Resolution No. 3-15, and as noted by DOF in its letter of May 15, 2015, regarding the Successor Agency's ROPS 15-16A.

Environmental History: Plant nurseries began operating at the Site in the early 20th century. Pesticides were used by the various nurseries that have operated at the Site. Underground storage tanks (USTs) were used to store fuel for heating boiler rooms and operating vehicles and equipment. During the 1980s and 1990s, seven USTs were removed from the Site. Three inactive USTs were targeted for removal during clean up activities. In 2005, DTSC entered into a Voluntary Cleanup Agreement (VCA) with the Richmond Community Redevelopment Agency, Eden Housing, Inc. and Community Housing Development Corporation of North Richmond. In 2006, extensive investigations were conducted and soil and groundwater samples were analyzed for pesticides, metals, total petroleum hydrocarbons (TPH) , and volatile organic compounds (VOCs). The investigations conducted at the Site determined that the soil and groundwater are contaminated with: metals, primarily lead; TPH and TPH-related compounds including Benzene; pesticides,

primarily dieldrin and DDT; VOCs, including perchloroethylene (PCE) and trichloroethylene (TCE). Dieldrin and DDT were also detected in the soil at the Site. PCE and TCE detected in groundwater is believed to have migrated onto the site. Clean up of the site includes excavation of contaminated soil with disposal at a permitted landfill and groundwater monitoring. The Successor Agency received a certification from DTSC in June 2015 that the site is acceptable for residential development.

Potential for Transit Oriented Development: High

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; Miraflores Project.

Revenue Generation: Property will be sold to developers for development of the Miraflores Housing Project. The DDLA entered into with Community Housing Development Corporation of North Richmond and Eden Housing for the affordable Miraflores Senior Apartments provides for the sale of a portion of the Site to the developer for \$1.00. The Successor Agency and City are still negotiating the term of an agreement with the developer for the market-rate housing portion, so information on the revenue to be generated from that portion of the project is not yet available. Any excess proceeds of the sale of the Property not used as part of the Project in accordance with the respective agreement will be distributed as property tax to the taxing agencies in accordance with law.

Disposition Plan: This parcel will be retained by Successor Agency to fulfill an Enforceable Obligation. Site to be developed with 80 very low income Senior Units and 180 Market rate residential units and associated amenities, pursuant to the DDLA and future disposition and development agreement anticipated to be entered into pursuant to the ERN with Miraflores Community Devco .

PROPERTY PROFILE #28

Situs Address: Nevin Avenue

Description: Undeveloped lot (Nevin & Carlson)
/ portion of Richmond Transit Village Phase 2

Parcel Size: 1.550 acres

Zoning: CB

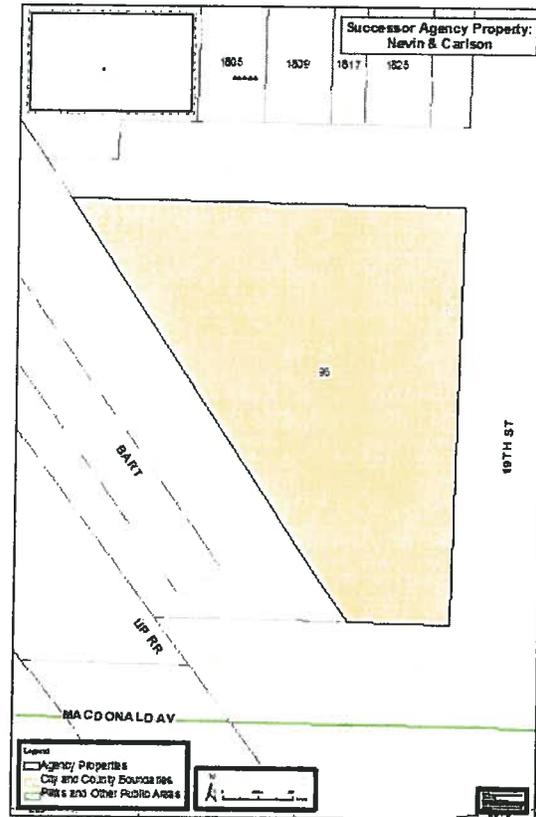
Priority Development Area: Central
Richmond & 23rd Street Corridor

Date Purchased: 8/4/2003

Purchase Price: -0-

Estimated Market Value: \$1,485,300 -
\$1,755,400 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 514-050-010



Property Background: Remnant parcel from BART Station development, conveyed by the City to the Former Agency at no cost, for inclusion as part of the Transit Village Project. The Former Agency entered into a Disposition and Development Agreement (“DDA”) with Bay Area Rapid Transit District (“BART”) and Richmond Transit, LLC, dated April 11, 2002, which has been assigned by Richmond Transit, LLC to Olson 737-Richmond 132, LLC, an affiliate of the Olson Company (“Developer”). The DDA provides for the development of a mixed-use transit village project (“Transit Village Project”) by the Developer, in two phases. The Property is subject to the DDA, and will be developed as a component of the Richmond Transit Village, Phase two. The DDA is in place and has been recognized as an enforceable obligation by the Department of Finance.

Environmental History: Unknown

Potential for Transit Oriented Development: High.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; Transit Village Project.

Revenue Generation: The DDA entered into with the Olson Company provides for the sale of the Phase II Residential/Retail Property to the developer for 900,655, which amount is forgivable over time in pro rata amounts as portions of the Phase Two Residential Units are completed. To the extent the Successor Agency receives any excess proceeds from the sale of the property not used as part of the Project in accordance with the DDA, those excess proceeds will be distributed as property tax to the taxing agencies in accordance with law.

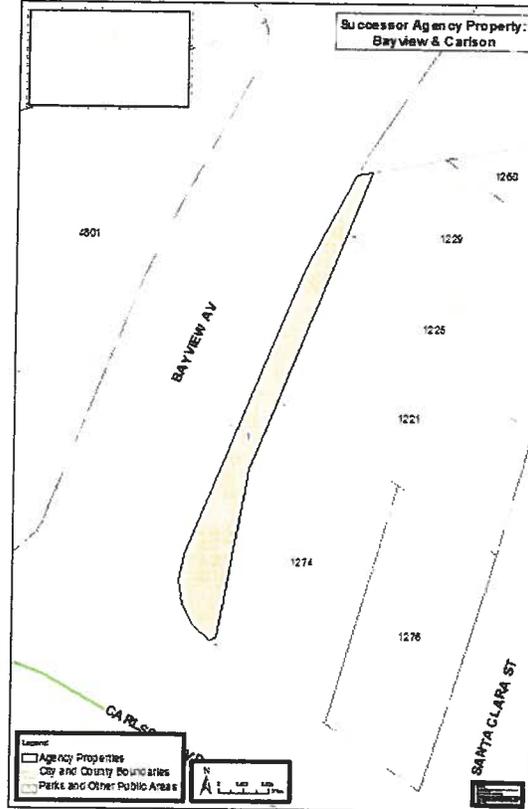
Disposition Plan: This parcel will be retained by the Successor Agency in order to fulfill an enforceable obligation, specifically to complete the Richmond Transit Village Project pursuant to the DDA. DDA has been recognized by the Department of Finance as an enforceable obligation.

2. Transfer to City for Governmental Purpose

The following property profiles describe the fourteen (14) properties to be retained by or transferred to the City for government/public purpose and describe each property and their uses. These properties were developed for specific government/public uses and as such have been operating in that capacity.

PROPERTY PROFILE #1

Situs Address: Bayview Avenue
Description: Right of way / sidewalk
Parcel Size: 0.060 acres (2617 sq.ft)
Zoning: MFR-3
Priority Development Area: N/A
Date Purchased: 1/1/68
Purchase Price: \$610.00
Estimated Market Value: \$57,500 to \$68,000 (based on LoopNet Asking Price Trends of \$22 - \$26/sf)
APN(s): 508-042-010



Property Background: Acquired 1/1/68 for \$610.00. The Property is a very narrow and irregularly shaped strip of land abutting Bayview Avenue, that is currently improved with right-of-way and sidewalk improvements along Bayview Avenue. Given the size, configuration and location of this Property, the Property has no development potential other than continued use as public right of way and sidewalk.

Environmental History: No record of environmental studies.

Potential for Transit Oriented Development: Not applicable.

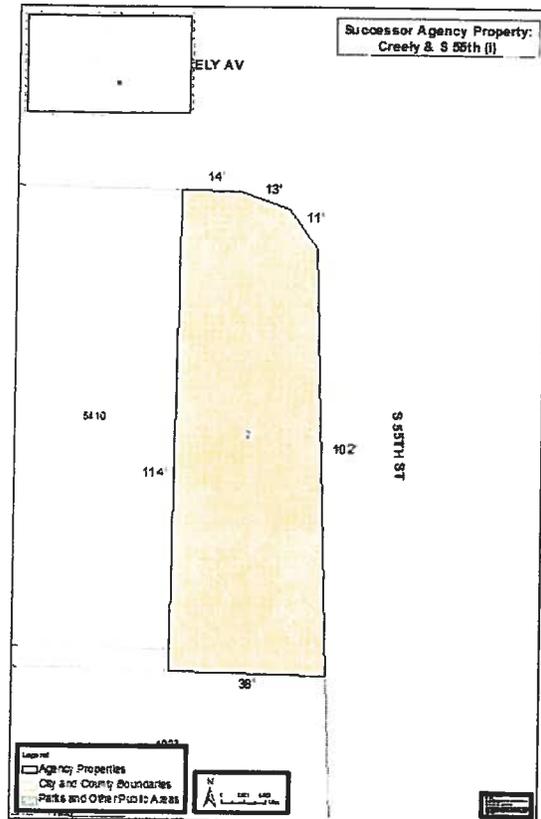
Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

Revenue Generation: None

Disposition Strategy/Use: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, to the appropriate public jurisdiction. This 0.060 Acre Parcel will be transferred to the City for government purpose for continued use as an existing Right-of-Way/Sidewalk.

PROPERTY PROFILE #2

Situs Address: Creely Avenue & S 55th
Description: Undeveloped lot (Creely & S 55th)
Parcel Size: 0.092 acres (approx. 3939 sq.ft)
Zoning: MFR-1
Priority Development Area: N/A
Date Purchased: 1/1/61
Purchase Price: \$1,210
Estimated Market Value: Nominal /
\$86,600-\$102,400 (based on LoopNet Asking
Price Trends of \$22-\$26/sf)
APN(s): 509-200-010



Property Background: Acquired 1/1/61 for \$1,210.00. This Property is a small parcel of land, approximately 114 ft. x 38 ft. The Property is located between the S. 55th Street right of way and a residence and is currently improved with a neighborhood vest pocket park and open space area to complement and serve the adjacent residential neighborhood.

Environmental History: No record of environmental studies.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

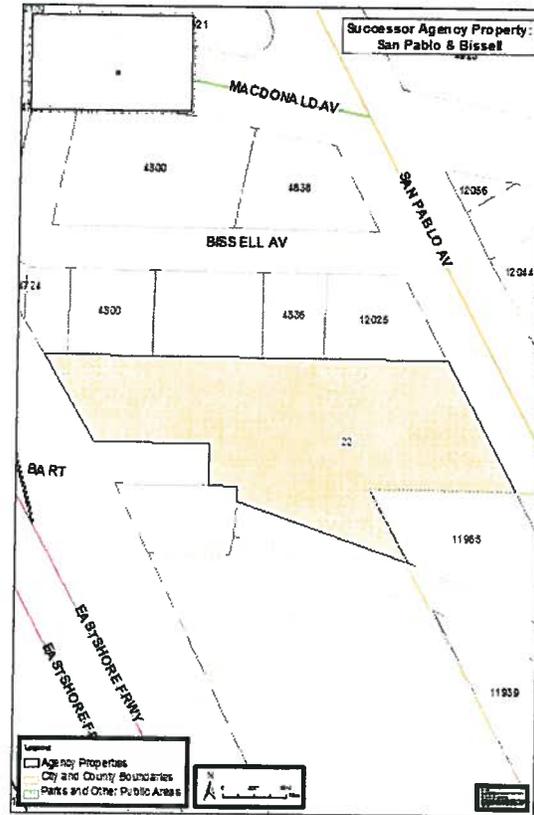
Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets

that were constructed and used for a governmental purpose, such as parks, to the appropriate public jurisdiction. This 0.092 acre Parcel will be transferred to the City for governmental purpose for continued use as park and open space to complement and serve the adjacent residential neighborhood.

PROPERTY PROFILE #7

Situs Address: San Pablo Avenue
Description: Baxter Creek / Richmond Greenway Project and Open Space
Parcel Size: 1.73 acres
Zoning: C-2
Priority Development Area: San Pablo Avenue Corridor (WCCTA)
Date Purchased: 3/4/2009
Purchase Price: \$1,210,216
Estimated Market Value: \$1,656,600 - \$1,957,800 (based on LoopNet Asking Price Trends of \$22-\$26/sf)
APN(s): 513-340-046



Property Background: Property was acquired from Community Housing Development Corporation in 2009, and is a remnant parcel not used for the adjacent BART project. The Property is an irregularly shaped parcel, improved as a part of the Baxter Creek/Richmond Greenway Project, and used as open space and park, with the Bay Trail running through this Property.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; development of park and open space to complement the neighboring BART station.

Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as parks, to the appropriate public jurisdiction. This property was previously transferred by the Former Agency to the City in May 2011. As noted above, the Oversight Board, on December 8, 2015, approved and authorized the retention of this property by the City for continued governmental use, in accordance with said Section 34181(a). This 1.73 Acre Parcel will be retained by the City for governmental purpose for continued use as park and open space as part of Baxter Creek Project with El Cerrito.

PROPERTY PROFILE #8

Situs Address: Victor Avenue

Description: Land sliver -Right of way / parkway area

Parcel Size: 0.018 acres (approx. 778 sq.ft)

Zoning: MFR-1

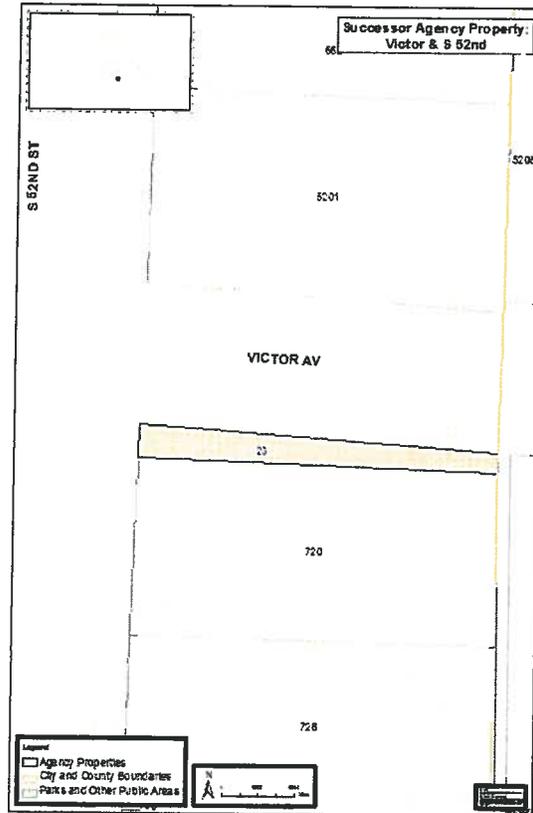
Priority Development Area: N/A

Date Purchased: 1/1/62

Purchase Price: \$30.00

Estimated Market Value: \$17,100 - \$20,200
(based on LoopNet Asking Price Trends of \$22 - \$26/sf)

APN(s): 513-392-005



Property Background: Acquired 1/1/62 for \$30.00 This Property is a very narrow strip of land abutting Victor Avenue. This Property is currently improved with right-of-way and parkway improvements along Victor Avenue. Given the size, irregular shape and location, this Property has no development potential other than continued use as public right of way and parkway

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; right-of-way and parkway improvements.

Revenue Generation: None

Disposition Strategy/Use: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, to the appropriate public jurisdiction. This 0.018 Acre Parcel will be transferred to City for Government Purpose for continued use as Right-of-Way/Parkway area.

PROPERTY PROFILE #12

Situs Address: 7th Street

Description: Public walkway / paseo

Parcel Size: 0.015 acres (approx. 639 sq.ft.)

Zoning: CB

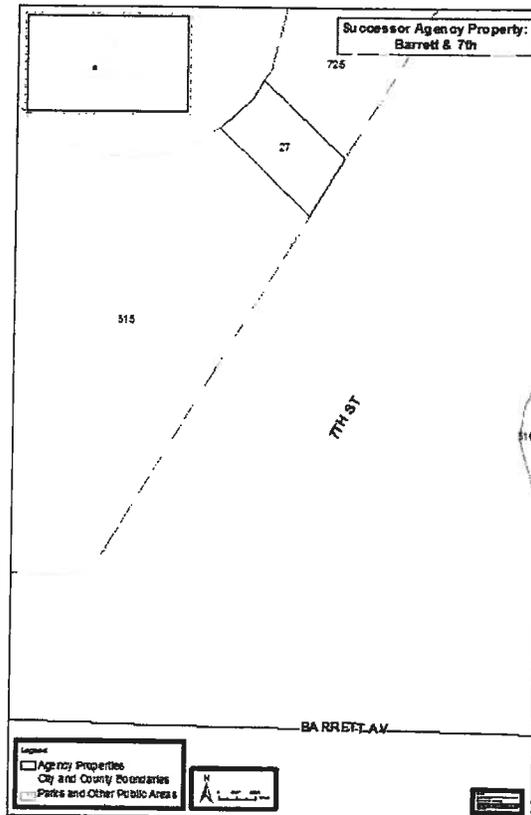
Priority Development Area: N/A

Date Purchased: 2/16/67

Purchase Price: \$580.00

Estimated Market Value: \$14,000 - \$16,600
(based on LoopNet Asking Price Trends of
\$22- \$26/sf)

APN(s): 534-391-002



Property Background: Acquired 2/16/67 for \$580.00 At the time the adjacent properties were developed, approximately the 1970s, this Property was developed with a walkway / paseo connecting the neighborhood to 7th Street and the commercial uses in this area. This Property has been used as a public accessway, and has been maintained by the City since that time. Given the size, configuration and location, this Property has no development potential other than continued use as a public walkway / paseo.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

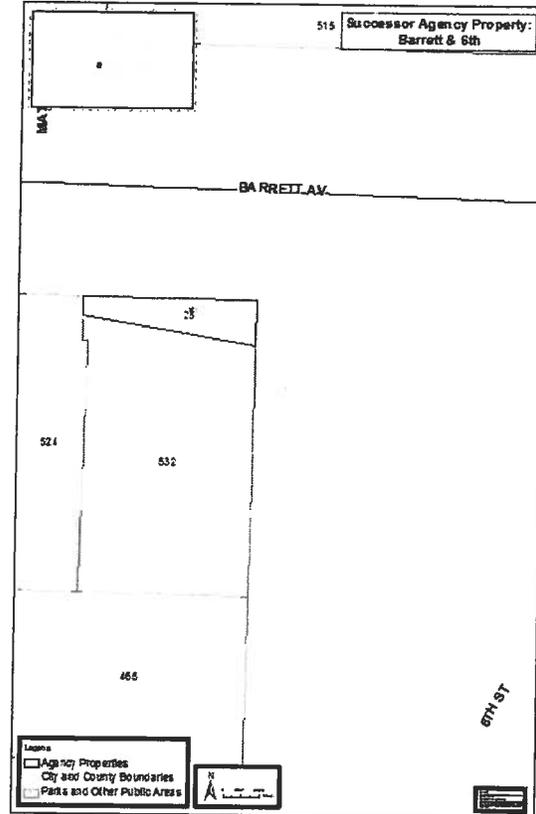
Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; parkway and access to adjacent residential subdivision.

Revenue Generation: None

Disposition Strategy: This property was previously transferred by the Former Agency to the City in May 2011. As noted above, the Oversight Board, on December 8, 2015, approved and authorized the retention of this property by the City for continued governmental use, in accordance with said Section 34181(a). This 0.015 Acre Parcel will be retained by the City for governmental purpose for continued use as a walkway/paseo connecting 7th Street to adjacent Neighborhood.

PROPERTY PROFILE #13

Situs Address: Barrett Avenue
Description: Right of way / sidewalk
Parcel Size: 0.004 acres (approx. 477 sq.ft.)
Zoning: CB
Priority Development Area: Central
Richmond & 23rd Street Corridor
Date Purchased: No record.
Purchase Price: No record.
Estimated Market Value: \$10,400 - \$12,400
(based on LoopNet Asking Price Trends of
\$22-\$26/sf)
APN(s): 538-080-037



Property Background: The property is a very small, irregularly shaped, narrow strip of land abutting Barrett Avenue, and is currently improved with right of way and sidewalk improvements along Barrett Avenue. Given the size, configuration and location of the Property, the Property has no development potential other than continued use as public right of way and sidewalk.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: The Successor Agency could not obtain any information on the acquisition of this Property by the Former Agency, but this property has been improved with right-of-way and sidewalk improvements as part of the adjacent Barrett Avenue.

Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the

Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, to the appropriate public jurisdiction. This property was previously transferred by the Former Agency to the City in May 2011. As noted above, the Oversight Board, on December 8, 2015, approved and authorized the retention of this property by the City for continued governmental use, in accordance with said Section 34181(a). This 0.004 Acre Parcel will be retained by the City for governmental purpose for continued use as right of way and sidewalk along Barrett Avenue.

PROPERTY PROFILE #16

Situs Address: 16th Street

Description: Transit station building / BART
Amtrak entrance

Parcel Size: 0.23 acres

Zoning: CB

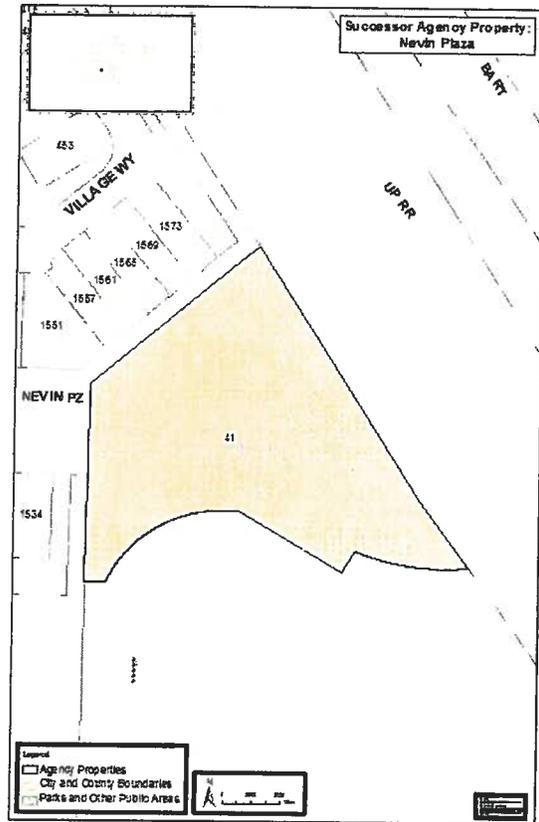
Priority Development Area: Central
Richmond & 23rd Street Corridor

Date Purchased: 2005.

Purchase Price: No record.

Estimated Market Value: \$220,400 -
\$260,400 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 540-062-013



Property Background: The property is an irregularly shaped parcel that is currently improved with the BART station entrance/Westside. A portion of this property was acquired from the City, and the remainder of this property was acquired from the San Francisco Bay Area Rapid Transit District, for development of the BART station.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Existing Transit Station Building/Plaza (already developed).

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; BART transit station.

Revenue Generation: None

Disposition Strategy: This property was previously transferred by the Former Agency to the City in May 2011. As noted above, the Oversight Board, on

December 8, 2015, approved and authorized the retention of this property by the City for continued governmental use, in accordance with said Section 34181(a). This 0.23 acre parcel will be retained by the City for governmental purpose for continued use for Transit Station Building/BART Amtrak entrance.

PROPERTY PROFILE #19

Situs Address: Macdonald Avenue

Description: Right of way / sidewalk

Parcel Size: 0.073 acres (approx. 3,194 sq.ft.)

Zoning: CB

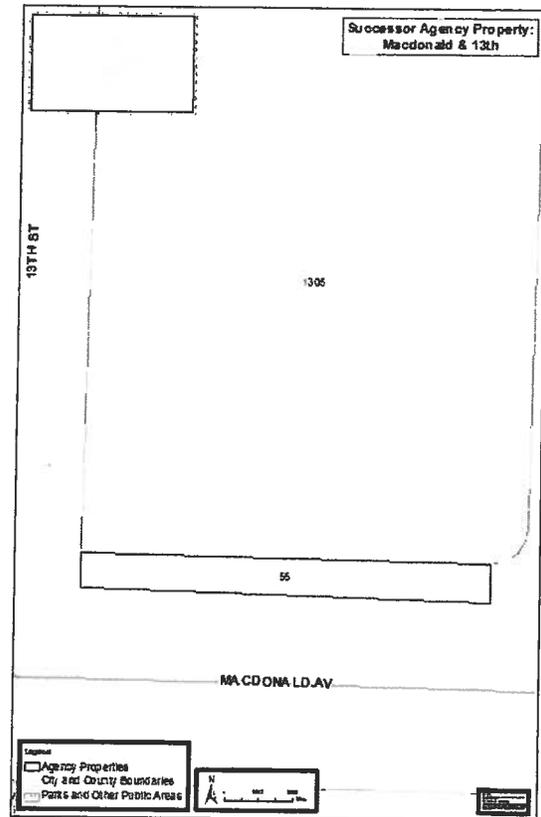
Priority Development Area: Central Richmond & 23rd Street Corridor

Date Purchased: 4/2/69

Purchase Price: \$250.00

Estimated Market Value: \$70,200 - \$83,000
(based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 540-082-030



Property Background: Acquired 4/2/69 for \$250.00, and together with Property #20, is a remaining portion of a larger portion of land that was developed with the Contra Costa County administrative offices building. The property is a very narrow strip of land abutting Macdonald Avenue, and is improved with a sidewalk along Macdonald Avenue and fronting the County administrative offices building. Given the size, configuration and location of the Property, the Property has no development potential other than continued use as public sidewalk.

Environmental History: No record.

Potential for Transit Oriented Development: Not Applicable

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as

roadways, to the appropriate public jurisdiction. This 0.073 Acre Parcel will be transferred to the City for governmental purpose for continued use as right-of-way area with an existing sidewalk.

PROPERTY PROFILE #20

Situs Address: Nevin Avenue

Description: Right-of-way area / sidewalk and landscaping

Parcel Size: 0.136 acres (approx.. 5,940 sq.ft.)

Zoning: CB

Priority Development Area: Central Richmond & 23rd Street Corridor

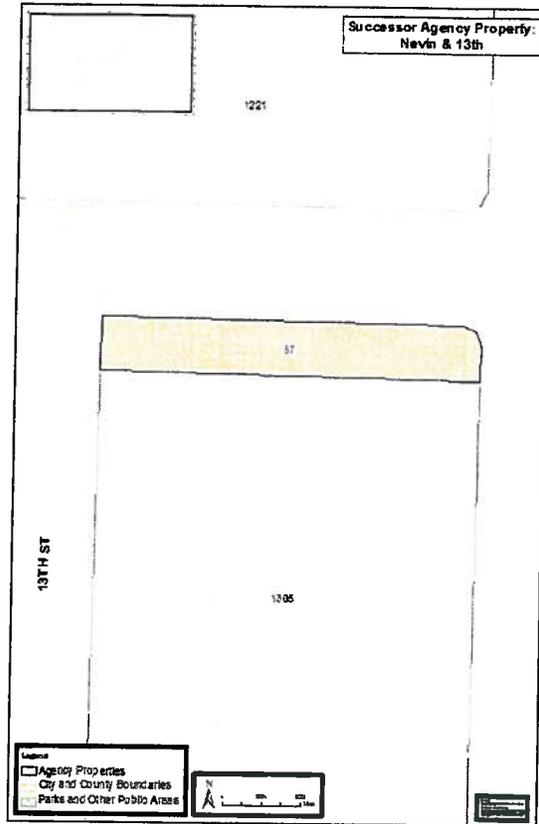
Date Purchased: 4/2/69

Purchase Price: \$11,600.00

LoopNet Asking Price Trends: \$22.00 - \$26.00/sf

Estimated Market Value: \$130,660 - \$154,400 (based on LoopNet Asking Price Trends of \$22-\$26sf)

APN(s): 540-082-032



Property Background: Acq. 4/2/69 for \$11,600.00, and together with Property #19, is a remaining portion of a larger portion of land that was developed with the Contra Costa County administrative offices building. The property is a very narrow strip of land abutting Nevin Avenue, and is improved with a sidewalk and landscaping along Nevin Avenue and fronting the County administrative offices building and a part of Nevin Plaza, a pedestrian and bicycle friendly project, renovated with funds from a federal transportation grant and other public funding sources, linking the downtown BART station and the Transit Village residential/retail area to Kaiser Medical Center and other nearby governmental and private office and retail uses. Given the size, configuration and location of the Property, the Property has no development potential other than continued use as public sidewalk and part of the Nevin Plaza.

Environmental History: No record.

Potential for Transit Oriented Development: Walking distance to downtown BART station (already developed).

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roadways, to the appropriate public jurisdiction. This 0.136 acre parcel will be transferred to City for governmental purpose for continued use as right of way, sidewalk and landscaping improvements and part of the existing Nevin Plaza.

PROPERTY PROFILE #21

Situs Address: 333 11th Street

Description: Public parking lot

Parcel Size: 0.315 acres

Zoning: CB

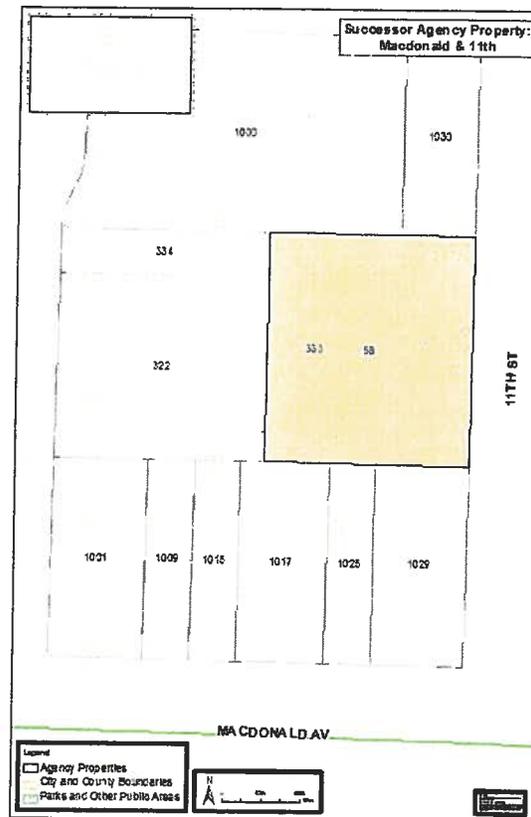
Priority Development Area: Central
Richmond & 23rd Street Corridor

Date Purchased: 4/23/69

Purchase Price: \$20,530.

Estimated Market Value: \$301,800 -
\$356,700 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 540-091-010



Property Background: Acquired 4/23/69 for \$20,530, by final judgment in condemnation. The Property was developed with a surface parking lot in the 1970s, and has been used as a public parking lot since that time providing parking for the surrounding commercial uses.

Environmental History: No record.

Potential for Transit Oriented Development: Not Applicable

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; improved with surface parking lot.

Revenue Generation: None

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as parking facilities and lots dedicated solely to public parking, to the appropriate public jurisdiction. This 0.315 Acre Parcel will be transferred to City for governmental purpose for continued use as a public

parking lot.



PROPERTY PROFILE #23

Situs Address: S 7th St., Cutting Blvd.

Description: Southside Neighborhood Park

Parcel Size: 1.0 acres (0.5, 0.5)

Zoning: SFR-3/MFR-1

Priority Development Area: South Richmond

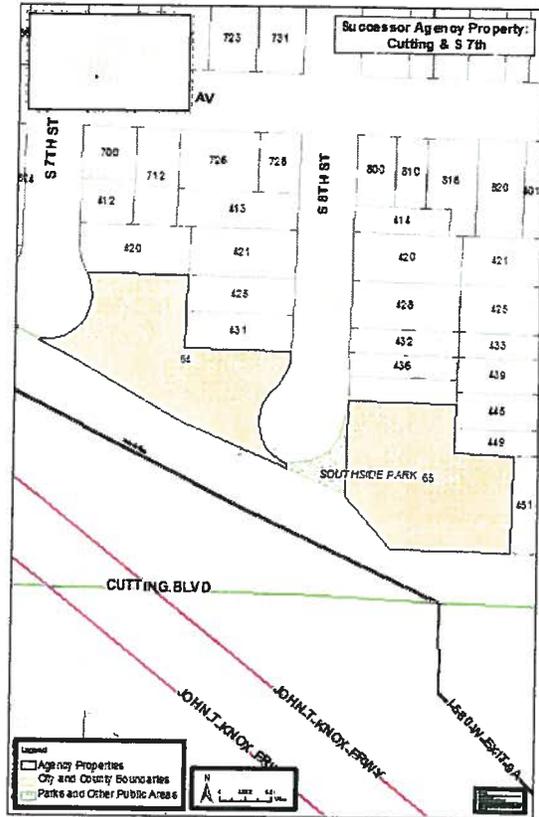
Date Purchased: 2000/2001.

Purchase Price: \$160,526.

Estimated Market Value: \$958,300 -

\$1,132,500 (based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 550-251-018, 550-252-030



Property Background: Caltrans remnant parcels, acquired by the Former Agency from the State of California, together with other adjacent properties, utilizing CDBG funds, for affordable housing purposes. This Property consists of two parcels of land, located along the edge of the John T. Knox Freeway portion of Interstate 580. This property separates the Cutting Boulevard on-ramp to the I-580 freeway from an older residential subdivision. The Property is currently improved as a park and open space, known as Southside Park, serving this adjacent residential neighborhood, originally developed as an affordable housing project.

Environmental History: No record.

Potential for Transit Oriented Development: Not Applicable

Purpose for Which Property Acquired: Assembly of land for affordable housing.

Revenue Generation: None

Disposition Strategy/Use: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as parks, to the appropriate public jurisdiction. This 1.0 acre parcel will be transferred to the City for governmental purpose for continued use as a neighborhood park.

PROPERTY PROFILE #24

Situs Address: Cutting Blvd., Harbor Blvd., Marina Bay Pkwy., Butler Ave., Marina S. Way, Hall Ave., Bayside Dr., Harbour S. Way, 1453 Harbour S. Way, Spinnaker Way, Peninsula Dr.

Description: Marina Bay Public Lands

Parcel Size: 212.892 acres (0.5, 0.514, 1.74, 0.88, 0.46, 0.1, 0.063, 0.098, 0.476, 2.521, 1.519, 0.329, 0.653, 0.548, 2.039, 0.261, 159.392, 2.095, 10.734, 16.785, 0.230, 1.13, 0.49, 0.72, 4.21, 0.816, 1.248, 2.341)

Zoning: Multiple: SFR-3, MFR-1, M-1, M-2, M-4, PA, CRR

Priority Development Area: South Richmond

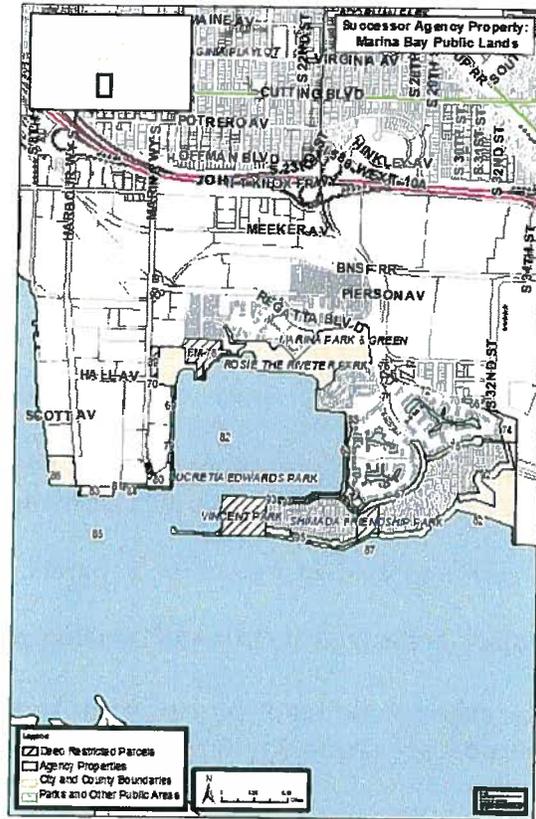
Date Purchased: See Property Background Section.

Purchase Price: See Property Background Section.

Estimated Market Value: \$203,159,600 - \$240,102,720 (based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 560-122-005,

560-181-042, 560-181-055, 560-181-061, 560-181-062, 560-181-066, 560-181-069, 560-181-070, 560-181-071, 560-181-072, 560-181-073, 560-181-078, 560-181-100, 560-181-101, 560-181-102, 560-181-111, 560-181-115, 560-270-024, 560-270-058, 560-470-004, 560-531-005, 560-531-006, 560-532-001, 560-590-002, 560-620-004, 560-620-005, 560-620-006



Property Background: 1. Acq. 5/10/91 for \$60.00; 2. Acq. 9/16/77 for \$53,040.00; 3. Acq. 11/13/85 for \$36,980.00; 4. Acq. 3/29/79 for \$19,120.00; 5. Acq. 3/29/79 for \$5,630.00; 6. Acq. 3/29/79 for \$680.00; 7. Acq. 3/29/79 for \$1,060.00; 8. Acq. 3/29/79 for \$510.00; 9. Acq. 3/29/79 for \$16,410.00; 10. Acq. 3/29/79 for \$29,880.00; 11. Acq. 3/29/79 for \$3,550.00; 12. Acq. 6/28/02 for \$40,678.11; 13. Acq. 6/28/02 for \$34,137.01; 14. Acq. 6/28/02 for \$127,078.73; 15. Acq. 6/28/02 for \$16,258.37; 16. Unknown; 17. Unknown; 18. Acq. 3/29/79 for \$520.00; 19. Acq. 9/16/77 for \$510.00; 20. Acq. 9/16/77 for \$5,475.00; 21. Acq. 8/12/86 for \$233,440; 22. Acq. 9/16/77 for \$10,650.00; 23. Acq. 11/13/85 for \$22,520.00; 24. Acq. 3/29/79 for \$73,010.00; 25. Acq. 3/29/79 for \$27,090.00; 26. Acq. 3/29/79 for \$41,440.00; 27. Acq. 3/29/79 for

\$58,760.

Total of 27 Parcels Acquired

This Property consists of 27 separate parcels, developed as a portion of the Marina Bay Project in Richmond, which was planned as a residential waterfront community with apartments, condominiums, townhouses and houses. The area also includes many retail and light-industry businesses. The Properties constitute a portion of the public lands component of the Marina Bay Project, and are currently developed as three parks, the San Francisco Bay Trail, a public boat launch and public parking lots. Construction of these improvements started in early 1984, and was finally completed in 2010.

The City and Former Agency entered into a Master Agreement of Marina Lease, dated July 1, 2000, with Richmond Bay Marina, LLC, the operator of the marina and boat launch facilities covering a portion of this property, together with other adjacent properties owned by the City. The Marina Lease has a 55-year lease term.

Environmental History: Varies by parcel.

Potential for Transit Oriented Development: Not applicable

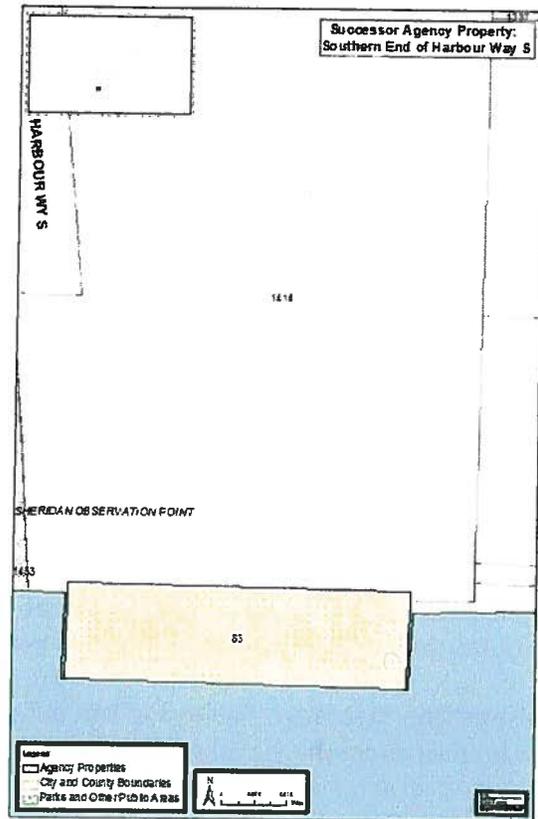
Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; Marina Bay Project.

Revenue Generation: The Marina Lease provides for annual rental payments, including annual minimum rent and percentage rent, in accordance with a formula contained in the Marina Lease. The lease payments from the Master Lease currently total approximately \$500,000 annually, and are deposited into the Marina enterprise fund and used to cover debt service payments and maintenance of the surrounding public lands and public improvements.

Disposition Strategy/Use: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, parks and parking facilities and lots dedicated solely to public parking, to the appropriate public jurisdiction. APN 560-470-004 was previously transferred by the Former Agency to the City in May 2011. As noted above, the Oversight Board, on December 8, 2015, approved and authorized the retention of this parcel by the City for continued governmental use, in accordance with said Section 34181(a). The remainder of these parcels will be transferred to the City for governmental purpose. Area encompasses developed uses; three parks, SF Bay Trail, a public boat launch and public parking lots.

PROPERTY PROFILE #26

Situs Address: Harbour Way S.
Description: The Craneway Pavilion
Parcel Size: 1.641 acres
Zoning: Multiple: CRR, M-2
Priority Development Area: South Richmond
Date Purchased: No record
Purchase Price: No record
Estimated Market Value: -0-
APN(s): 560-181-114



Property Background: Craneway Pavilion on a wharf over State lands. This Property is encumbered by a public trust easement for commerce, navigation and fisheries ("Public Trust Easement") exercised by the California State Lands Commission for purposes of overnight accommodation, restaurants and cafes, water-related industry, museums regarding waterfront history, visitor-serving retail, boating and ferry service. The Public Trust Easement is held and administered by the City of Richmond as Trustee.

The Former Agency entered into a Disposition and Development Agreement dated November 18, 2003, as amended by a First Amendment dated February 24, 2004 with Orton Development, Inc. which was assigned by Orton to Ford Point LLC pursuant to an Assignment and Assumption and Consent Agreement dated December 6, 2004 (collectively, "DDA"). In furtherance of the DDA, the Former Agency and Ford Point LLC ("Ford") entered into a 55-year "evergreen" Ground Lease, dated December 9, 2004 ("Ground Lease") whereby Ford leased this Property and certain other real property including approximately 1.7 acres of submerged land, to redevelop this

Property and the other properties with public-serving uses consistent with the DDA and with the Public Trust Easement, including renovation of the existing former Craneway structure located on the Property. As an “evergreen” lease, the term of the Ground Lease is extended by one year on each anniversary of the Commencement Date. The rent paid under the Ground Lease is \$1/year, which has been prepaid for the 55 year term of the Ground Lease. The Ground Lease only covers the underlying property interest, and the improvements are owned by the tenant (Ford). Ford also entered into a separate Ground Lease with the City of Richmond, dated December 9, 2004, for lease of the submerged lands portion of this Project, that runs concurrent with the Ground Lease. A portion of the SF Bay Trail also runs through this Property.

Environmental History: Unknown

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; part of the Marina Bay Project and waterfront development.

Revenue Generation: \$1.00 per year rent under Ground Lease. Nominal revenues generated from the Ground Lease will be used to cover administrative costs of the City to monitor and administer the Ground Lease.

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose to the appropriate public jurisdiction. This Property is encumbered by the Public Trust Easement administered by the City as Trustee, and the 55-year “evergreen” Ground Lease entered into in 2004. Given the \$1/year rent paid under the Ground Lease, the yearly automatic extension of the term of the Ground Lease, and the Public Trust Easement and other restrictions encumbering this Property, this Property has no current market value. The Successor Agency proposes to transfer this Property and the related Ground Lease with Ford to the City for continued use of the Property pursuant to the Ground Lease, to be administered by the City in conjunction with the City’s Ground Lease for the submerged lands portion of the Project, and in accordance with the Public Trust Easement.

PROPERTY PROFILE #27

Situs Address: 1453 Harbour S Way

Description: Sheridan Observation Point / public parking lot

Parcel Size: 5.91 acres

Zoning: Multiple: CRR, M-4

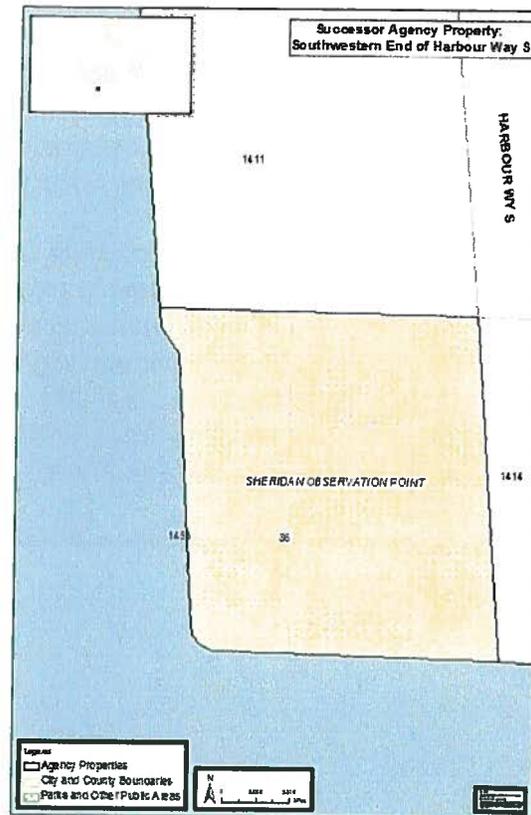
Priority Development Area: South Richmond

Date Purchased: 3/29/79

Purchase Price: \$332,970.00

Estimated Market Value: \$5,663,600 -
\$6,693,400 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 560-270-052



Property Background: This Property is located adjacent to the Craneway Pavilion and Rosie the Riveter Visitor Center. This Property is currently improved with a public parking lot to serve visitors to the Shoreline Park, Rosie the Riveter Visitor Center, Craneway Pavilion, and other surrounding waterfront properties, including public events held at the neighboring facilities. This Property also includes the Sheridan Observation Point and a portion of the SF Bay Trail, and plans are currently in the process for development of a transit center as part of the San Francisco Bay Ferry service.

The Former Agency entered into a lease with Orton Development for the use of a portion of the parking spaces on this property. The lease will terminate when the San Francisco Bay Ferry commences service from this location.

Environmental History: No record.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; part of the Marina Bay Project and waterfront development.

Revenue Generation: The lease with Orton Development produces revenue of approximately \$5,400 per month, subject to certain adjustments as defined in the Lease. These lease revenues are reported as income (“Other Funds”) on the ROPS, and is used by the Successor Agency to pay debt service payments, and to reduce the amount of RPTTF to be paid to the Successor Agency under the ROPS.

Disposition Strategy: Health and Safety Code Section 34181(a) provides that the Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, parks, and parking facilities and lots dedicated solely to public parking, to the appropriate public jurisdiction. The Successor Agency proposes to transfer this Property to the City for continued use and operation as a public parking lot, Sheridan Observation Point, SF Bay Trail, and the future transit center for the San Francisco Bay Ferry service.

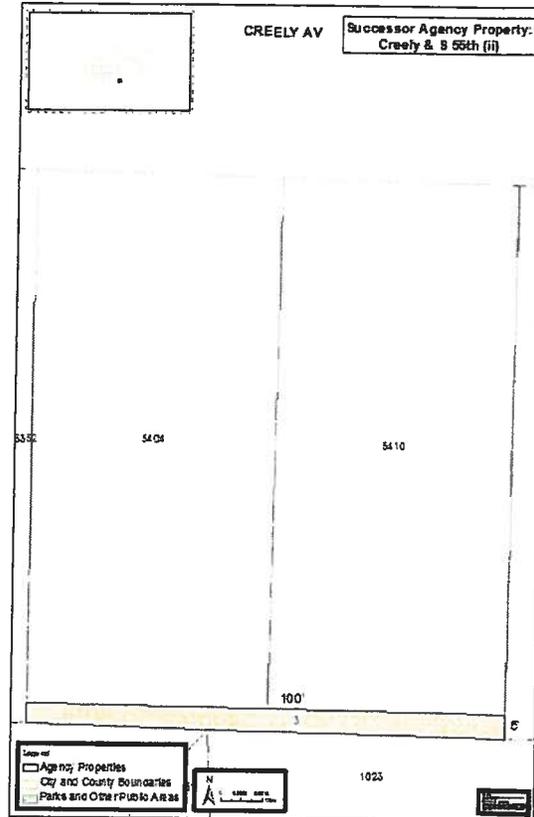
3. Sale or Liquidation of Properties

The following property profiles list the five (5) properties proposed to be liquidated or sold by the Successor Agency. The net proceeds from the sale of these properties will be distributed as property tax to the taxing agencies in accordance with law.



PROPERTY PROFILE #3

Situs Address: Creely Avenue
Description: Land sliver (Creely & S 55th)
Parcel Size: 0.011 acres (approx. 469 sq.ft)
Zoning: MFR-1
Priority Development Area: N/A
Date Purchased: 8/25/58
Purchase Price: \$20.00
Estimated Market Value: Nominal / \$10,300
- \$12,100 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)
APN(s): 509-200-016



Property Background: Acquired 8/25/58 for \$20.00. This Property is a small sliver of land, approximately 100 ft. x 5 ft. The Property is a landlocked portion of land located east of S. 55th Street, bordering residential properties, and has been incorporated into the landscaping of those neighboring residential properties. It does not meet the minimum lot size for development. This Property connects at the east edge with Property #2, also owned by the Former Agency, which is developed as a park and open space. This property can be accessed only through the adjacent residential lots or the park developed on Property #2.

The Estimated Market Value of the Property shown above is based on the average square foot price trends for the Richmond area. However, because of the very small size, configuration (less than 5 feet wide) and location of the Property, and the fact there is no direct access to this remnant parcel, it would have a very minimal market value.

Environmental History: No record of environmental studies.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; remnant parcel.

Revenue Generation: None

Disposition Strategy: The Successor Agency proposes to convey this small landlocked parcel to the adjacent property owners for a nominal amount. The net proceeds from any such sale will be distributed as property taxes to the taxing agencies, in accordance with law.



PROPERTY PROFILE #4

Situs Address: None

Description: Mini-lot (block at Arno & S 47th St)

Parcel Size (Recorded): 0.023 acres

(approx.. 989 sq.ft.)

Zoning: SFR-3

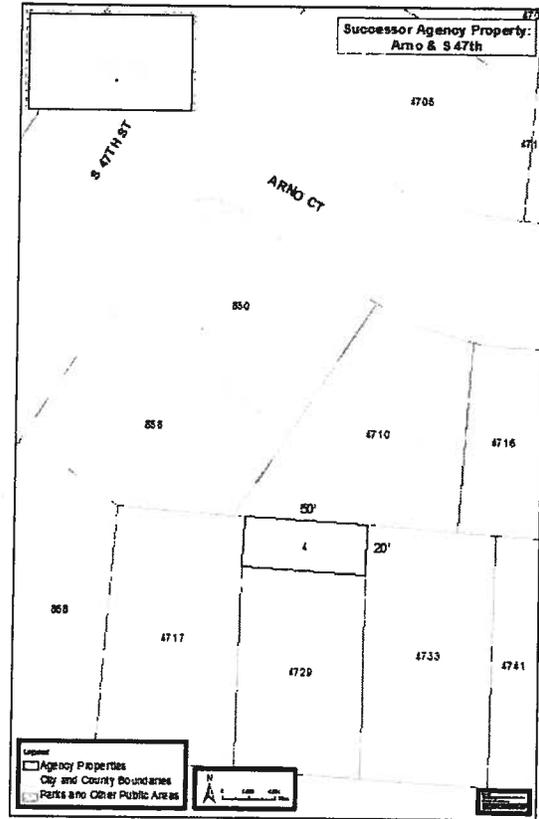
Priority Development Area: N/A

Date Purchased: 8/3/61

Purchase Price: \$90.00

Estimated Market Value: Nominal /
\$21,700-\$25,700 (based on LoopNet Asking
Price Trends of \$22-\$26/sf)

APN(s): 509-310-041



Property Background: It appears this Property may be a remnant parcel that was inadvertently excluded when the surrounding land was subdivided and developed with a residential subdivision. The land is a landlocked portion of land, approximately 50 ft. x 20 ft., located at the rear of a residential lot with an existing home. This property has been incorporated into the backyard and landscaping of this adjacent residential lot. Given the small size and the fact that there is no access to this remnant parcel, there is no potential for development and very minimal market value as access would require an access agreement or easement through one of the adjacent properties. However, given the narrow lots and layout of the existing residential structures surrounding this landlocked parcel, there is no viable access to this property.

Environmental History: No record of environmental studies.

Potential for Transit Oriented Development: Not applicable.

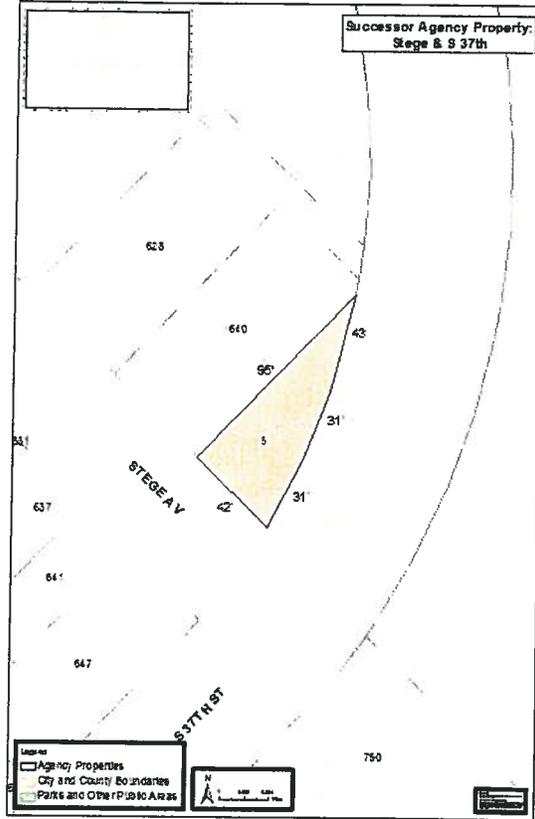
Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; remnant parcel.

Revenue Generation: None

Disposition Strategy: The Successor Agency proposes to convey this small landlocked parcel to the adjacent property owner for a nominal amount. The net proceeds from any such sale will be distributed as property taxes to the taxing agencies, in accordance with law.

PROPERTY PROFILE #5

Situs Address: Stege Avenue
Description: Undeveloped mini-lot (Stege & S 37th)
Parcel Size: 0.091 acres (approx.. 2,307 sq.ft)
Zoning: MFR-1
Priority Development Area: N/A
Date Purchased: 6/4/62
Purchase Price: \$1,100
Estimated Market Value: Nominal / \$50,700
- \$59,900 (based on LoopNet Asking Price Trends of \$22-\$26/sf)
APN(s): 513-172-010



Property Background: Acquired 6/4/62 for \$1,100.00. This Property is a vacant, irregular triangle shaped parcel abutting S. 37th Street and an adjacent residential lot. The Property does not meet the minimum lot size for development. The Successor Agency proposes to approach the adjacent property owner to determine their interest in acquiring this property for inclusion as a part of the adjacent residential lot. If the adjacent property owner is not interested in acquiring this property, the City proposes to acquire this Property for development of right of way and open space area to complement and serve the adjacent residential uses.

The Estimated Market Value of the Property shown above is based on the average square foot price trends for the Richmond area. However, because of the small size, irregular shape and location of the Property, it would have a very minimal market value.

Environmental History: No record of environmental studies.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment

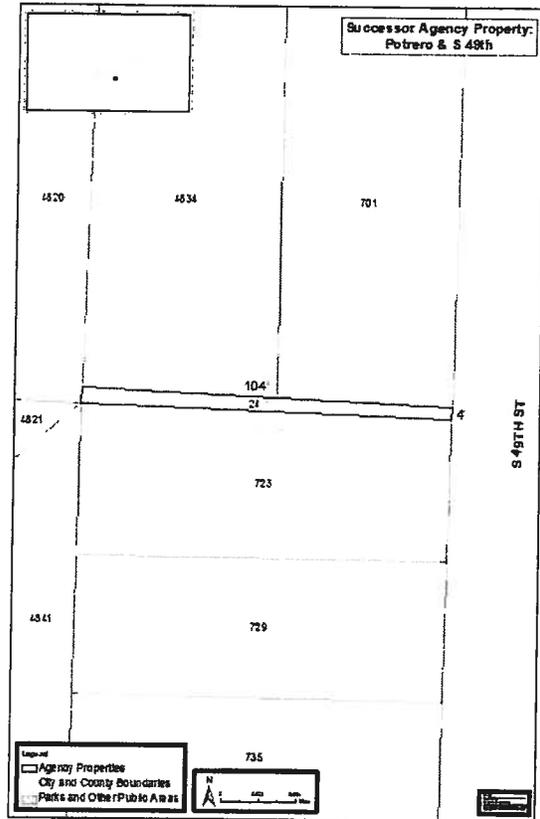
purposes; remnant parcel.

Revenue Generation: None

Disposition Strategy: This approximately 2,307 sq. ft. parcel will be sold. Given the small size, irregular shape and location of the Property, there is no potential for development with any type of commercial or residential use. If approved, this Property will be sold to the adjacent property owner for inclusion as part of the adjacent residential lot, or to the City for right of way and open space use. The net proceeds from any such sale will be distributed as property taxes to the taxing agencies, in accordance with law.

PROPERTY PROFILE #9

Situs Address: 49th S Street
Description: Land sliver (Potrero & S 49th St.)
Parcel Size: 0.012 acres (approx. 408 sq.ft.)
Zoning: MFR-1
Priority Development Area: N/A
Date Purchased: 9/11/62
Purchase Price: \$30.00
Estimated Market Value: Nominal / \$8,900 - \$10,600 (based on LoopNet Asking Price Trends of \$22-\$26/sf)
APN(s): 513-399-002



Property Background: Acquired in 1962 by final judgment in condemnation. It appears this Property may be a remnant parcel that was inadvertently excluded when the surrounding land was subdivided for a residential subdivision. The land consists of a small sliver of land, approximately 104 ft. x 4 ft. located between lot lines of adjacent residential lots. The Property has been incorporated into the landscaping of the adjacent residential lots. Given the small size and narrow configuration, there is no potential for any use other than as landscaping, and very minimal market value.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; remnant parcel.

Revenue Generation: None

Disposition Strategy: Given the small size and narrow shape and location of this sliver parcel, there is no potential for development or use other than as landscaping. The

Successor Agency proposes to convey this sliver parcel to the adjacent property owners for a nominal amount. The net proceeds from any such sale will be distributed as property taxes to the taxing agencies, in accordance with law.

PROPERTY PROFILE #10

Situs Address: None

Description: Land sliver (in block at Potrero & S 41st St.)

Parcel Size: 0.001 acres (approx. 38 sq.ft.)

Zoning: SFR-3

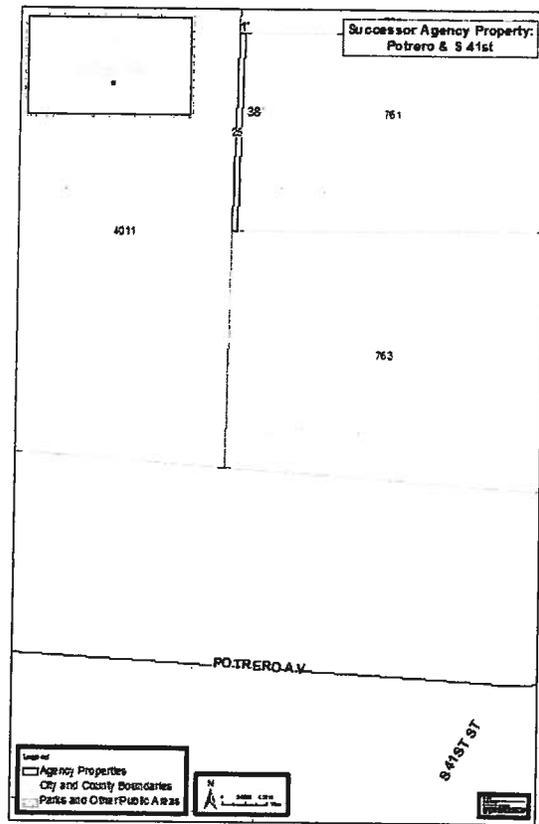
Priority Development Area: N/A

Date Purchased: 9/23/60

Purchase Price: \$10.00

Estimated Market Value: Nominal / \$800 - \$900 (based on LoopNet Asking Price Trends of \$22-\$26/sf.)

APN(s): 513-401-011



Property Background: It appears this Property may be a remnant parcel that was inadvertently excluded when the surrounding land was subdivided for a residential subdivision. The land is a landlocked sliver of land, approximately 100 ft. x 1 ft., located at the rear of a residential lot with an existing home. This property has been incorporated into the backyard and landscaping of this adjacent residential lot. Given the small size and the fact that there is no access to this small sliver of land, there is no potential for any use other than as landscaping, and very minimal market value.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; remnant parcel.

Revenue Generation: None

Disposition Strategy: The Successor Agency proposes to convey this small landlocked sliver of land to the adjacent property owner for a nominal amount. The net proceeds

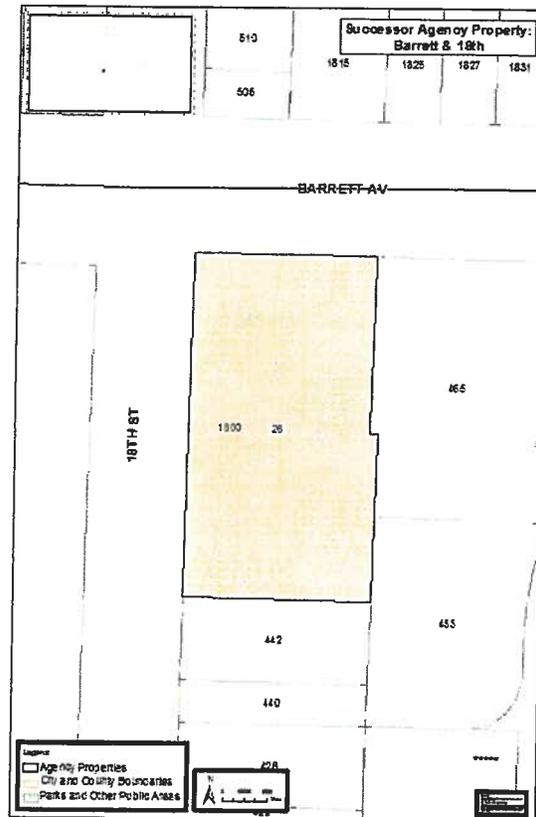
from any such sale will be distributed as property taxes to the taxing agencies, in accordance with law.

4. Transfer to City for Future Disposition and Development

The following property profiles describe the seven (7) properties that the Plan proposes to transfer to the City for future disposition and development for a project identified in an approved redevelopment plan. Health and Safety Code Section 34191.5(c)(2)(A)(ii) provides that the term “identified in an approved redevelopment plan” includes properties listed in a community plan or a five-year implementation plan. The City will market these sites through a competitive Request for Proposals process. Prior to the sale of any property to a private entity the City will enter into a compensation agreement with the affected taxing entities, as required by law.

PROPERTY PROFILE #11

Situs Address: 1800 Barrett Avenue
Description: Vacant Land
Parcel Size: 0.521 acres
Zoning: CB
Priority Development Area: Central Richmond & 23rd Street Corridor
Date Purchased: 6/30/05
Purchase Price: \$451,048.37
Estimated Market Value: \$499,200 - \$590,000 (based on LoopNet Asking Price Trends of \$22-\$26/sf)
APN(s): 514-140-032



Property Background: Acquired 6/30/05 for \$451,048.37, together with other adjacent property. After a lot line adjustment, the adjacent property was subsequently conveyed to Gloryland Apostolic Cathedral of Richmond. This remainder property is located adjacent to the existing downtown BART Station. This Property is currently improved with a commercial building that will likely be demolished as part of the future development of this Property. The City will seek a developer to develop this Property with commercial uses to complement the neighboring Transit Village project.

Environmental History: No record

Potential for Transit Oriented Development: High. Adjacent to downtown BART station.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; for development as part of downtown and neighboring Transit Village Project.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and

development of this Property.

Disposition Strategy: This 0.521 Acre Parcel will be transferred to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

PROPERTY PROFILE #14

Situs Address: 315 Barrett Ave., Macdonald Ave., 907 Macdonald Ave., 909-911 Macdonald Ave., 921 Macdonald Ave., 800 Macdonald Ave., 810 Macdonald Ave., 824 Macdonald Ave., 920 Macdonald Ave., 8th St.

Description: Community garden; vacant land and buildings

Parcel Size: 1.108 acres (0.14, 0.062, 0.062, 0.062, 0.123, 0.129, 0.064, 0.064, 0.193, 0.209)

Zoning: CB

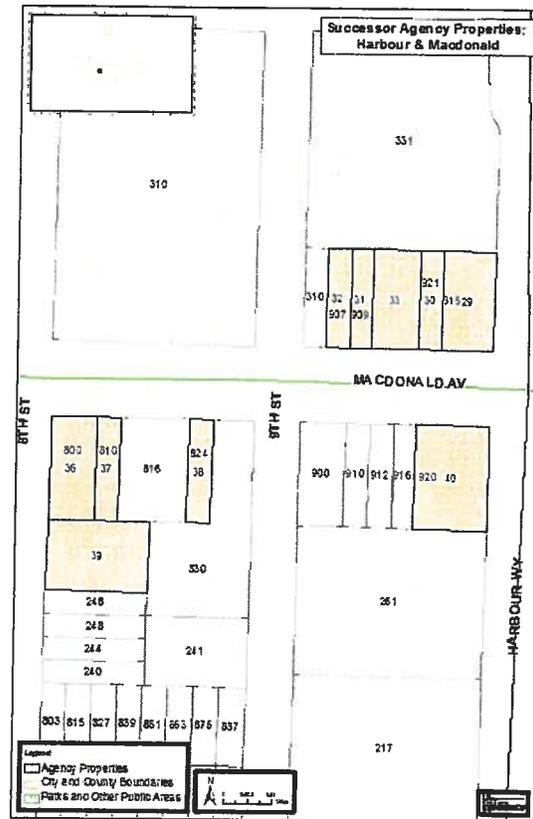
Priority Development Area: Central Richmond & 23rd Street Corridor

Date Purchased: See Property Background section

Purchase Price: See Property Background section

Estimated Market Value: \$1,061,800 - \$1,254,800 (based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 538-132-005, 538-132-006, 538-132-009, 538-132-010, 538-132-014, 538-250-001, 538-250-002, 538-250-004, 538-250-012, 538-260-009



Property Background: 10 Parcels: 1. Acq. 2/21/78 for \$16,050.00; 2. Acq. 3/20/78 for \$6,890.00; 3. Acq. 11/14/68 for \$7,990.00; 4. Acq. 11/26/69 for \$8,390.00; 5. Acq. 9/27/78 for \$22,080.00; 6. Acq. 5/1/69 for \$19,050.00; 7. Acq. 3/20/85 for \$13,180.00; 8. Acq. 12/17/80 for \$8,720.00; 9. Acq. 5/1/69 for \$6,820.00; 10. Acq. 11/21/80 for \$39,790.00. Total acq. Price of all 10 parcels: \$148,960.00.

The 5 parcels located north of Macdonald Avenue is vacant land that is currently used as a community garden. The remainder of the parcels include 2 vacant lots and 3 buildings, one that has fire damage. These parcels are surrounded by office and residential uses. Community based plan calls for mixed use development and potential for Kaiser Hospital serving offices. Perkins + Will developed prior plan and community based meetings were held to develop the development strategy for this area.

This property was previously transferred by the Former Agency to the City in May 2011. The City and Successor Agency are in the process of reversing that transfer and returning this property to the Successor Agency for future disposition in accordance with this Plan.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: High. Walking distance to downtown Richmond BART station.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; for development of a mixed-use project that was never developed.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and development of this Property.

Disposition Strategy: These parcels will be transferred to the City for future disposition and development consistent with the City's General Plan, the communiting plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

PROPERTY PROFILE #15

Situs Address: 111-113 Macdonald Ave.,
113 Macdonald Ave.

Description: Vacant lots

Parcel Size: 0.124 acres (0.062, 0.062)

Zoning: C-1

Priority Development Area: Central Richmond
& 23rd Street Corridor

Date Purchased: 11/10/1969.

Purchase Price: No record.

Estimated Market Value: \$118,000 -
\$140,000 (based on the LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 538-172-007, 538-172-008



Property Background: This property consists of two vacant lots with a single structure, located adjacent to a rescue mission and church.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Not applicable.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and development of this Property.

Disposition Strategy: This 0.124 Acre Parcel will be transferred to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a

Compensation Agreement with the affected taxing entities, as required by law.

PROPERTY PROFILE #17

Situs Address: 1417 Macdonald Ave.,
1427 Macdonald Ave., 1401 Macdonald Ave.,
1435 Macdonald Ave.

Description: Surface parking lot

Parcel Size: 0.556 acres (0.065, 0.124,
0.253, 0.114)

Zoning: CB

Priority Development Area: Central Richmond
& 23rd Street Corridor

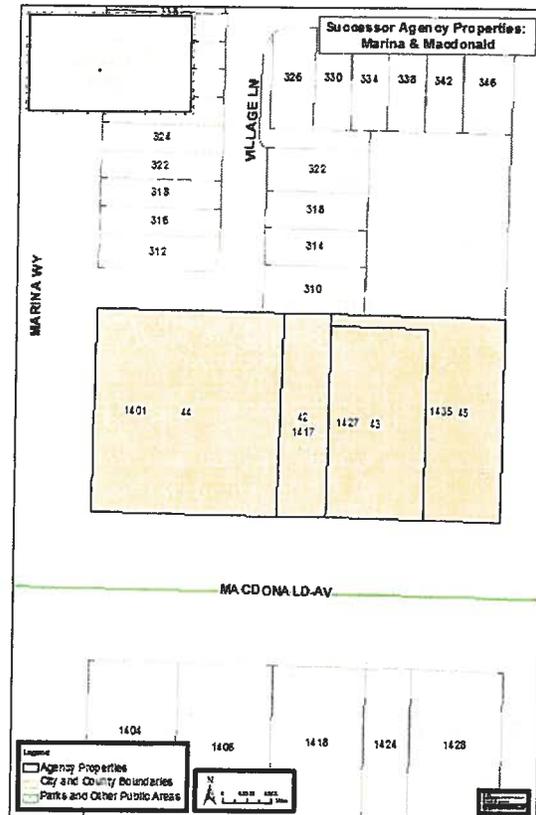
Date Purchased: See Property Background
section. No record for parcels 3 and 4.

Purchase Price: See Property Background
section. No record for parcels 3 and 4.

LoopNet Asking Price Trends:

Estimated Market Value:

APN(s): 540-071-011, 540-071-016,
540-071-017, 540-071-018



Property Background: 1. Acq. 1/15/74 for \$6,780.; 2. Acq. 3/17/72 for \$13,260.00.
Currently improved with a surface parking lot used as public parking.

This Property is located adjacent to the existing parking garage serving the BART Station. Prior development strategies include discussions for development of a cultural arts facility, that was never constructed. Given its proximity to the BART Station and Transit Village, the City will seek a developer to develop a commercial or mixed-use project that will complement the neighboring transit-oriented uses.

Environmental History: No record of environmental history.

Potential for Transit Oriented Development: Adjacent to the Transit Village Phase I site.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and

development of this Property.

Disposition Strategy: This 0.556 acre parcel will be transferred to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

PROPERTY PROFILE #18

Situs Address: 340 12th St., 1208 Nevin Ave., 1218 Nevin Ave., 1222 Nevin Ave., 1234 Nevin Ave., 1221 Macdonald Ave., 13th St., 330 12th St., 12th St., 1203 Macdonald Ave., 1101-1149 Macdonald Ave., Nevin Ave.

Description: Vacant land

Parcel Size: 2.764 acres (0.123, 0.123, 0.092, 0.092, 0.123, 0.499, 0.155, 0.135, 0.058, 0.363, 0.828, 0.173)

Zoning: CB

Priority Development Area: Central Richmond & 23rd Street Corridor

Date Purchased: See Property Background section.

Purchase Price: See property background section

Estimated Market Value: \$2,648,700 - \$3,130,400 (based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 540-081-001, 540-081-002, 540-081-003, 540-081-004, 540-081-005, 540-081-020, 540-081-021, 540-081-024, 540-081-025, 540-081-026, 540-092-016, 540-092-018



Property Background: 1. Acq. 9/13/74 for \$11,170.; 2. Acq. 9/26/68 for \$6,080.00; 3. Acq. 4/22/69 for \$4,770.00; 4. Acq. 8/30/74 for \$5,900.00; 5. Acq. 7/21/72 for \$10,900.00; 6. Acq. 6/30/08 for \$1,450,000.00; 7. Acq. 7/21/72 for \$9550.00; 8. Acq. 9/30/06 for \$1,196,053.46; 9. Acq. 5/22/67 for \$3,275.00; 10. Acq. 3/1/06 for \$1,380,814.79; 11. Acq. 6/28/02 for \$119,369.00; 12. Acq. 1/1/68 for \$8,680.00. Total of 12 Parcels Acq.: \$4,206,562.25

This Property is currently vacant land surrounded by retail and commercial uses. City will seek a developer to develop a mixed-use project on this site.

This property was previously transferred by the Former Agency to the City in May 2011. The City and Successor Agency are in the process of reversing that transfer and returning this property to the Successor Agency for future disposition in accordance with this Plan.

Environmental History: No record

Potential for Transit Oriented Development: High. Walking distance to downtown BART station.

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; development of a mixed-use property that was never developed.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and development of this Property.

Disposition Strategy: This 2.764 Acre Parcel will be transferred to City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

PROPERTY PROFILE #22

Situs Address: Cutting Boulevard

Description: Vacant land

Parcel Size: 0.409 acres (0.143, 0.133, 0.133)

Zoning: MFR-1

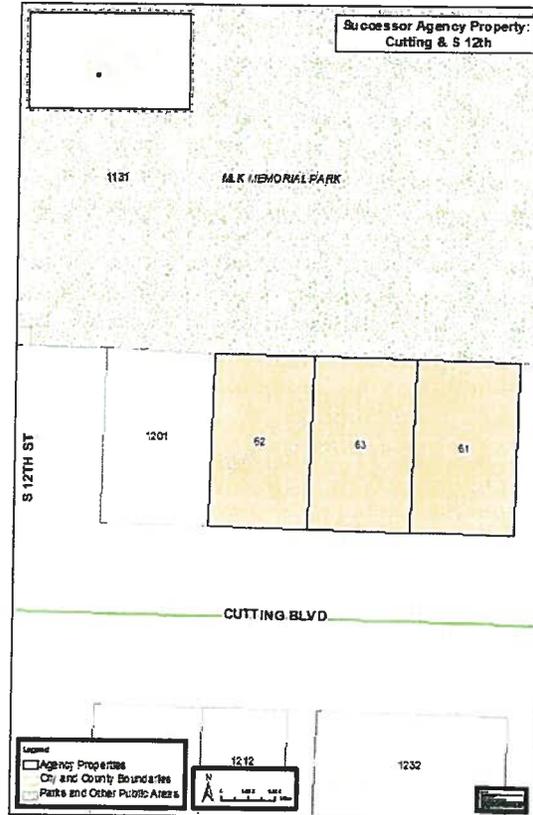
Priority Development Area: South Richmond

Date Purchased: No record.

Purchase Price: No record.

Estimated Market Value: \$391,900 -
\$463,200 (based on LoopNet Asking Price
Trends of \$22-\$26/sf)

APN(s): 544-240-009, 544-240-014,
544-240-015



Property Background: This Property is vacant land that is currently used as parking for visitors to the adjacent park. The City will seek a developer to develop this Property with a mixed-use project, or neighborhood commercial uses to serve the neighboring residential uses.

This property was previously transferred by the Former Agency to the City in May 2011. The City and Successor Agency are in the process of reversing that transfer and returning this property to the Successor Agency for future disposition in accordance with this Plan.

Environmental History: No record.

Potential for Transit Oriented Development: Not applicable

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; development of a mixed-use that was never developed.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and

development of this Property.

Disposition Strategy/Use: This 0.409 acre parcel will be transferred to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

PROPERTY PROFILE #25

Situs Address: Northshore Dr.

Description: Vacant Land / Marina Bay deed-restricted parcel

Parcel Size: 4.51 acres

Zoning: PA

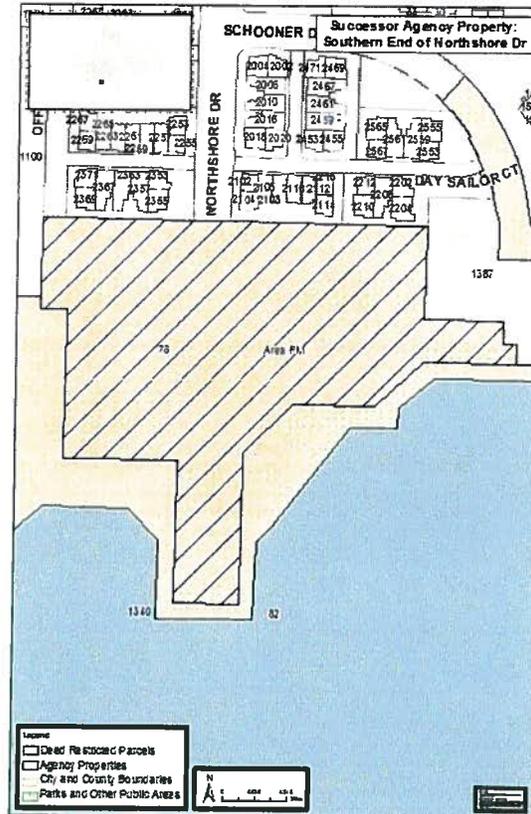
Priority Development Area: South Richmond

Date Purchased: No record.

Purchase Price: No record.

Estimated Market Value: \$4,322,000 - \$5,107,800 (based on LoopNet Asking Price Trends of \$22-\$26/sf)

APN(s): 560-710-001



Property Background: This Property consists of 4.4 acres of vacant land located in the north Shore area of Marina Bay. This area was Shipway 1 and 2, the western most of the 12 Shipways in this area during WWII. This area was filled in after WWII with dredged and other materials. Redevelopment of the Marina Bay area of Richmond began in 1980. In 1984, the Former Agency and City entered into a Master Development Agreement with Penterra for development of several properties in the Marina Bay area. The Master Development Agreement was then assigned to Signature at Anchor Cove, LLC. When Signature was unable to complete development of this Property, Signature signed a Deed in lieu of Foreclosure and the Property was reconveyed to the Former Agency in December 2012. See Environmental History, below, for additional background information on this Property.

This commercial site along the Marina Bay Esplanade remains fenced, undeveloped and vacant. The City will seek a developer to develop this land with uses compatible with the surrounding Marina Bay Project uses. Any development will be restricted by the Covenant to Restrict Use of Property (discussed below).

Environmental History: In 1987 and 1993 environmental conditions were investigated. Results of these investigations were included in the Final Remedial Action Plan (RAP) approved by the State of California, Department of Toxic Substances Control (DTSC) in June

1993 for the Marina Bay Redevelopment Project. A Covenant to Restrict Use of Property (CRUP) was recorded on March 21, 2005 covering properties in the Marina Bay area, including this Property.

In December 2012, DTSC requested the Successor Agency include this reacquired property to be the ninth environmental deed controlled area in Marina Bay to be annually inspected. City performed the first annual inspection of this location on February 27, 2013 and will continue to perform the requisite annual inspections pursuant to agreement with DTSC.

Potential for Transit Oriented Development: High, if future transit center for San Francisco Bay ferry service (See Property Profile #27).

Purpose for Which Property Acquired: Assembly of land for redevelopment purposes; development as part of the Marina Bay and waterfront development projects.

Revenue Generation: None at this time. Future revenues generated from this Property will be governed by the terms of the agreement for the future disposition and development of this Property.

Disposition Strategy/Use: These parcels will be transferred to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. Prior to any future disposition of the Property, the City will enter into a compensation agreement with the affected taxing agencies, as required by law.

RETENTION AND DISPOSITION STRATEGY AND PLAN

1. Retention of Real Property, Enforceable Obligation

The properties listed in Table 1 and described in Section III.1, above, will be retained by the Successor Agency in order to fulfill the enforceable obligation of the Former Agency under the DDLA and other recognized obligations for the redevelopment of the property. Any excess proceeds from the sale of any of these properties in accordance with the respective agreements not otherwise used for the Projects as required by those agreements will be distributed as property taxes to the taxing agencies in accordance with law.

2. Transfer to or Retention by City for Governmental Purpose

The properties listed in Table 2 and described in Section III.2, above, will be transferred to or retained by the City for continued governmental use. The properties were originally acquired by the Former Agency, and have been continually dedicated for public use.

3. Properties to be Sold

The properties listed in Table 3 and described in Section III.3, above, will be sold by the Successor Agency. The net proceeds from any such sale will be distributed as property tax to the taxing agencies, as required by law.

4. Transfer of Property for Future Disposition and Development

The Successor Agency will transfer the properties listed in Table 4 and described in Section III.4, above, to the City for future disposition and development consistent with the City's General Plan and Zoning Ordinance, the former Redevelopment Plan, the Former Agency's Five Year Implementation Plan, and other planning and feasibility documents developed by the Former Agency. The City will pursue selling the properties to the private sector for development purposes. The net proceeds generated from the disposition will be

distributed to the applicable taxing entities, as part of an executed compensation agreement, as required by law.