OVERSIGHT BOARD
RESOLUTION NO. 2014-02-1059

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, in June 2011, the California Legislature enacted AB X1 26, which provided for the dissolution and winding down of redevelopment agencies throughout the State of California, and which was subsequently amended by Assembly Bill 1484 (collectively, as amended, "Dissolution Legislation"); and

WHEREAS, the Dissolution Legislation requires, among other things, that the Successor Agency to the Redevelopment Agency ("Successor Agency") file a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties now held by the Successor Agency; and

WHEREAS, the Dissolution Legislation allows for the following permissible uses for Successor Agency property: (1) Retention for a Government Purpose; (2) Retention for Future Development; (3) Sale; and (4) To Fulfill an Enforceable Obligation; and

WHEREAS, Successor Agency staff submitted a final proposed LRPMP to the Oversight Board on February 7, 2014; and

WHEREAS, on February 12, 2014, the County of Santa Clara's Office of the County Executive ("County") issued a letter to the Oversight Board that provided comments and proposed modifications to the LRPMP, including a redlined

version of the LRPMP containing additional comments ("County Proposed LRPMP"); and

WHEREAS, the Oversight Board considered the recommendations of the Successor Agency and the proposed modifications from the County and directed that the final LRPMP be revised to incorporate the following changes:

1. Properties Denied by DOF as Governmental Use – Properties #68 (Autumn St. Expansion, Phase 2), 69-75 (Autumn St. Expansion, Phase 1), 97 (California Theatre): the category for these properties shall be changed from "Retained for governmental use" to "Retained for future development", and the properties shall be transferred to the City of San Jose pursuant to compensation agreements with the affected taxing entities, with appropriate restrictions to protect the taxing entities' interests in the event that the properties are not maintained in public use. With respect to properties 69-75 and 97, the LRPMP shall also include the following: The Successor Agency intends to conduct a meet-and-discuss session with the Department of Finance regarding the transfer of these parcels as government use pursuant to Oversight Board Resolution No. 2013-10-1056. If the outcome of that meet-and-discuss session results in the Department of Finance reversing its January 14, 2014 decision to deny the transfer of these parcels as governmental use, then these parcels shall no longer be part of this Plan and instead shall transfer pursuant to Oversight Board Resolution No. 2013-10-1056.
2. Billy de Frank Center – Property #67: the category shall be changed from "Retained for governmental use" to "Retained to fulfill an enforceable obligation" in order to fulfill the long-term lease agreement with the Billy de Frank LGBT Community Center. Prior to the termination of the Successor Agency, this property will be transferred

pursuant to a compensation agreement with the affected taxing entities.

3. South Hall – Property #77-96: the category shall be changed from "Retained for governmental use" to "Retained for future development". To allow flexibility in the development of this site, the Successor Agency shall endeavor to enter into a compensation agreement with the affected taxing entities for the future development of the property; provided, however, that if no agreement is reached within 18 months after Department of Finance approval of this LRPMP, the property shall be sold by the Successor Agency as set forth in the LRPMP; and

WHEREAS, the Oversight Board directed Successor Agency staff to continue discussions with the County staff on the other changes contained in the County Proposed LRPMP, and if agreement is reached to submit the agreed upon LRPMP to the Department of Finance as approved by the Oversight Board.

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NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE that:

The Long Range Property Management Plan, as agreed to between the Successor Agency staff and County staff, attached hereto as Exhibit A, is approved pursuant to Health and Safety Code Section 34191.5.

ADOPTED this 13th day of February, 2014, by the following vote:

AYES:	MADULI, GUTHRIE, ESTREMERA, ANDRADE, OCHOA, SNOW; REED.
NOES:	NONE.
ABSENT:	NONE.
DISQUALIFIED:	NONE.

Chuck Reed

CHUCK REED
Chair

ATTEST:

TONI J. TABER, CMC
Successor Agency Clerk

EXHIBIT "A"
Resolution No. 2014-02-1059

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

LONG RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 28, 2012, Governor Jerry Brown signed into law Assembly Bill 1484 (AB 1484) amending various provisions to the redevelopment dissolution law process implemented by Assembly Bill X1 26. Among other things, AB 1484 requires that all successor agencies develop a Long Range Property Management Plan that governs the disposition and use of the former redevelopment agency properties. This document serves as the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Redevelopment Agency of the City of San Jose.

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

The Successor Agency owns 97 individual parcels that are included in the Long Range Property Management Plan. Many of these parcels will be combined as sites for sale or transfer.

The LRPMP classifies Successor Agency properties into four categories for disposition:

1. Retained for Government Use
2. Retained for Future Development
3. Retained to Fulfill an Enforceable Obligation
4. Sale of Property

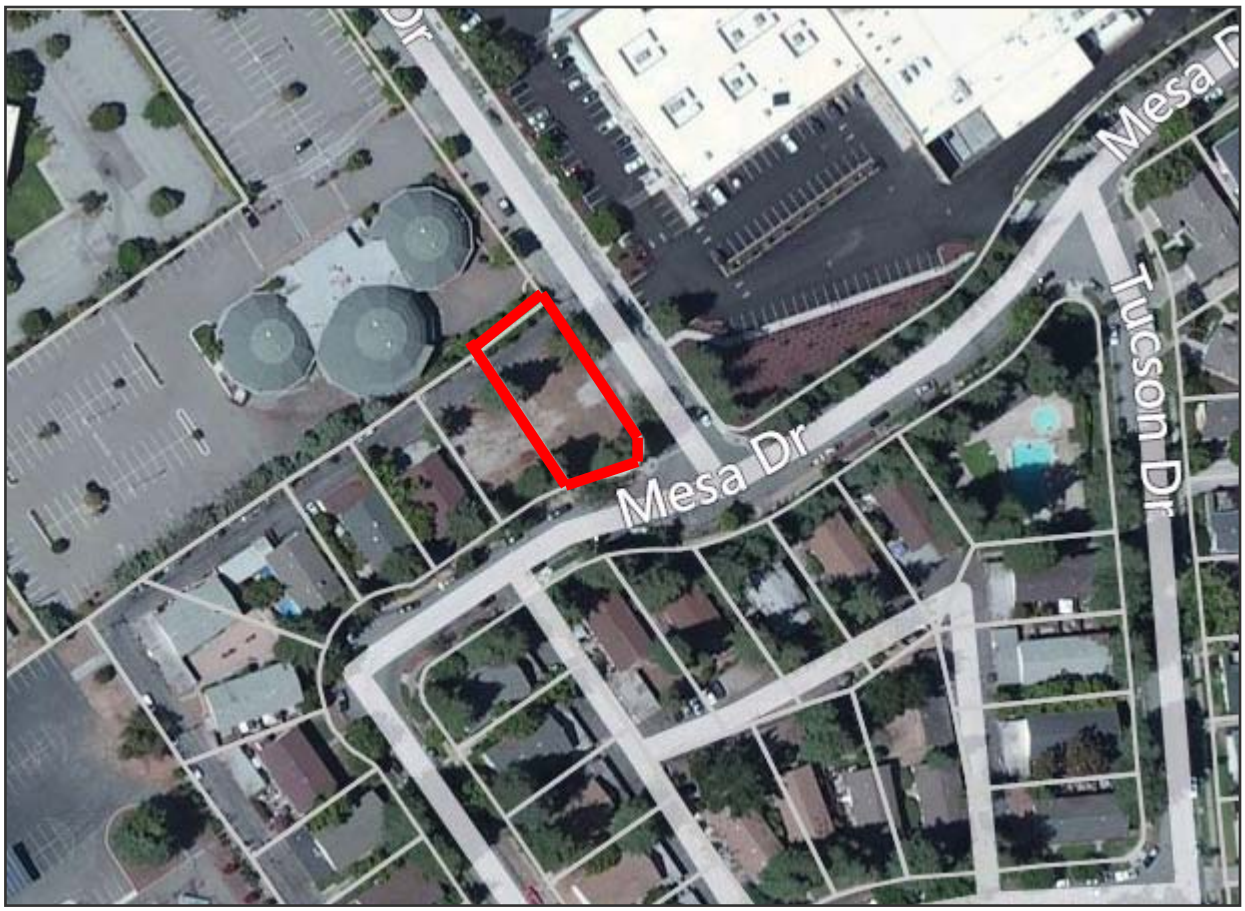
The Successor Agency has 31 parcels proposed to be sold, 34 parcels to be retained for future development, 31 parcels to be retained by the Successor Agency to fulfill an enforceable obligation, and 1 parcel to be transferred to the City of San Jose as a Government Use property. All properties to be sold hereunder shall be sold pursuant to the disposition process approved by resolution of the Oversight Board ("OB Approved Process").

Other Interests in Real Property

The Successor Agency also has certain interests in real property which are not owned by the Successor Agency. These interests are revenue participation provisions that arise out of covenants, conditions and restrictions or other documents recorded against real property. The six properties and the Successor Agency's interest therein, have been added to the LRPMP (Properties # 98 through #103).

In addition, there are other interests in real property not listed herein because they have no marketable or other value. For example, the Successor Agency has interests in the enforcement of certain covenants and conditions on certain properties.

Property #1 – 5647 Gallup Drive
(Hoffman Via Monte)



1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel (improved with a four-plex) on September 10, 2008 for $1,125,000. Based on an appraisal report by Colliers International dated December 18, 2012, the estimated current value of the property (unimproved after demolition of the four-plex) is $250,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the future development of a community center in the Hoffman Via Monte neighborhood.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	567-52-028
Size:	8,276 sq. ft.
Address:	5647 Gallup Drive
Zoning:	Multi-family Residential (R-M)

4. **Estimate of current value of parcel including any appraisal information**

   The appraised value of the vacant/unimproved property is $250,000 as of December 18, 2012 by Colliers International.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is currently a vacant/unimproved parcel. There are no lease or rental revenues generated by the property. The tenants of the four-plex were relocated and the apartment building was demolished in September 2009.

6. **History of environmental contamination or remediation efforts**

   The property contained a four-plex apartment building when the former Redevelopment Agency purchased the property. The former Redevelopment Agency conducted a Phase I Assessment and Asbestos Survey. Asbestos abatement was completed during the building demolition.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The zoning for the property permits single-family residential and low to high density multiple family residential development. The Successor Agency believes that this land has potential for a higher density multiple-family residential project. The property is located within a residential neighborhood in proximity to public transit bus stops.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The former Redevelopment Agency had plans to develop a community center for the Hoffman Via Monte neighborhood on this parcel and the adjacent parcel (1171 Mesa Drive). Due to a lack of funding, construction of the community center did not proceed.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The City of San Jose is interested in acquiring the property for the future development of affordable housing. The City will indicate its interest in the manner set forth in the OB Approved Process.

If the City or another taxing entity does not purchase the property pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #2 – 1171 Mesa Drive
(Hoffman Via Monte)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel (improved with a four-plex) on December 5, 2008 for $935,000. Based on an appraisal report by Colliers International dated December 18, 2012, the estimated current value of the property (unimproved after demolition of the four-plex) is $235,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the future development of a community center in the Hoffman Via Monte neighborhood.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	567-52-029
Size:	7,841 sq. ft.
Address:	1171 Mesa Drive
Zoning:	Multi-family Residential (R-M)

4. **Estimate of current value of parcel including any appraisal information**

   The appraised value of the vacant/unimproved property is $235,000 as of December 18, 2012 by Colliers International.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is currently a vacant/unimproved parcel. There are no lease or rental revenues generated by the property. The tenants of the four-plex were relocated and the apartment building was demolished in September 2009.

6. **History of environmental contamination or remediation efforts**

   The property contained a four-plex apartment building when the former Redevelopment Agency purchased the property. The former Redevelopment Agency conducted a Phase I Assessment and Asbestos Survey. Asbestos abatement was completed during the building demolition.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The zoning for the property permits single-family residential and low to high density multiple family residential development. The Successor Agency believes that this land has potential for a higher density multiple-family residential project. The property is located within a residential neighborhood in proximity to public transit bus stops.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The former Redevelopment Agency had plans to develop a community center for the Hoffman Via Monte neighborhood on this parcel and the adjacent parcel (5476 Gallup Drive). Due to a lack of funding, construction of the community center did not proceed.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The City of San Jose is interested in acquiring the property for the future development of affordable housing. The City will indicate its interest in the manner set forth in the OB Approved Process.

If the City or another taxing entity does not purchase the property pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #3 & 4 – 88 East San Fernando Street
(Central Place Garage)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the early seventies. There are no records available regarding the value of the property at the time of acquisition. Pursuant to a Disposition and Development Agreement ("DDA"), the sites were ultimately transferred to a third party private developer and developed into a high rise mixed use residential/retail project which contained a public parking garage. The public parking garage, a separate air rights parcel, was transferred to the former Redevelopment Agency upon completion of the project. Based on an appraisal report by Colliers International dated December 18, 2012, the estimated current value of the air rights parcel is $490,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for future development within the San Antonio Plaza Redevelopment Area.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	467-64-001, 002
Size:	114,402 sq. ft.
Address:	88 East San Fernando Street
Zoning:	Downtown Core (DC)

4. **Estimate of current value of parcel including any appraisal information**

   The appraised value of the air rights parcel is $490,000 based on an appraisal dated as of December 18, 2012 and prepared by Colliers International.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The air rights parcel contains is a three story subterranean 330 space parking garage. Revenues from parking operations are used to cover expenses of the property but are currently not sufficient to cover all expenses. The major expense for the property is the $19,055.89 monthly dues for the building's Master Homeowners Association (HOA). The Successor Agency is accruing the balance of the unpaid HOA dues and, upon the sale of the air rights parcel, any buyer will pay the outstanding balance at the close of escrow. The anticipated annual accrual amount is $75,000 to $100,000.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Assessment of the underlying real property prior to development of the site. All contaminated soil materials were removed from the site during the excavation for the parking garage.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The air rights parcel is integrated into a 23-story high-rise mixed use building with residential, retail and parking that completed construction in 2008 and achieved its development objective with this site. The Successor Agency does not foresee further development of the parcel in the near future.
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8. A brief history of previous development proposals and activities, including the rental or lease of property

Since the completion of the current development of the property, there have been no additional development proposals.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The City of San Jose is interested in acquiring the property for public parking in downtown. The City will indicate its interest in the manner set forth in the OB Approved Process.

If the City or another taxing entity does not purchase the property pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Properties #5 - 13 – East Santa Clara Street Development Site

1. **Date of acquisition and its value at that time**
2. **Parcel data for each property, including address, lot size and current zoning**

Address	APN #	Acquisition Date	Value at Time of Purchase	Lot Size	Zoning
33 North 5th Street	467-20-008	8/3/2001	$480,000	4,658 sq. ft.	DC
31 North 5th Street	467-20-009	6/26/2001	$505,000	4,727 sq. ft.	DC
21 North 5th Street	467-20-010	12/26/2001	$2,429,129	12,375 sq. ft.	DC
179 East Santa Clara Street	467-20-013	3/22/2001	$922,942	2,312 sq. ft.	DC
167 East Santa Clara Street	467-20-014	3/22/2001	$1,503,750	6,345 sq. ft.	DC
155 East Santa Clara Street	467-20-082	7/23/2007	$1,086,229	8,096 sq. ft.	DC
189-193 East Santa Clara Street	467-20-083	7/23/2007	$1,465,074	8,556 sq. ft.	DC
39 North 5th Street	467-20-086	2/6/2006	$737,699	2,178 sq. ft.	DC
40 North 4th Street	467-20-087	10/2/2002	$2,400,000	11,748 sq. ft.	DC

3. **Purpose for which property was acquired**

   The parcel was acquired for the future development of a Symphony Hall.

4. **Estimate of current value of parcel including any appraisal information**

   The appraised value of the property is $4,000,000 as of December 18, 2012 by Colliers International when assembled as the East Santa Clara Street Development Site (ESCDS). On December 3, 2012, the Successor Agency received offers to purchase the ESCDS from several potential buyers. The high offer was $4,250,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   One parcel on the property is currently leased to Pacific Car Wash on a month-to-month basis at a current rent of $5,500 per month triple net. The remaining parcels on the site are vacant.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Environmental Assessment that concluded a Phase II site assessment would not be required due to lack of material environmental issues.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is an excellent development site directly across the street from the San Jose City Hall. Given the zoning designation of Downtown Commercial, the site allows for office, housing, retail uses preferably in a mixed-use capacity. A high-density development of the site would conform to the San Jose 2040 General Plan.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been three development proposals on this site. The property was purchased by the former Redevelopment Agency as part of the Civic Plaza Project that envisioned a Symphony Hall on the site. Due to a downturn in the economy, the Symphony Hall project did not proceed.

On June 16, 2011, the former Redevelopment Agency entered into a Purchase and Sale Agreement to sell the property for $3,500,940. The Developer explored building high-density residential towers on the site. The Purchase and Sale Agreement was subsequently terminated prior to any sale.

On November 9, 2012, the Successor Agency solicited offers to purchase the property. On December 3, 2012, the Successor Agency received three offers to purchase the property with the highest offer of $4,250,000. The highest bidder planned to construct housing on the site. Due to the AB 1484 requirement that a LRPMP be approved by the DOF prior to the disposition of property, the Successor Agency rejected all offers to buy the property.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #14 – 300 South Almaden Boulevard
(Hilton Hotel Ground Lease)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the late 1980s. The property was part of such assemblage for the San Jose McEnery Convention Center. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $1,304,000, which included all costs of acquiring the property. The estimated current value of the property, which is subject to a long term ground lease, is $50,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of the San Jose McEnery Convention Center project.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	264-29-109
Size:	47,916 sq. ft.
Address:	300 South Almaden Boulevard
Zoning:	Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The estimate of value of the property is $50,000 based on the residual land value of the land at the end of the ground lease in March 2046.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is subject to a ground lease with West Hotel Partners LP that runs through March 12, 2046 and contains four (4) ten year options to extend the ground lease. Under the Lease Agreement, the Successor Agency receives ground lease rent of $1 annually. In 1998, the owner of the ground lease bought out the percentage rent clause of the ground lease.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Assessment. Remediation of any contaminants was completed before the construction of the Hilton Hotel.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property was developed in 1991 as a high-rise hotel to support the San Jose Convention Center and achieved its development objective with this site. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The property was purchased for and developed in conjunction with the development of the San Jose Convention Center. The former Redevelopment Agency entered into a 55-year ground lease to provide an incentive to the developer to construct a 17-story first class hotel.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #15 – 525 South Market Street
(Market Gateway Housing Ground Lease)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the late/ 80s and early 90s. The property was part of such assemblage. There are no records available regarding the value of the property at the time of acquisition. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $3,253,517, which included all costs of acquiring the property. The estimated current value of the property, which is subject to a long term ground lease, is $1,000,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of affordable housing.

3. **Parcel data for each property, including address, lot size and current zoning**

APN: 264-30-119

Lot Size: 53,143 sq. ft.

Building Size: 67,220 sq. ft.

Address: 525 South Market Street

Zoning: Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

No current appraisal exists. The estimate of current value of the property is $1,000,000 based on the value of the ground lease and residual land value of the land at the end of the ground lease in June 2056.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

The property is subject to a ground lease with CORE Development that runs through June 2056 and contains four (4) ten year options to extend the ground lease. Under the ground lease, the Successor Agency receives 75% of net cash flow, net sales, and net refinancing proceeds until a $3.78 million loan plus 4% interest is repaid. After the loan is repaid, the Agency shall receive 25% of the net cash flow through the end of the ground lease. To date, the project has not produced sufficient cash flow for the Successor Agency to receive any rent.

6. **History of environmental contamination or remediation efforts**

The former Redevelopment Agency conducted Phase I & II Environmental Site Assessments that detected soil contamination in several locations on the property. Remediation of soil containments was completed during the construction of the Market Gateway Housing project.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

The property was developed in 2000 as the Market Gateway Housing project providing 54 residential rental units in Downtown San Jose and has achieved the City's objective for this site. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. A brief history of previous development proposals and activities, including the rental or lease of property

The property was purchased for the residential project on the site and there have been no other development proposals.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Under the terms of the ground lease, the Developer, CORE Development, has an option to purchase the Successor Agency's fee interest in the site for fair-market value (but in no event less than $2,970,000) plus the amount of the Agency's Improvement Assistance of $3,780,000 as reduced by Rent received by the Agency pursuant to the ground lease. To date, the Agency has not received any rent under the terms of the ground lease and the Developer's purchase price would be $6,750,000.

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #16 – 33 South Third Street
(Century Residential Ground Lease)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the late 90s. The property was part of such assemblage. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $4,281,701, which included all costs of acquiring the property. The estimated current value of the property, which is subject to a long term ground lease, is $3,500,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of the Century Center Mixed-Use project.

3. **Parcel data for each property, including address, lot size and current zoning**

APN: 467-22-153

Lot Size: 61,855 sq. ft.

Building Size: 92,191 sq. ft.

Address: 33 South Third Street

Zoning: Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

No current appraisal exists. The estimate of value of the property is $3,500,000 based on the present value of the Agency Housing Loan and Agency Retail Improvement Acquisition Loan under the terms of the ground lease.

The Agency Housing Loan of $2,900,000 accrues interest at 3% compounding annually from the date 75% of the Retail Improvements in the project are leased and occupied. To date 45% of the Retail Improvements have been leased and occupied. Payment of the Housing Loan is through project cash flows with the unpaid balance due and payable on May 2, 2016.

The Agency Retail Improvement Acquisition Loan of $1,700,000 accrues interest at 3% compounding annually from the date 75% of the Retail Improvements in the project are leased and occupied. To date 45% of the Retail Improvements have been leased and occupied. Payment of the Agency Retail Improvement Acquisition Loan is through project cash flows with the unpaid balance due and payable on May 2, 2016.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

The property is subject to a ground lease with Century Residential LLC that runs through May 2, 2061. The ground lease contains four (4) ten year options to extend the term. Under the ground lease, the Successor Agency shall receive 25% of the net cash flow through the end of the ground lease.

To date the Successor Agency has received ground lease rent payments of $78,112. Under the ground lease, 63% of this payment, or $49,211, is applied as a payment to the Agency Housing Loan and 37% of this payment, or $28,901, is applied as a payment to the Agency Retail Improvement Acquisition Loan. The outstanding balance of the Agency Housing Loan is $2,850,790. The outstanding balance of the Agency Retail Improvement Acquisition Loan is $1,671,095.

6. History of environmental contamination or remediation efforts

The former Redevelopment Agency conducted Phase I & II Environmental Site Assessments that detected soil contamination in several locations on the property. Remediation of soil containments was completed during the construction of the Century Center project.

7. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency

The property was developed in 2002 as the Century Residential project providing 89 residential rental units, retail space, and on-site parking in Downtown San Jose and the City has achieved its objective for this property. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. A brief history of previous development proposals and activities, including the rental or lease of property

There have been no development proposals for the property since the completion of the Century Residential project in 2002.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Century Residential LLC has a purchase option under the terms of the ground lease until July 10, 2017. The purchase price is $1 plus the unpaid principal and accrued interest owing under the Agency Housing Loan ($2,850,790). At the time of a Century Residential purchase, if the Agency Retail Improvement Acquisition Loan ($1,671,095) has not been paid in full, Century Residential will enter into a promissory note for the unpaid balance of the Agency Retail Improvement Acquisition Loan payable to the Successor Agency.

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #17 – 551 West Julian Street
(Former Foxtail Bar Site)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel (improved with a commercial building) on May 22, 2001 for $637,991. The estimated current value of the property (unimproved after demolition of the commercial building) is $250,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for future parking lot.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-27-008

   Lot Size: 5,662 sq. ft.

   Address: 551 West Julian Street

   Zoning: Heavy Industrial (HI)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $250,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $250,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant/unimproved parcel.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Environmental Site Assessment that concluded no further investigation of the site unless a future development included below grade operations.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is located in a heavy industrial district. This specific parcel is not conducive to transit-oriented development. The nearest potential transit station is more than 2,000 feet away and there are no current plans for development of this transit corridor.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #18 – 1343 The Alameda
(Hanchett Parking Lot)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on July 10, 2002 for $350,000. The estimated current value of the property is $350,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of a public parking lot.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 261-23-064

   Lot Size: 7,296 sq. ft.

   Address: 1343 The Alameda

   Zoning: Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $350,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $365,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently an improved parking lot with 16 spaces that provides parking for neighborhood businesses.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property's potential for transit oriented development is somewhat limited by the size of the parcel. Any commercial or residential development of the property would require on site parking to serve the development and as such reduces the developable space on the property.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #19 – 30 Eastwood Court
(Little Portugal Parking Lot)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on December 31, 1991 for $20,547. The estimated current value of the property is $25,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of a parking lot.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 481-13-009

   Lot Size: 4,140 sq. ft.

   Address: 30 Eastwood Court

   Zoning: Two Family Residential (R-2)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisals exist. The current estimate of value of the property is $25,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $50,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently an improved parking lot that provides free parking for the neighborhood businesses.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is a landlocked parking lot that has limited development potential. The highest and best use for the property would be as a parking lot for adjacent property. The only access to the property is through an adjoining property and the Successor Agency does not have a permanent access easement across such property.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #20 – 292 Stockton Avenue
(Former Westinghouse Building Site)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on February 3, 2009 for $1,585,000. The estimated current value of the property is $1,585,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of a parking lot.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-28-028

   Lot Size: 37,400 sq. ft.

   Address: 292 Stockton Avenue

   Zoning: Heavy Industrial (HI)

4. **Estimate of current value of parcel including any appraisal information**

   The current value of the property is estimated to be $1,585,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $1,585,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant lot.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Environmental Site Assessment that determined asbestos materials were present in the buildings on site. The asbestos was abated during the demolition of the buildings. A Phase II Environmental Site Assessment is recommended for future development of the site that includes below grade operations.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The transit-oriented development potential of the property is not conducive to the zoning of the property as Heavy Industrial. The property would be ideal for additional parking for the SAP Arena. The property was purchased by the former Redevelopment Agency from the City to develop a parking lot to provide SAP Arena employee parking which the City and Agency are required to provide under the terms of the San Jose Arena Management Plan.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The former Redevelopment Agency acquired the property to construct a surface parking lot to provide additional parking for the SAP Arena. The surface parking lot has not been developed to date. The property has not been leased or rented. However, the former Redevelopment Agency granted an access easement for the benefit of Caltrain on the property. The Caltrain maintenance service yard is directly east of this property.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #21 – 96 South Almaden Avenue
(Former Plaza Hotel)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, an extended stay hotel, on April 12, 2008 for $1,886,717. The estimated current value of the property is $250,000.

2. **Purpose for which property was acquired**

   The parcel was acquired as land assemblage for future development.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-40-071

   Lot Size: 4,365 sq. ft.

   Building Size: 11,700 sq. ft.

   Address: 96 South Almaden Avenue

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $250,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $350,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant building.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has limited potential for stand alone transit-oriented development based on the small lot size. However, the parcel could be assembled with the adjoining properties for a larger development. The redevelopment and reuse of the property could be challenging given the building will require significant upgrades to the building systems for reuse that may make it cost prohibitive.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The property was purchased with the intent to incorporate it into a future redevelopment of the adjacent Greyhound Bus Station site. The property has not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #22 – 501 Vine Street
(Former Anti-graffiti Office)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, a single family residence, on August 15, 1986 for $82,037. The estimated current value of the property is $500,000.

2. **Purpose for which property was acquired**

   The parcel is a remnant that was acquired as right of way for the expansion of Almaden Boulevard and Woz Way.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 264-31-037

   Lot Size: 6,453 sq. ft.

   Address: 501 Vine Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $500,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $500,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant building.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is located on the corner of a neighborhood of primarily single-family residences and across from two high-rise office sites. The zoning of the property, Downtown Commercial, allows for a variety of uses including residential, office or retail.

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus and light rail services.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no development proposals for this property. The property was previously used by the City of San Jose to house the office of the City's Anti-Graffiti Program. The building has been vacant since 2011.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

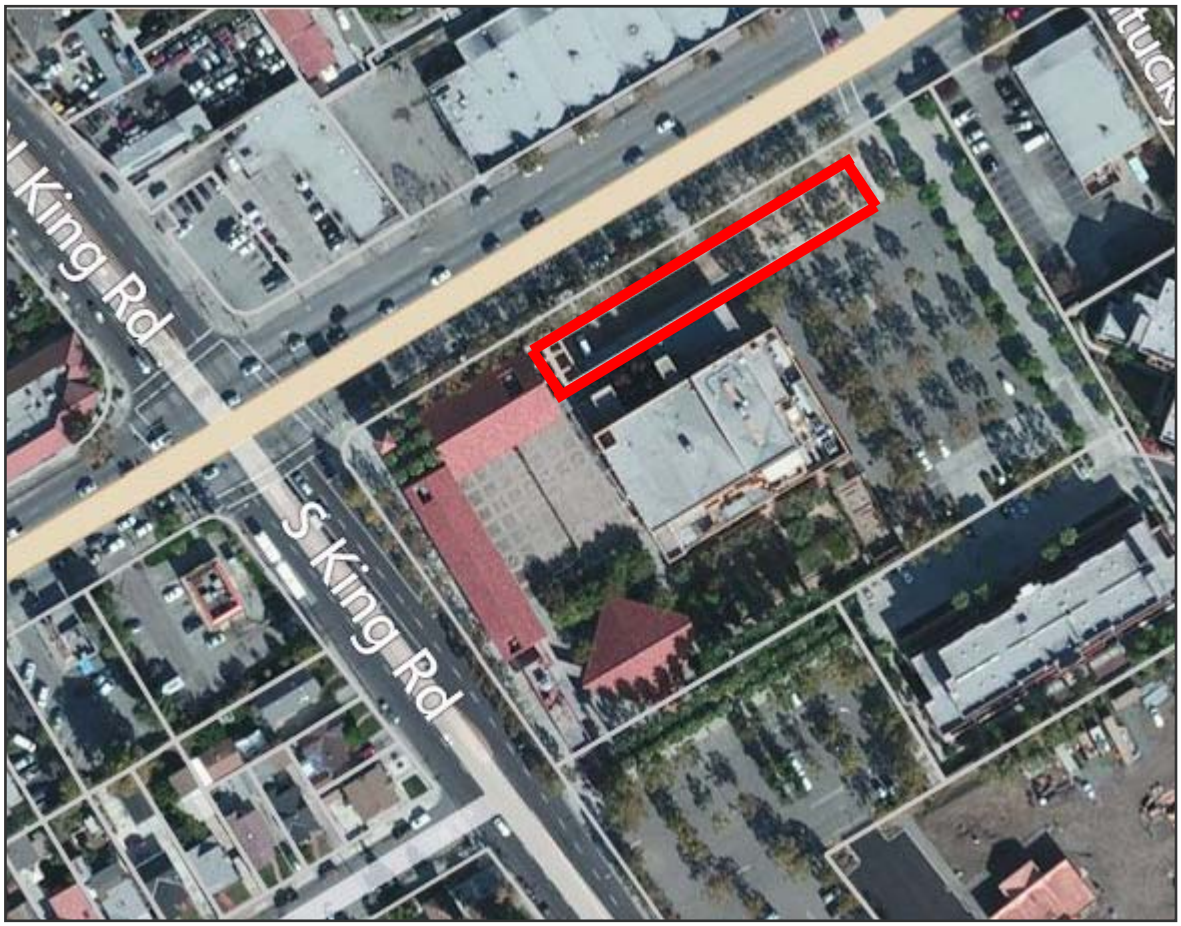
If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #23 – 1770 Alum Rock Avenue
(Mexican Heritage Retail Pad)



1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on April 28, 1995 as part of a larger parcel. This parcel is a remnant of a larger parcel that the former Redevelopment Agency developed as the Mexican Heritage Plaza. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $368,593, which included all costs of acquiring the property. The estimated current value of the property is $100,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of the Mexican Heritage Plaza.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	481-18-057
Lot Size:	10,019 sq. ft.
Address:	1770 Alum Rock Avenue
Zoning:	Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $100,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $100,000. The estimate of value recognizes that the parcel has no parking and based on the small size and the dimensions of the parcel.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant lot.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted Phase I & II Environmental Site Assessments that detected soil contamination in several locations on the property. Remediation of soil containments was completed during the construction of the Mexican Heritage Plaza project.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property does not have potential for transit-oriented development. However, given the dimensions and size of the property and no parking, development of the parcel would be limited to a small commercial development. The property would be ideal for small retail strip to complement the Mexican Heritage Plaza.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The only proposal for development of the property was the Mexican Heritage Plaza. The parcel has been vacant since the completion of the Mexican Heritage Plaza.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

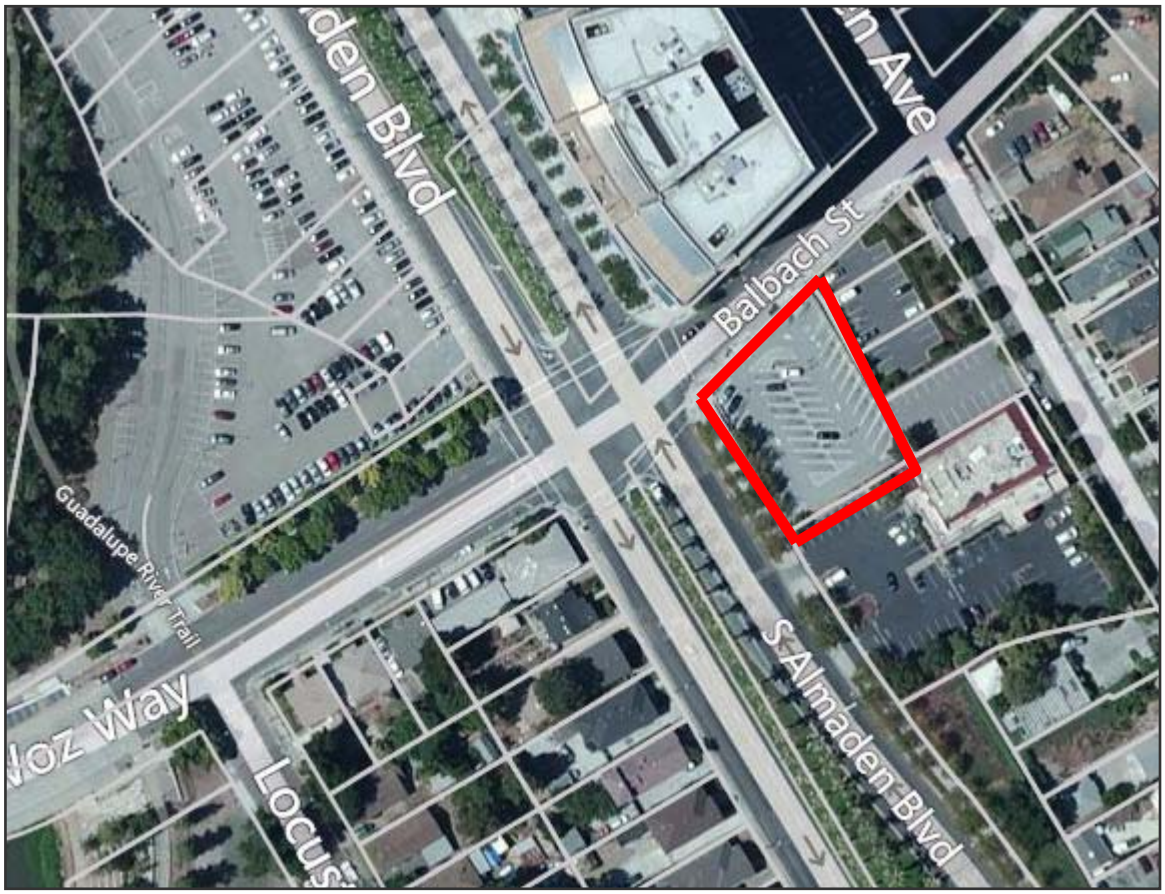
If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #24 – 226 Balbach Street
(Balbach/Almaden Parking Lot)



1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the mid 1980s. The property was part of such assemblage for the expansion of Almaden Boulevard. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $3,377,573, which included all costs of acquiring the property. The estimated current value of the property is $1,100,000.

2. **Purpose for which property was acquired**

   The parcel is a remnant that was acquired as right of way for the expansion of Almaden Boulevard.

3. **Parcel data for each property, including address, lot size and current zoning**

APN:	264-31-109
Lot Size:	16,014 sq. ft.
Address:	226 Balbach Street
Zoning:	Downtown Commercial Neighborhood Transition (DC-NT-1)

4. **Estimate of current value of parcel including any appraisal information**

   The current value of the property is $1,100,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $1,325,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is currently a public parking lot. Annual revenues from parking operations at the lot were $29,000 in 2011 and $36,500 in 2012. The parking lot is operated by the City of San Jose and all revenues go to the Successor Agency.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Environmental Site Assessment that recommended a Phase II Assessment prior to any additional development.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus and light rail services. Additionally, zoning for the property allows for high-density mixed-use commercial and residential development projects.
   .

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #25 – 201 South Second Street
(Camera Cinemas Ground Lease)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on May 4, 1990 for $563,101. The estimated current value of the property, which is subject to a long term ground lease, is $575,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of a movie theater.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 467-46-103

   Lot Size: 39,204 sq. ft.

   Building Size: 70,330 sq. ft.

   Address: 201 South Second Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $575,000 based on the value of the ground lease with F.C. Pavilion LLC.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is subject to a ground lease with F.C. Pavilion LLC that runs through December 31, 2041. The ground lease contains three (3) ten-year options and one (1) fourteen-year option to extend the term of the ground lease. F.C. Pavilion LLC subleases the building to Camera Cinemas.

   Under the ground lease, the Successor Agency receives percentage rent equal to 60% of the gross sub-tenant rent. F.C. Pavilion LLC sub-leases the building to Camera Cinemas LLC with a term through 2022. On March 8, 2011, the former Redevelopment Agency Board suspended the percentage rent payment from Camera Cinemas until March 31, 2015. At this time, the Successor Agency receives no rent on this property.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Assessment. Remediation of any contaminants was completed before the construction of the movie theaters.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property would be ideal for a mixed-use project including housing/office/retail and/or entertainment uses. The property is located on the Valley Transit Authority Light Rail and Bus Lines. The Light Rail and Bus Stops located directly adjacent to the property on both the east and west of the property is a major transfer point for the San Jose State University campus.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has only been leased to F.C. Pavilion LLC.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

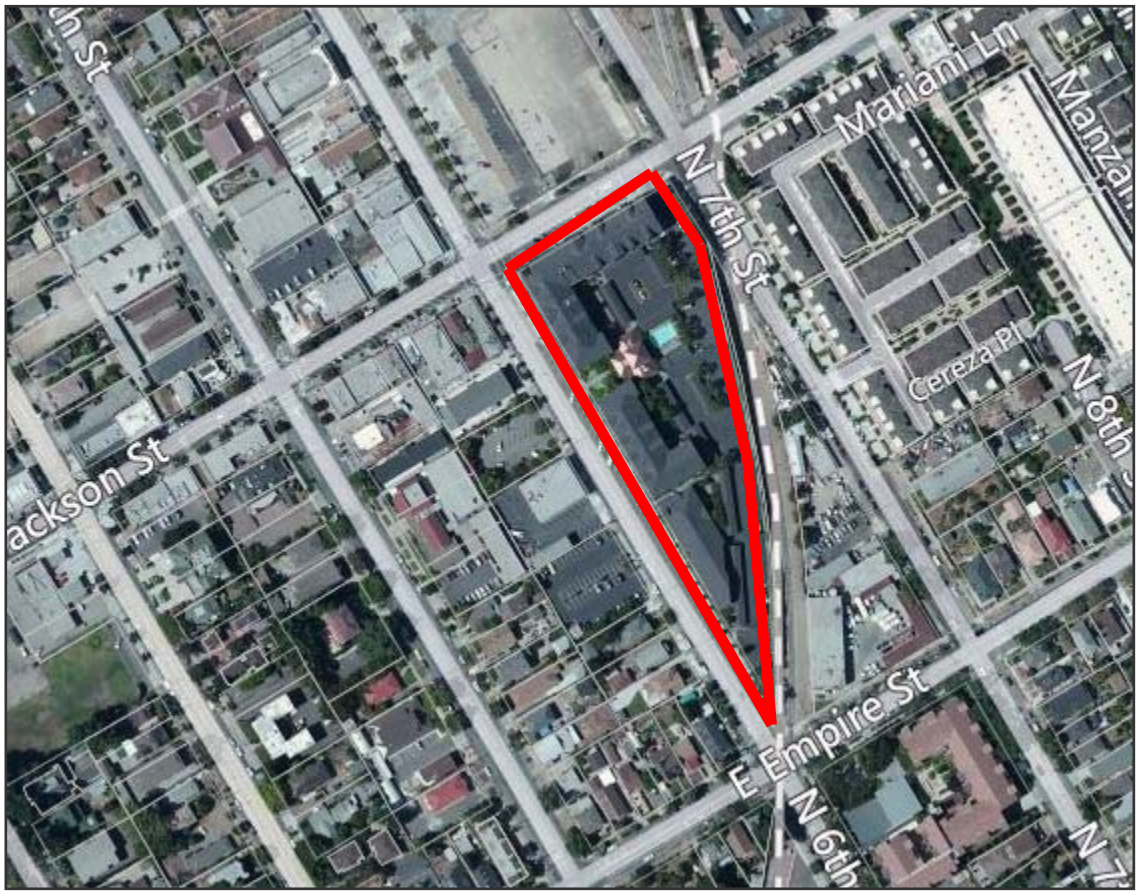
If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #26 – 280 Jackson Street
(Miriado Apartments)



1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired various sites as part of a land assemblage in the mid 1990s. The property was part of such assemblage. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $5,350,115, which included all costs of acquiring the property. The estimated current value of the property, which is subject to a long term ground lease, is $5,000,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for a housing development.

3. **Parcel data for each property, including address, lot size and current zoning**

APN: 249-38-051

Lot Size: 140,698 sq. ft.

Address: 280 Jackson Street

Zoning: Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

No current appraisal exists. The current estimate of value of the property is $5,000,000 based on the value of the ground lease with Japantown Development LP.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

The property is subject to a ground lease with Japantown Development LP that runs through April 30, 2056. The ground lease contains four (4) ten-year options to extend the term of the ground lease.

Under the Ground Lease Agreement, the Successor Agency shall receive $1 annually plus the following:

Priority Repayments – Agency to receive 100% of net cash flow (after debt services and expenses) until the Toxic Remediation Funds has been repaid. Total cost is $1,200,000 and the Developer has repaid the Toxic Remediation Funds.

Participation Rent – 100% of Distributable Cash Flow up to any amount equal to 3.5% return on outstanding balance of Improvement Assistance. Distributable Cash Flow is defined as net cash flow less: 1) the Toxic Remediation Funds priority repayment; and 2) a 12% return on the outstanding balance of Developer's Cash Equity.

The Agency also receives 50% of remaining Distributable Cash Flow until the Improvement Assistance is repaid. Once the Improvement Assistance is repaid, the Agency receives 30% of Distributable Cash Flow for the remainder of the Ground Lease term.

6. **History of environmental contamination or remediation efforts**

Phase I and II Environment Site Assessments have been completed on the property. Remediation of the Site prior to the construction of the Miriado Mixed-

Use Development included removal of several Underground Storage Tanks, a redwood tank, old oil pipeline, and associated impacted soil.

Both ESA reports determined the Site is still contaminated with petroleum based VOCs that require additional remediation. The Santa Clara County Department of Environmental Health is overseeing the remediation. The approved remediation plan involves injecting an oxygen rich compound (ORC) to cause the VOCs to dissipate over the next year. Injections have been completed and testing will occur to monitor progress. The remediation is anticipated taking one to two years to receive case closure.

7. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency

The property was developed in 2002 as a 109-unit residential rental project with retail space and on-site parking in Japantown. The City has achieved its objective for this property. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. A brief history of previous development proposals and activities, including the rental or lease of property

There have been no previous development proposals for the property. The property has only been leased to Japantown Development LP.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The Developer, Japantown Development LP, has a purchase option under the terms of the ground lease. The purchase price for the Developer is the sum of the fair market value of the land (in no event less than $3,000,000) plus the amount of unpaid Improvement Assistance ($6,039,118), including any accrued interest.

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement

("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #27 – 366 South First Street
(Two Fish Gallery)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on December 12, 2003 for $1,028,441. The estimated current value of the property is $500,000.

2. **Purpose for which property was acquired**

   The parcel was acquired as part of a package to assist Camera Cinemas to open a larger theater in the current Camera 12 location, 201 South Second Street. The property was held for land banking purposes.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 467-46-075

   Lot Size: 4,791 sq. ft.

   Address: 366 South First Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   The current value of the property is $500,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $480,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is leased to Two Fish Design. The lease runs through October 24, 2017 with monthly rent of $500.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus and light rail services. Additionally, zoning for the property allows for high-density mixed-use commercial, residential, and retail development projects.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has only been leased to the current tenant, Two Fish Designs, during the Agency's ownership.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #28 – 201 North Market Street
(Old Fire Station #1)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency acquired the parcel, a former fire station, on January 5, 1999 from the City of San Jose for $1,900,000. The estimated current value of the property is $1,000,000.

2. **Purpose for which property was acquired**

   The parcel was acquired as a future development site.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-33-077

   Lot Size: 19,733 sq. ft.

   Building Size: 15,000 sq. ft.

   Address: 201 North Market Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $1,000,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $1,000,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The Successor Agency has Property Use Agreements (PUA) with the San Jose Downtown Association and the San Jose Fire Museum to use the building as storage.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus and light rail services. Additionally, zoning for the property allows for high-density mixed-use commercial and residential development projects.

   However, the building is designated a City Landmark which is the highest historic designation in the City. Any potential development of the property would be subject to an Environmental Impact Report to consider the impacts of the development on the City Landmark.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The San Jose Fire Museum has presented a proposal to the Successor Agency to develop a permanent San Jose Fire Museum in the building.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

A non profit organization is interested in acquiring the property for the development of a fire museum. Using a direct sales process approved by the Oversight Board, the property will be appraised for the highest and best use to determine the fair market value. After determination of the fair market value of the property through the appraisal process, the Successor Agency and the non-profit organization shall enter into an Option Agreement which will allow the non-profit organization a certain amount of time to acquire the property at the appraised price.

If the non-profit organization does not purchase the property during the option period, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #29 – 490 South First Street
(San Jose Stage Theater)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, a small commercial building, on July 14, 1999 for $970,000. The estimated current value of the property is $1,200,000.

2. **Purpose for which property was acquired**

   The parcel was acquired as a future development site.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 467-47-098

   Lot Size: 19,320 sq. ft.

   Building Size: 5,306 sq. ft.

   Address: 490 South First Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $1,200,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $800,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is currently leased to the San Jose Stage Company. The annual rent is $1. The lease expired in March 2013 and is currently on a month-to-month holdover. The Successor Agency is negotiating with the San Jose Stage Company to amend the lease for a one-year term.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency completed a Phase I Environmental Site Assessment as well as soil and groundwater testing that discovered elevated petroleum contamination on the southern corner of the property. Four groundwater monitoring wells were installed in 1998 and 1999. Further investigation and possible remediation would be required prior to development of the property.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus and light rail services. Additionally, zoning for the property allows for high-density mixed-use commercial and residential development projects. The property would be ideal for a mixed-use project including housing/office/retail and/or entertainment uses.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   In 2005, the former Redevelopment Agency issued a request for proposals (RFP) for the site. The selected developer, Summerhill Homes, proposed a high-rise mixed-use development on this site. As a requirement of the RFP, the development was to include ground floor theater space for local theater companies to use for performances. This requirement for theater space was a design and financial challenge that the developer was unable to overcome and subsequently withdrew from the project.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

A non profit organization is interested in acquiring the property for continued use as a local theater. Using a direct sales process approved by the Oversight Board, the property will be appraised for the highest and best use to determine the fair market value. After determination of the fair market value of the property through the appraisal process, the Successor Agency and the non-profit organization shall enter into an Option Agreement which will allow the non-profit organization a certain amount of time to acquire the property at the appraised price.

If the non-profit organization does not purchase the property during the option period, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with the Oversight Board approved process to determine whether such bid is within a range of fair market value for the property. If the bid is determined to be within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement considered and approved by the Oversight Board.

If the bid is determined not to be within a range of fair market value, the Successor Agency will sell the property pursuant to a competitive solicitation process and timeline first approved by resolution of the Oversight Board ("OB Approved Process"). The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

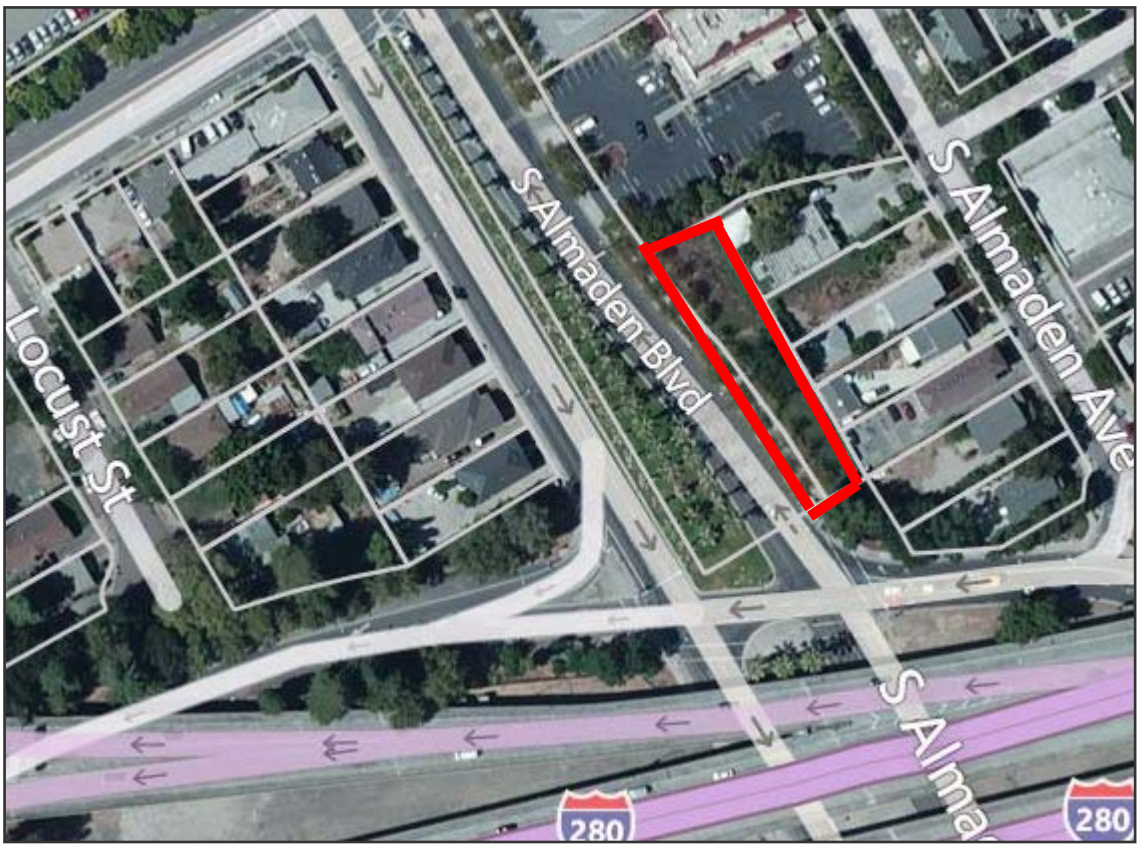
If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Property #30 – South Almaden Boulevard Landscaping



1. **Date of acquisition and its value at that time and an estimated current value**

   The parcel is a remnant of a parcel purchased by the former Redevelopment Agency on April 5, 1984. Title reports including property profile reports did not provide information regarding the value of the property at the time of acquisition. The estimated current value of the property is $5,000.

2. **Purpose for which property was acquired**

   The parcel is a remnant of a parcel acquired as right of way for the expansion of Almaden Boulevard.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 264-31-101

   Lot Size: 9,505 sq. ft.

   Address: no official address

   Zoning: Downtown Commercial Neighborhood Transition (DC-NT-1)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The estimate of value of the property is $5,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $0. The parcel is irregular in shape and is very shallow.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant/unimproved parcel.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency completed a Phase I Environmental Site Assessment that did not identify any areas of concern and concluded no further investigation is required.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has limited development potential due to the size and irregular shape. The property could be developed as a community garden or sold to the adjacent residential property owners.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. **Outline your disposition strategy for this property**

    Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in

accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #31 – 92 South Montgomery Street
(Non Ballpark Diridon Parcel)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel (improved with a six-plex) on December 12, 2007 for $1,249,093. The estimated current value of the property (unimproved after demolition of the buildings) is $350,000.

2. **Purpose for which property was acquired**

   The parcel was initially acquired for land banking purposes for a potential transit oriented mixed used development.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-38-019

   Lot Size: 6,780 sq. ft.

   Address: 92 South Montgomery Street

   Zoning: Light Industrial (LI)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $350,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $340,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a vacant/unimproved parcel.

6. **History of environmental contamination or remediation efforts**

   The property contained a six-plex apartment building when the former Redevelopment Agency purchased the property. The former Redevelopment Agency conducted a Phase I Assessment and Asbestos Survey. Asbestos abatement was completed during the building demolition.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has potential for transit-oriented development. It is located in the City's downtown area and is close to public transit bus, light rail, and Caltrain services. Additionally, zoning for the property allows for high-density mixed-use commercial and residential development projects.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property have not been leased or rented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

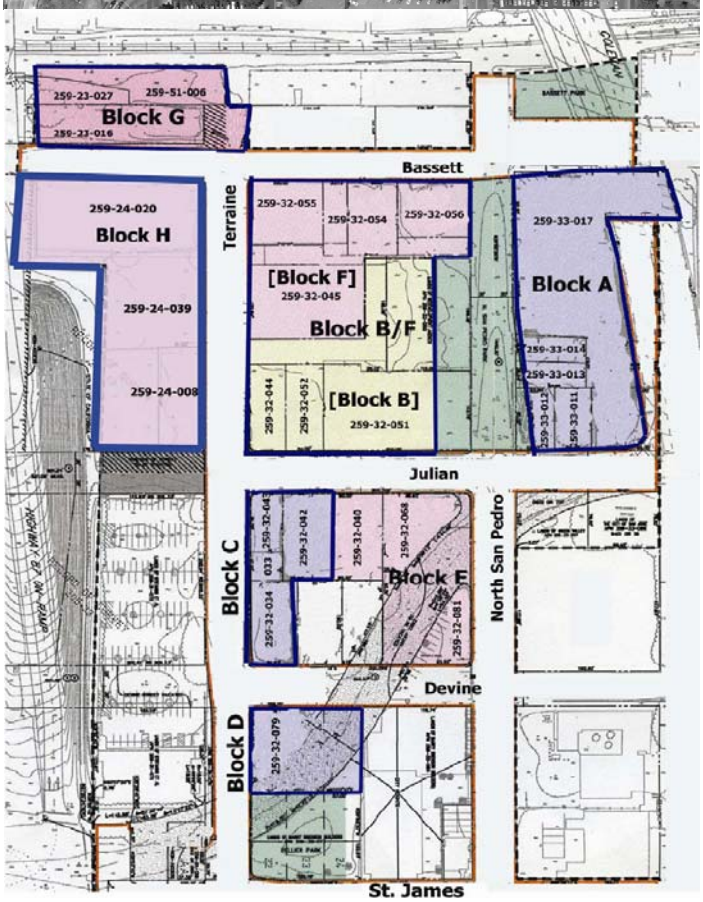
Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Properties #32 - 59 North San Pedro Housing Project



1. **Date of acquisition and its value at that time**
2. **Parcel data for each property, including address, lot size and current zoning**

Address	APN #	Acquisition Date	Value at Time of Purchase	Lot Size	Zoning
75 Bassett Street	259-20-064	9/7/1990	$463,253	13,329 sq. ft.	LI
201 Bassett Street	259-23-016	9/30/2003	$12,700,000 **	12,320 sq. ft.	DC
Land north of 201 Bassett Street	259-23-027	9/6/2007	$1,663,000	3,770 sq. ft.	LI
201 West Julian Street	259-24-008	9/30/2003	**	9,418 sq. ft.	LI
200 Bassett Street	259-24-020	9/30/2003	**	26,572 sq. ft.	LI
331 Terraine Street	259-24-039	9/6/2007	**	28,427 sq. ft.	LI
188 West Julian Street	259-32-040	9/30/2003	**	6,875 sq. ft.	LI
160 West Julian Street	259-32-068	9/30/2003	**	12,197 sq. ft.	LI
N. San Pedro Street at St. James Street	259-32-081	9/17/1981		5,150 sq. ft.	LI
276 Terraine Street	259-32-033	9/30/2003	**	1,845 sq. ft.	LI
195 Devine Street	259-32-034	9/30/2003	**	7,843 sq. ft.	LI
188 West Julian Street	259-32-041	9/30/2003	**	5,000 sq. ft.	LI
190 West Julian Street	259-32-042	9/30/2003	**	4,792 sq. ft.	LI
200 Terraine Street	259-32-043	9/30/2003	**	3,920 sq. ft.	LI
195 West Julian Street	259-32-044	9/30/2003	**	6,250 sq. ft.	LI
330 Terraine Street	259-32-045	9/30/2003	**	31,363 sq. ft.	LI
345 North San Pedro Street	259-32-050	9/30/2003	**	19,325 sq. ft.	LI
153 West Julian Street	259-32-051	9/30/2003	**	24,829 sq. ft.	LI
185 West Julian Street	259-32-052	9/30/2003	**	6,250 sq. ft.	LI
178 Bassett Street	259-32-054	9/30/2003	**	7,200 sq. ft.	LI
380 Terraine Street	259-32-055	9/30/2003	**	12,980 sq. ft.	LI
353 North San Pedro Street	259-32-056	9/30/2003	**	10,890 sq. ft.	LI
Devine Street at St. James Street	259-32-079	9/30/2003	**	5,100 sq. ft.	LI
129 West Julian Street	259-33-011	9/30/2003	**	4,500 sq. ft.	LI
149 West Julian Street	259-33-012	9/30/2003	**	4,680 sq. ft.	LI
320 North San Pedro Street	259-33-013	9/30/2003	**	3,478 sq. ft.	LI
328 North San Pedro Street	259-33-014	9/30/2003	**	3,478 sq. ft.	LI
340 North San Pedro Street	259-33-017	12/23/1998		61,855 sq. ft.	LI

** Twenty-four (24) parcels were purchased by the former Redevelopment Agency on September 30, 2003 for the total purchase price of $12,700,000.

3. **Purpose for which property was acquired**

The parcels were acquired for future development.

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The estimate of value of the property is $35,464,501 under the terms of the Disposition and Development Agreements (DDA) with North San Pedro Townhomes LLC and San Pedro Life I LLC.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The majority of the parcels are currently vacant or unimproved parcels. One parcel is currently a public parking lot. Annual revenues from parking operations at the lot were $11,000 in 2010-11, $0 in 2011-12, and -$9,000 in 2012-13. The parking lot is operated by the City of San Jose with revenues going to the Successor Agency.

   The County of Santa Clara is entitled to fifty percent (50%) of the property sales proceeds under the under the terms of a Settlement Agreement dated March 16, 2011 and the payment is secured by a Deed of Trust on the property.

6. **History of environmental contamination or remediation efforts**

   Phase I & II Environmental Site Assessments were conducted on the property and identified elevated hydrocarbons in the soil. Remediation is recommended. The Developer will complete remediation of the contaminated soil during the construction of the project.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is to be developed as the North San Pedro Housing Project, a high-density residential project consisting of three townhome projects, two high-rise residential towers, one podium project, a 135-unit affordable housing project, and two parks. The development will achieve the City's objective for this property.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property has not been leased or rented.

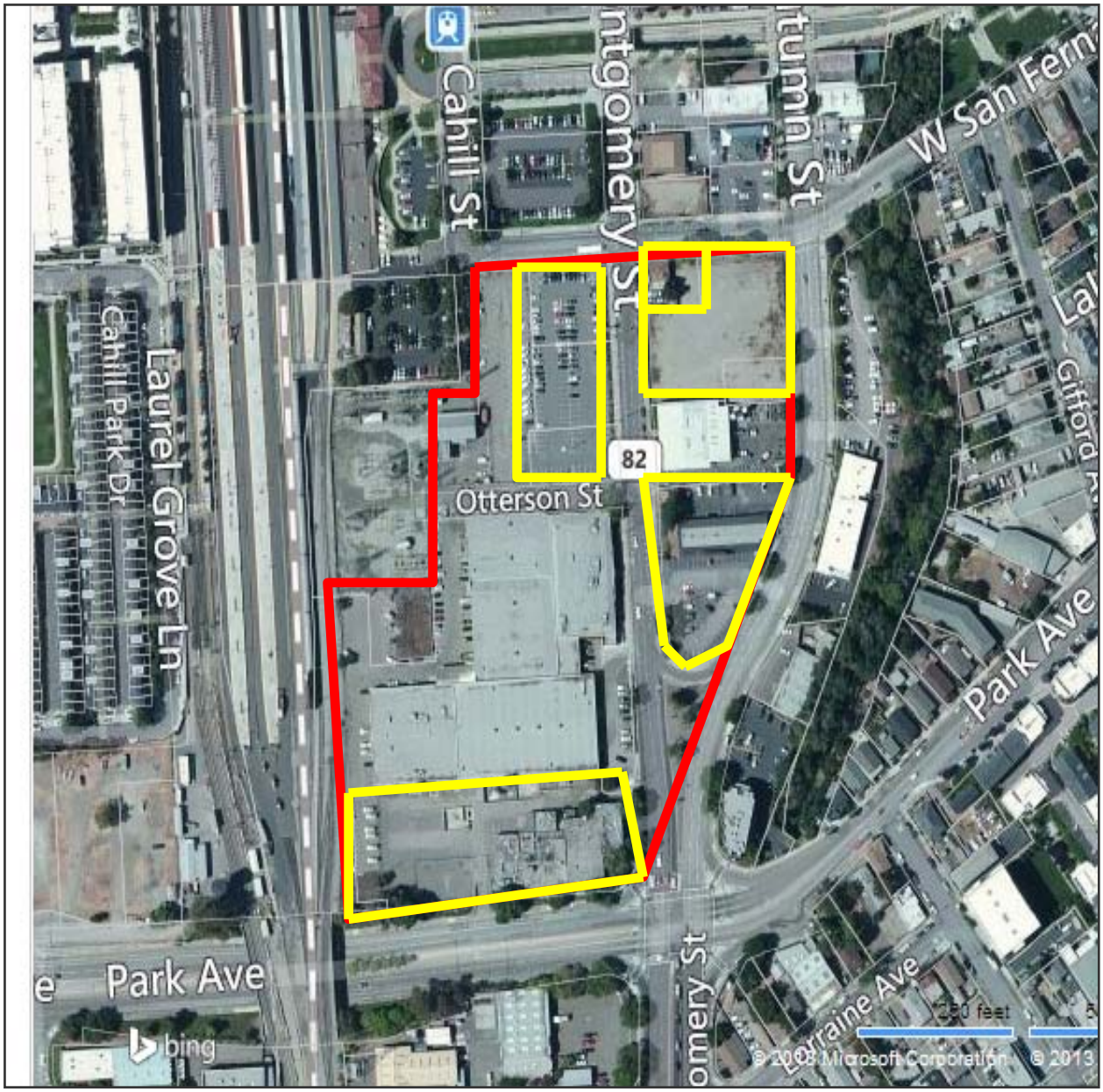
9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. **Retained to fulfill an enforceable obligation**
   d. Sell the Property

10. Outline your disposition strategy for this property

The property will be disposed of pursuant to the terms of the Disposition and Development Agreements dated October 10, 2013 with North San Pedro Townhomes LLC and San Pedro Life I (collectively, the "DDAs"). The DDAs were approved by the Oversight Board on October 10, 2013 and subsequently approved by the Department of Finance on November 22, 2013. The DDAs are enforceable obligations of the Successor Agency.

Properties #60 - 64 Proposed Baseball Stadium Site



1. **Date of acquisition and its value at that time**
2. **Parcel data for each property, including address, lot size and current zoning**

Address	APN #	Acquisition Date	Value at Time of Purchase	Lot Size	Zoning
105 South Montgomery Street	261-35-003, -006,-010	2/2/2006	$5,686,980	43,560 sq. ft.	LI
102 South Montgomery Street	259-48-012	1/16/2008	$853,335	10,731 sq. ft.	LI
510 West San Fernando Street	259-48-011, -013	6/28/2006	$5,939,460	43,800 sq. ft.	LI
150 South Montgomery Street	259-48-053	6/21/2006	$5,953,500	44,000 sq. ft.	LI
645 Park Avenue	261-35-014	6/25/2008	$6,000,000	70,200 sq. ft.	LI

3. **Purpose for which property was acquired**

   The parcel was initially acquired for land banking purposes for a potential transit oriented mixed used development.

4. **Estimate of current value of parcel including any appraisal information**

   The property was appraised as an assembled site for the development of a Major League Baseball stadium. The appraisal value, assuming exclusive use as a Major League Baseball stadium, of the five parcels was $6,975,227 in an appraisal by Colliers International dated September 10, 2010.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   Two of the parcels have surface parking lots operated by Standard Parking. The parking operations revenue for 2011 was $200,000 and 2012 was $250,000. The Successor Agency also collects $490 per month in rent from an on-site billboard with CBS Outdoor. One parcel contains a commercial building. The tenant of the building, Patty's Inn, is on a month-to-month basis and pays $2,285 per month.

   All revenues go to the Successor Agency to pay enforceable obligations.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I and Phase II Environmental Site Assessments, and Asbestos Survey. Asbestos abatement was completed during the building demolitions. Further investigation is recommended before development of the properties.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has an excellent potential for transit-oriented development as it is located adjacent to the Diridon Train Station, the primary transit connection point in Santa Clara County. The Diridon Station is currently served by Amtrak, Caltrain, ACE, VTA light rail, and in the future, BART. This is in addition to local and regional bus service.

   The Diridon Station Area Plan, adopted by the City Council, identifies this property as part of the proposed Baseball stadium and development of the property as a Baseball stadium would achieve the planning objectives of the City.

8. A brief history of previous development proposals and activities, including the rental or lease of property

The property, together with other adjacent parcels to be assembled, was proposed for a corporate headquarters for a Fortune 500 company. Discussions were held between the corporate entity and the former Redevelopment Agency but a disposition and development agreement was never finalized and the project did not proceed.

The City of San Jose and the Athletics Investment Group (AIG) have proposed a Major League Baseball stadium for the property. Both the City and AIG are awaiting authorization from Major League Baseball to move forward with the process to construct the Stadium.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The Successor Agency intends to retain the properties for the future development of a Major League Baseball Stadium. Should the Stadium not be developed, the Successor Agency would either sell the property or retain the property for future development consistent with the Diridon Station Area Plan. Prior to any transfer of the properties, the Successor Agency shall negotiate and execute a compensation agreement with the affected taxing entities.

The proceeds from the sale of the property will be used to pay the Successor Agency's enforceable obligations.

Property #65 – 8 South Montgomery Street
(Arena Parking Lot 5A)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency assembled various parcels in the late 1980's and early 1990's in connection with the construction of the Arena. This parcel was formed as part of that assemblage. The book value carried by the former Redevelopment Agency of the property as of the date of acquisition was $1,588,087, which included all costs of acquiring the property. The estimated current value of the property is $5,600,000.

2. **Purpose for which property was acquired**

   The parcel was acquired in connection with the construction of the SAP Arena.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-38-130

   Lot Size: 70,060 sq. ft.

   Address: 8 South Montgomery Street

   Zoning: Light Industrial (LI)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The estimate of value of the property is $5,600,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $5,600,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is subject to the San Jose Arena Management Agreement which requires the Successor Agency and City to provide 1,750 parking spaces to the Arena Management for use at Arena events. Under the terms of the Agreement, annual lease payments of $100,000 are paid to the City.

6. **History of environmental contamination or remediation efforts**

   Phase I & II Environmental Site Assessments and Groundwater Monitoring were completed between 1991 and 1993. The reports identified several underground storage tanks and recommended removal. In 1993, the underground storage tanks and associated contaminated soil were removed.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has an excellent potential for transit-oriented development as it is located adjacent to the Diridon Train Station, the primary transit connection point in Santa Clara County. The Diridon Station is currently served by Amtrak, Caltrain, ACE, VTA light rail, and in the future, BART. This is in addition to local and regional bus service.

   The Diridon Station Area Plan, adopted by the City Council, identifies this property as a site for a high density mixed-use project as a retail, entertainment, office, or hotel development.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property. The property is currently being leased to the San Jose Arena Management LLC, operator of the Arena, for use as parking.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The property will be retained to fulfill the following enforceable obligations: the San Jose Arena Management Agreement and the HUD Section 108 loan.

The San Jose Arena Management Agreement runs through July 31, 2018.

This property is collateral for an $18,000,000 HUD Section 108 loan, which will be fully repaid in 2025. Upon satisfaction as HUD Section 108 collateral, the Successor Agency will retain the property for future development consistent with the Diridon Station Area Plan. Prior to any transfer of the properties, the Successor Agency shall negotiate and execute a compensation agreement with the affected taxing entities.

Property #66 – 62 South Second Street
(Improv Comedy Club)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, the historic Jose Theater, on February 25, 2000 for $845,820. The estimated current value of the property is $800,000.

2. **Purpose for which property was acquired**

   The parcel was acquired for the development of the Century Residential Mixed-Use project. However, in 1999 the San Jose City Council decided to purchase the property from the developer to save the historic Jose Theater from demolition.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 467-22-137

   Lot Size: 9,583 sq. ft.

   Address: 62 South Second Street

   Zoning: Planned Development (A(PD))

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $800,000 based on the value of the lease with the Improv Comedy Club. Keyser Marston Associates provided an estimate of value for the property, based on the value of the lease, in July 2011 with a value of $1,900,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is leased to the Comedy Club of San Jose LLC (Improv) through December 31, 2014. The lease is for a one (1) year term with a right to terminate by either party upon 90 days written notice to the other party. Annual rent under the terms of the lease is $60,000 with percentage rent of 7% over $2,000,000 in gross sales.

   The property is collateral for a U.S. Department of Housing and Urban Development (HUD) Section 108 Loan. The HUD Section 108 loan matures in 2025.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted a Phase I Assessment and Asbestos Survey. Asbestos abatement was completed during restoration of the building.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   A historic preservation and adaptive reuse of the property was completed in 2002 to restore the City Landmark Jose Theater and the City achieved its objective for this site. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The property was previously proposed to be demolished for the Century Center Mixed-Use project.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. **Retained to fulfill an enforceable obligation**
   d. Sell the Property

10. Outline your disposition strategy for this property

The property will be retained to fulfill an enforceable obligation. This property is collateral for a $18,000,000 HUD Section 108 loan, which will be fully repaid in 2025. The Successor Agency will negotiate with Improv to enter into a long-term lease for the building through the term of the HUD Section 108 loan.

Upon satisfaction as HUD Section 108 collateral, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the property is not sold through the initial solicitation process, the Successor Agency, in accordance with the OB Approved Process, shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection.

The disposition process described above, including the OB Approved Process, shall only be modified or amended by resolution of the Oversight Board.

Proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

Property #67 – 938 The Alameda
(Billy de Frank LGBT Community Center)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, a commercial building, on March 24, 1999 for $1,823,500. The estimated current value of the property, subject to a long term lease, is $500,000.

2. **Purpose for which property was acquired**

   The parcel was acquired to house the Billy de Frank Lesbian, Gay, Bisexual, and Transgender (LGBT) Community Center.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 261-32-074

   Lot Size: 23,522 sq. ft.

   Building Size: 12,000 sq. ft.

   Address: 938 The Alameda

   Zoning: Commercial General (CG)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $0 based on the long term lease with Billy de Frank LGBT Community Center. Keyser Marston Associates provided an estimate of value for the property in July 2011 with a value of $0 due to the long term lease with Billy de Frank LGBT Community Center.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property has a lease with Billy de Frank LGBT Community Center that runs through June 24, 2054 and contains four (4) ten-year options to extend the lease through June 24, 2094.

   Under the Lease Agreement, the Successor Agency receives $1 annually.

   The property also has a public parking lot adjacent to the Billy de Frank Community Center. The Successor Agency and Billy de Frank entered into a parking operations agreement in October 2008 that provides Billy de Frank with six (6) parking spots in exchange for maintaining the parking lot. No revenues are received from the parking lot.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted lead based paint and asbestos surveys. Lead based paint and asbestos were abated during the remodel of the community center.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property was developed in 2000 as the Billy de Frank Lesbian, Gay, Bisexual, Transgender Community Center and the City has achieved its objective for this property. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   As part of their initial lease, Billy de Frank had a Disposition and Development Agreement (DDA) for the development of the entire site as a mixed-use project to house the Billy de Frank Community Center. Billy de Frank did not exercise their option to develop the property and the DDA expired.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The Successor Agency proposes to retain the property to fulfill an enforceable obligation: the lease agreement with the Billy de Frank LGBT Community Center.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. The Community Center will be removed as collateral for JP Morgan.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The deed of trust is subordinate to the JP Morgan deed of trust.

Prior to the termination of the Successor Agency, this property will be transferred pursuant to a compensation agreement with the affected taxing entities.

Property #68 – 456 Autumn Court
(Autumn Street Extension)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, a single family residence, on April 10, 2009 for $375,000. The estimated current value of the property is $375,000.

2. **Purpose for which property was acquired**

   The parcel was acquired as right of way for the extension of Autumn Street.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 259-29-041

   Lot Size: 6,000 sq. ft.

   Address: 456 Autumn Court

   Zoning: Light Industrial (LI)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisals exist. The current estimate of value of the property is $375,000 based on comparable sales within the local Santa Clara County market. Keyser Marston Associates provided an estimate of value for the property in July 2011 in the amount of $300,000.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is a single family house that is rented through August 20, 2014. Under the Lease Agreement, the Successor Agency receives $1,200 monthly.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is required for Phase II of the Autumn Street Extension project. The Autumn Street Extension project is part of the Coleman/Autumn transportation corridor project to provide a safe, efficient and attractive route to Downtown San Jose from I-880 and to facilitate economic development of the Diridon/Arena Area. The Coleman/Autumn transportation corridor project was adopted in the Downtown Strategy Plan 2000 and included in the regional transportation master plan, known as the Valley Transportation Plan 2030. With the construction of the Autumn Street roadway, the City will achieve its objected for this property.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. **Outline your disposition strategy for this property**

    The Successor Agency proposes will retain the property for future development as part of the Autumn Street Extension and shall transfer the property to the City of

San Jose pursuant to a compensation agreement with the affected taxing entities, with the appropriate restrictions to protect the taxing entities' interest in the event that the property is not maintained in public use. Any compensation agreement shall be approved by the Oversight Board and the Department of Finance.

Property #69 - 75 – Autumn Street Extension (Phase I)

1. **Date of acquisition and its value at that time and an estimated current value**
2. **Parcel data for each property, including address, lot size and current zoning**

Address	APN #	Acquisition Date	Value at Time of Purchase	Lot Size	Zoning
435 West Julian Street	259-25-002	6/23/2010	$400,000	7,000 sq. ft.	LI
445 West Julian Street	259-25-062	4/2/2010	$1,011,000	4,024 sq. ft.	LI
410 Howard Street	259-25-051	6/2/2010	$4,100,000	8,980 sq. ft.	LI
442 Howard Street	259-25-058	6/2/2010	Included in 259-25-051	9,138 sq. ft.	LI
443 Howard Street	259-25-060	6/2/2010	Included in 259-25-051	21,183 sq. ft.	LI
428 West Julian Street	259-29-067	6/2/2010	Included in 259-25-051	10,500 sq. ft.	LI
440 West Julian Street	259-29-105	6/2/2010	Included in 259-25-051	4,848 sq. ft.	LI

3. **Purpose for which property was acquired**

   The parcel was acquired as right of way for the extension of Autumn Street.

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisals exist. The current estimate of value of the property is $0 based on right-of-way for the Autumn Street Extension.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The parcels are vacant and do not generate any revenues.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property is required for Phase I of the Autumn Street Extension project. The Autumn Street Extension project is part of the Coleman/Autumn transportation corridor project to provide a safe, efficient and attractive route to Downtown San Jose from I-880 and to facilitate economic development of the Diridon/Arena Area. The Coleman/Autumn transportation corridor project was adopted in the Downtown Strategy Plan 2000 and included in the regional transportation master plan, known as the Valley Transportation Plan 2030.

   Construction on Phase I of the Autumn Street Extension is underway. The northern most 200 feet of the new roadway, located on 259-25-060, has been completed and demolition of buildings and grading has been completed on the remaining parcels. The City is going out to bid in April 2014 for the construction contract to complete Phase I of the roadway. Construction is anticipated to be complete and the roadway open to traffic in early 2015.

   With the construction of the Autumn Street roadway, the City will achieve its objected for this property.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no previous development proposals for the property.

9. Identify the use or disposition strategy for the property

a. Retained for governmental use
b. Retained for future development
c. Retained to fulfill an enforceable obligation
d. Sell the Property

10. Outline your disposition strategy for this property

The Successor Agency proposes will retain the property for future development as part of the Autumn Street Extension and shall transfer the property to the City of San Jose pursuant to a compensation agreement with the affected taxing entities, with the appropriate restrictions to protect the taxing entities' interest in the event that the properties are not maintained in public use. Any compensation agreement shall be approved by the Oversight Board and the Department of Finance.

The Successor Agency intends to conduct a meet-and-discuss session with the Department of Finance regarding the transfer of these parcels as government use pursuant to Oversight Board Resolution No. 2013-10-1056. If the outcome of that meet-and-discuss session results in the Department of Finance reversing its January 14, 2014 decision to deny the transfer of these parcels as governmental use, then these parcels shall no longer be part of this Plan and instead shall transfer pursuant to Oversight Board Resolution No. 2013-10-1056.

Property #76 – 501 Locust Street
(Guadalupe River Park)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the parcel on March 10, 1986. Information regarding the value of the property at the time of acquisition is unavailable. The estimated current value of the property is $0.

2. **Purpose for which property was acquired**

   The parcel was acquired in connection with the construction of Woz Way and Guadalupe River Park.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 264-31-068

   Lot Size: 13,037 sq. ft.

   Address: 501 Locust Street

   Zoning: Downtown Commercial (DC)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisals exist. The estimate of value of the property is $0 based on the use of the property as parkland in the Guadalupe River Park and Trail.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   There are no lease or rental revenues generated by the property. The property is currently a used as a public park.

6. **History of environmental contamination or remediation efforts**

   The Successor Agency does not have any knowledge of any environmental contamination.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property has no potential for any development as the property is part of the Guadalupe River Park and Trail with the Guadalupe River running through the property. The development of the Guadalupe River Park and Trail in association with the Flood Control Project has achieved City's objective with this site. The City's Charter prohibits the sale of parkland without voter approval.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The property was part of the Guadalupe River Flood Control Project overseen by the Unites States Corp of Engineers.

9. **Identify the use or disposition strategy for the property**

   a. **Retained for governmental use**
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. **Outline your disposition strategy for this property**

    The Successor Agency proposes to retain the property as a government use property for the continued use as a park. The property is encumbered by a deed of trust for the benefit of J.P. Morgan. The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The County deed of trust is subordinate to the JP Morgan deed of trust. Successor Agency staff will work with J.P. Morgan and the County of Santa Clara to remove the deed of trust prior to transfer of the property to the City.

Property #77 - 96 – Convention Center South Hall

1. **Date of acquisition and its value at that time**
2. **Parcel data for each property, including address, lot size and current zoning**

Address	APN #	Acquisition Date	Value at Time of Purchase	Lot Size	Zoning
145 Balbach Street	264-30-010	10/18/2001	$440,000	4,832 sq. ft.	LI
151 Balbach Street	264-30-011	10/8/1999	$265,451	4,398 sq. ft.	DC
155 Balbach Street	264-30-012	10/24/2000	$627,000	7,734 sq. ft.	LI
173 Balbach Street	264-30-013	5/22/2000	$544,000	7,285 sq. ft.	LI
177 Balbach Street	264-30-014	6/7/2000	$331,000	4,092 sq. ft.	LI
197-199 Balbach Street	264-30-015	8/4/2000	$508,200	4,800 sq. ft.	LI
486 South Almaden Avenue	264-30-016	10/1/2001	$1,044,000	4,933 sq. ft.	LI
486 South Almaden Avenue	264-30-017	10/1/2001	included in 264-30-016	4,356 sq. ft.	LI
480 South Almaden Avenue	264-30-018	12/2/1999	$457,838	5,702 sq. ft.	LI
470 South Almaden Avenue	264-30-019	5/18/2000	$257,000	3,502 sq. ft.	LI
456 South Almaden Avenue	264-30-020	5/22/2000	$320,000	4,050 sq. ft.	LI
166 Viola Avenue	264-30-021	5/19/2000	$308,000	4,176 sq. ft.	LI
162 Viola Avenue	264-30-022	6/9/2000	$340,000	4,208 sq. ft.	LI
160 Viola Avenue	264-30-023	9/8/2000	$343,000	4,224 sq. ft.	LI
152 Viola Avenue	264-30-024	10/4/2001	$400,000	4,224 sq. ft.	LI
142-144 Viola Avenue	264-30-025	5/18/2000	$365,000	4,312 sq. ft.	LI
132 Viola Avenue	264-30-026	3/20/2001	$415,000	4,272 sq. ft.	LI
126 Viola Avenue	264-30-027	5/18/2000	$341,000	4,224 sq. ft.	LI
114 Viola Avenue	264-30-028	7/26/2000	$353,000	4,128 sq. ft.	LI
425 South Market Street	264-30-136	8/4/2000	$6,898,454	102,216 sq. ft.	LI

3. **Purpose for which property was acquired**

   The parcels were acquired for the expansion the San Jose McEnery Convention Center.

4. **Estimate of current value of parcel including any appraisal information**

   The property was appraised for $18,760,000 on July 13, 2011 for the purpose of using this property as collateral for a U.S. Department of Housing and Urban Development Section 108 Loan.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is the site of the San Jose McEnery Convention Center's South Hall. The South Hall is an 80,000 sq. ft. tent of exhibit space operated by Team San Jose, a non-profit management corporation, under an agreement which includes the operation of several public facilities in San Jose including the Convention Center. Under the terms of the Agreement, Team San Jose collects all revenues from the facilities it manages, and uses such revenues to offset operational cost. In addition, the City subsidies the operations. The last three years, the South Hall as an individual space has incurred annual losses in excess of $125,000.

   Public parking is also located on the property. Annual revenues from parking operations at the lot were $112,400 in 2011-12, and $196,000 in 2012-13. The parking lot is operated by the City of San Jose with revenues going to the Successor Agency

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted Phase I and Phase II Environmental Site Assessments (ESA) for the property. The ESAs concluded shallow soil and groundwater contaminations are present as well as asbestos in the buildings that previously occupied the site. The asbestos was abated during the demolition of the buildings.

   During the construction of the South Hall tent, the soil was capped to limit the exposure of the contaminants below EPA approved thresholds for property used as assembly usage. Any potential development of the site would require additional investigation and remediation.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The City believes that this parcel, located within the downtown area and adjacent to the Convention Center presents an excellent opportunity for development of additional Convention Center space. The San Jose 2040 General Plan identifies the land use of the property as Public/Quasi Public and envisions the property to be utilized for Phase II of the Convention Center expansion.

   The continued use of the property as Convention Center exhibit space and the future Phase II expansion of the Convention Center will achieve the City's planning objective for the property. The zoning and General Plan meet the land use objective, the Master Plan adopted by the City Council clearly identifies the site for the future expansion needs of the Convention Center. The site provides the only future expansion opportunity for the Convention Center as the north, east and west are all fully developed with no possibility for expansion.

   A portion of this site could be a hotel development, which would support the Convention Center, promote growth downtown, and return the property to the private tax roll.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   The property was acquired for the expansion of the Convention Center. The Convention Center Master plans calls for expansion to the north and south of the Convention Center in two phases. Phase I expanded the Convention Center to the north on to existing City property and was completed in October 2013.

   Phase II of the expansion was intended for the South Hall site, including this property. The Phase II expansion would have created an additional 550,000 sq. ft. of space to be used for exhibit space, ballroom, meeting rooms, back of house support, and parking. Phase II expansion was not implemented.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. **Outline your disposition strategy for this property**

    The property is included as collateral for a $18,000,000 HUD Section 108 loan, which will be fully repaid in 2025.

The former Redevelopment Agency utilized tax-increment financing for the Convention Center expansion costs totaling in excess of $22 million. These costs included acquisition of multiple properties, relocation costs, demolition, site clearance and construction of the improvements. Under IRS regulations, to the extent the site was acquired and improved with tax exempt bond proceeds, the sale of the property to a private entity would be considered a change in use under the Internal Revenue Code and may adversely effect the tax exempt status of the bonds. Accordingly, proceeds from the sale of this site shall be used to defease or redeem the applicable tax exempt bonds, but only upon receipt of an opinion from a bond counsel that such sale and redemption does not adversely affect the tax-exempt status of the bonds.

To allow flexibility in the development of this site, the Successor Agency shall endeavor to enter into a compensation agreement with the affected taxing entities for the future development of the property; provided, however, that if no agreement is reached within 18 months after Department of Finance approval of this Long Range Property Management Plan, the property shall be sold by the Successor Agency as follows:

Under the direction of the Oversight Board, the Successor Agency shall make good faith efforts to move or replace the HUD 108 collateral.

As soon as the property is clear of the HUD 108 collateral (either by its transfer or sufficient reduction in the loan principal, or a combination of both), the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

Property #97 – 345 South First Street
(California Theater)

1. **Date of acquisition and its value at that time and an estimated current value**

   The former Redevelopment Agency purchased the property, a theater, on September 1, 1985 for $814,890. The estimated current value of the property, based on the operations of the property, is $0.

2. **Purpose for which property was acquired**

   The parcel was acquired to rehabilitate the historic California Theater.

3. **Parcel data for each property, including address, lot size and current zoning**

   APN: 264-29-114

   Lot Size: 41,600 sq. ft.

   Building Size: 61,253 sq. ft.

   Address: 345 South First Street

   Zoning: Commercial General (CG)

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $0 based on the annual loss to operate the Theatre. Keyser Marston Associates provided an estimate of value for the property in July 2011 with a value of $0 due to the project being financed with tax-exempt bonds.

5. **Estimate of any lease, rental, or other revenues generated by the property and description of the contractual requirement for disposition of those revenues**

   The property is operated by Team San Jose, a non-profit management corporation, under an agreement which includes the operation of several public facilities in San Jose including the Convention Center. Under the terms of the Agreement, Team San Jose collects all revenues from the facilities it manages, and uses such revenues to offset operational cost. In addition, the City subsidies the operations of the Theater. The last three years, the California Theater as an individual space has incurred annual losses in excess of $315,000.

6. **History of environmental contamination or remediation efforts**

   The former Redevelopment Agency conducted lead based paint and asbestos surveys. Lead based paint and asbestos were abated during the remodel of the theater.

7. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

   The property was developed in 2000 as the historic California Theater and the City has achieved its objective for this property. The Successor Agency does not anticipate any further development of the property in the foreseeable future.

8. **A brief history of previous development proposals and activities, including the rental or lease of property**

   There have been no additional development proposals for the property.

9. **Identify the use or disposition strategy for the property**

   a. Retained for governmental use
   b. Retained for future development
   c. Retained to fulfill an enforceable obligation
   d. Sell the Property

10. Outline your disposition strategy for this property

The Successor Agency proposes to transfer the property to the City pursuant to a compensation agreement with the affected taxing entities, with appropriate restrictions to protect the taxing entities' interest in the event that the property is not maintained as public theater.

On August 17, 2004, the former Redevelopment Agency and the City of San Jose entered into a Cooperation Agreement for the transfer of the California Theater from the former Redevelopment Agency to the City. The transfer of possession of the Theater to the City occurred on August 17, 2004 and title was to be transferred after the Notice of Completion for the construction was issued. The transfer of the title was delayed by an American Disability Act issue that has since been resolved.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. JP Morgan has authorized the transfer of the property to the City with the deed of trust.

The former Redevelopment Agency utilized tax-increment financing for the rehabilitation of the California Theatre totaling in excess of $48.2 million. In addition, the Packard Humanities Institute contributed $22.3 million to the restoration of the Theatre. Under IRS regulations, to the extent the site was acquired and improved with tax exempt bond proceeds, the sale of the property to a private entity would be considered a change in use under the Internal Revenue Code and may adversely effect the tax exempt status of the bonds. Accordingly, proceeds from the sale of this site shall be used to defease or redeem the applicable tax exempt bonds, but only upon receipt of an opinion from a bond counsel that such sale and redemption does not adversely affect the tax-exempt status of the bonds.

The Successor Agency intends to conduct a meet-and-discuss session with the Department of Finance regarding the transfer of these parcels as government use pursuant to Oversight Board Resolution No. 2013-10-1056. If the outcome of that meet-and-discuss session results in the Department of Finance reversing its January 14, 2014 decision to deny the transfer of these parcels as governmental use, then these parcels shall no longer be part of this Plan and instead shall transfer pursuant to Oversight Board Resolution No. 2013-10-1056.

Property #98 - 301 South Market Street
(Marriott Hotel Revenue Participation)

1. Description of Project

On June 6, 2000, the Redevelopment Agency approved a Disposition and Development Agreement (DDA) with Walton San Jose Investors III, LLC, for the development of a convention center hotel at the southwest corner of Market and San Carlos Streets. The 504-room Marriott Hotel opened for business in May 2003 at a cost of just under $100 million. This 27-story hotel is connected to the McEnery Convention Center and supports the convention industry. Agency assistance totaled $9.5 million.

2. Agency Revenue Participation Calculation

Under the terms of the Declaration of Covenants and Restrictions Affecting Real Property dated October 27, 2000, the Hotel Owner shall pay the Agency an annual revenue participation amount that is based on Gross Revenues for each Revenue Year as set forth below:

Year	Percentage of Gross Revenues
1-15	0.5%
16-25	2.0%
26-30	3.0%
31-50	4.0%

Revenue Year 1 commenced May 2003. Participation payments are due on a semi-annual basis on February 15th and August 15th for the six month period preceding payment. Certified Audited Statements are due to the Agency on April 20th.

3. Revenue Participation Received by Agency

Calendar Year	Contract Year	Agency's % of Gross Rev.	Payments to Agency	Gross Revenues
2003	1	0.5%	$53,922.77	$10,784,554
2004	2	0.5%	$104,488.21	$20,897,642
2005	3	0.5%	$112,571.46	$22,514,292
2006	4	0.5%	$135,489.70	$27,097,940
2007	5	0.5%	$150,156.76	$30,031,352
2008	6	0.5%	$150,428.46	$30,085,692
2009	7	0.5%	$112,515.97	$22,503,194
2010	8	0.5%	$121,045.94	$24,209,188
2011	9	0.5%	$137,668.21	$27,533,642
2012	10	0.5%	$157,463.84	$31,492,768
2013	11	0.5%	$86,191.60	$17,238,320

4. Estimate of current value of parcel including any appraisal information

No current appraisal exists. The current estimate of value of the property is $10,600,000 based on the value of the income stream, with 1.5% Gross Revenue growth rate, discounted at 8%. Keyser Marston Associates provided an estimate of value for the asset, based on the value of the income stream discounted at 8%, in July 2011 with a value of $9,700,000.

5. Outline your disposition strategy for this asset

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including any property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

The property is currently encumbered by a deed of trust for the benefit of JP Morgan. The deed of trust is security for a letter of credit (LOCs) issued by JP Morgan as a credit enhancement for certain bonds, which are enforceable obligations of the Successor Agency. In order to release the lien of its deed of trust, JP Morgan will require that proceeds from the sale of the property be used to redeem the outstanding bonds supported by the JP Morgan LOCs. Redemption of bonds will reduce the Successor Agency's outstanding indebtedness thereby reducing annual interest payments and LOC fees supporting the remaining bonds.

The property is also encumbered by a deed of trust for the benefit of the County of Santa Clara. The County deed of trust is security for amounts owed under a Settlement Agreement dated March 16, 2011. The County deed of trust is subordinate to the JP Morgan deed of trust.

Property #99 - 211 South First Street
(Montgomery Hotel-Four Points Revenue Participation)

1. Description of Project

On May 22, 2001, the Redevelopment Agency Board approved an Amended and Restated Disposition and Development Agreement (DDA) for the development of the Hotel Montgomery. As amended over time, the DDA required development of a first class boutique hotel and provided for $10.6 million in Agency funds to seismically retrofit and historically rehabilitate the building. As consideration, the DDA provides the Agency with a Revenue Participation Payment based upon a percentage of gross revenue.

2. Agency Revenue Participation Calculation

Under the terms of the First Amendment to Declaration of Covenants and Restrictions Affecting Real Property dated May 26, 2005, the Hotel Owner shall pay the Agency an annual revenue participation amount that is based on Gross Revenues for each Revenue Year as set forth below:

Year	Percentage of Gross Revenues
1-4	0%
5-15	3.0%
16-30	4.0%
31-60	5.0%

Revenue Year 1 commenced January 2006. Participation payments are due on a semi-annual basis on February 15th and August 15th for the six month period preceding payment. Certified Audited Statements are due to the Agency on April 20th. The Agency's Revenue Participation is capped at $75,000,000.

3. Revenue Participation Received by Agency

Calendar Year	Contract Year	Agency's % of Gross Rev.	Payments to Agency	Gross Revenues
2006	1	0.0%	$0.00	$0
2007	2	0.0%	$0.00	$0
2008	3	0.0%	$0.00	$0
2009	4	0.0%	$0.00	$0
2010	5	3.0%	$77,551.39	$2,585,046
2011	6	3.0%	$97,073.55	$3,235,785
2012	7	3.0%	$113,065.26	$3,768,842
2013	8	3.0%	$57,512.22	$1,917,074

Revenue Participation information only includes January through June 2013. Participation Revenue for July through December 2013 will be received on February 15, 2014 and included in the calculations.

4. **Estimate of current value of asset including any appraisal information**

No current appraisal exists. The current estimate of value of the property is $2,400,000 based on the value of the income stream, with 1.5% Gross Revenue growth rate, discounted at 8%.

5. **Outline your disposition strategy for this asset**

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including the property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

Proceeds from the sale of the asset will be used to pay the Successor Agency's enforceable obligations.

Property #100 – 140 East San Fernando Street
(Paseo Plaza Retail Revenue Participation)

1. **Description of Project**

On May 20, 1997, the Redevelopment Agency Board approved a Disposition and Development Agreement (DDA) for the development of Paseo Plaza – Phase III, a mixed-use project consisting of 104 market rate residential units and 8,780 square feet of retail. Agency assistance totaled $5.795 million. As consideration, the DDA provides the Agency with a Revenue Participation Payment based upon a percentage of gross revenue from the retail.

2. **Agency Revenue Participation Calculation**

Under the terms of the Retail Operations and Maintenance Agreement dated March 23, 2001, the Retail Owner shall pay the Agency an annual revenue participation amount of seven (7%) percent of Gross Revenues. Revenue Year 1 commenced June 2002 and runs for 99 years. Participation payments are due on a quarterly basis. Certified Audited Statements are due to the Agency on April 1st.

3. **Revenue Participation Received by Agency**

Calendar Year	Contract Year	Agency's % of Gross Rev.	Payments to Agency	Gross Revenues
2002	1	7.0%	$7,275.33	$103,933
2003	2	7.0%	$14,308.91	$204,413
2004	3	7.0%	$13,262.65	$189,466
2005	4	7.0%	$8,623.23	$123,189
2006	5	7.0%	$6,975.11	$99,644
2007	6	7.0%	$10,983.00	$156,900
2008	7	7.0%	$13,125.15	$187,502
2009	8	7.0%	$14,370.18	$205,288
2010	9	7.0%	$10,296.95	$147,099
2011	10	7.0%	$8,156.96	$116,528
2012	11	7.0%	$9,154.41	$130,777
2013	12	7.0%	$6,260.98	$89,443

4. **Estimate of current value of asset including any appraisal information**

No current appraisal exists. The current estimate of value of the asset is $140,000 based on the value of the income stream, with 1.5% Gross Revenue growth rate, discounted at 10%.

5. **Outline your disposition strategy for this asset**

Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by

resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including the property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

Proceeds from the sale of the asset will be used to pay the Successor Agency's enforceable obligations.

Property #101 – 210 South First Street
(Twohy Building Revenue Participation)

1. **Description of Project**

   On October 23, 2001, the Redevelopment Agency entered into a Disposition and Development Agreement with CIM/Twohy LLC(CIM) for the rehabilitation of the historic Twohy Building located at 210 South First Street. The Agency provided financial assistance of $2,200,000 for the seismic retrofit and historic preservation of the building.

   The project was completed in March 2003 and consists of 36 live-work rental units and 7,100 square feet of ground floor retail space.

2. **Agency Revenue Participation Calculation**

   Under the terms of the First Amendment to Operations and Maintenance Agreement dated April 13, 2010, the Agency is to receive 30% of all Net Operating Income above the Developer's non-cumulative 11.5% annual return until the Developer return reaches 12%, then 50% of all Net Operating Income annually above a 12% non-cumulative return. To date, the project has not produced sufficient revenues for the Agency to receive any participation. The Agency's Revenue Participation is capped at $5,980,000.

3. **Revenue Participation Received by Agency**

   To date, project has not produced sufficient revenues for the Agency to receive any participation.

4. **Estimate of current value of asset including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is $250,000 based on the value of future income streams discounted at 10%.

5. **Outline your disposition strategy for this asset**

   Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including any adjacent property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

Proceeds from the sale of the asset will be used to pay the Successor Agency's enforceable obligations.

Property #102 – 25 South Third Street
(The Globe Revenue Participation)

1. **Description of Project**

   On December 10, 2002, The Redevelopment Agency Board approved the Disposition and Development Agreement with CIM Urban Real Estate Fund, L.P. (CIM) to develop The Globe at Second & Santa Clara, a project located at 25 South Third Street. This mixed-use project consists of 76 residential units with parking, 17,500 sq. ft. of ground floor retail and 67 public parking spaces. The project was completed in January 2008.

   In June 2008, the Agency Board approved the change from for-sale to rental of the units at the request of CIM in order to postpone sales until the for-sale housing market was stronger.

2. **Agency Revenue Participation Calculation**

   Under the terms of the Amended and Restated Agreement Regarding Additional Real Property Consideration dated March 22, 2006, the Agency is to receive 30% of Residential Participation Proceeds and 60% of Agency Retail Net Operating Income.

   The Residential Participation Proceeds is defined as the Gross Unit Sales Price for all the Residential Units plus all other revenues from the Residential Condo parcel less the Project Cost, Cost of Sales, Condo Development Fee, and the cost of to outfit the sales models. The rents received by the developer until the sale of the units shall be included in the determination of Gross Unit Sales Price for the purpose of calculating the Agency's Residential Participation Proceeds.

3. **Revenue Participation Received by Agency**

   To date, no residential units have been sold and the retail space is vacant. Therefore, project has not produced sufficient revenues for the Agency to receive any participation.

4. **Estimate of current value of parcel including any appraisal information**

   No current appraisal exists. The current estimate of value of the property is unknown until the Developer determines the time frame to sell the units. Based upon the timing for the sale of units, the Successor Agency may or may not receive any participation.

5. **Outline your disposition strategy for this asset**

   Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by

resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including any adjacent property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

Proceeds from the sale of the asset will be used to pay the Successor Agency's enforceable obligations.

Property #103 – 261 North Second Street
(Germania Verein Revenue Participation)

1. **Description of Project**

   On September 25, 2001, The Redevelopment Agency Board approved the Owner Participation Agreement with Germania Verein for the rehabilitation of 261 North Second Street. The Agency provided $880,000 in assistance to the Germania Verein, a German Heritage Club, for code upgrades to their building after 50% of the building was destroyed in a fire.

2. **Agency Revenue Participation Calculation**

   Under the terms of the Declaration of Covenants and Restrictions Affecting Real Property dated September 26, 2001, the Agency is entitled to any rent in excess of $50,000 annually received by Germania for their restaurant space. Additionally, the Agency is entitled to 50% of the Gross Sales Proceeds should the building be sold or 50% of the appraised value of the building should Germania Verein refinance. The Agency's participation is capped at $1,837,718. The Agency's participation ends in May 2032.

3. **Revenue Participation Received by Agency**

   To date, the project has not produced sufficient revenues for the Agency to receive any participation.

4. **Estimate of current value of asset including any appraisal information**

   No current appraisal exists. The current estimate of value of the asset is $0 based on the rental potential for the restaurant space. The Agency could receive participation from the sale or refinance of the property, however, Germania Verein has no debt on the property and has no plans to sell.

5. **Outline your disposition strategy for this asset**

   Unless sold to a taxing entity pursuant to the OB Approved Process, the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

If the bid is determined not to be within a range of fair market value, the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property to determine whether the property should be marketed directly to a particular buyer, including any adjacent property owners or other potentially interested buyers, or retained by the Successor Agency to be sold at a later time or bundled together with other properties and marketed for sale as a group. Any decision regarding the future disposition of a property not sold through the solicitation process shall be considered and approved by the Oversight Board.

Proceeds from the sale of the asset will be used to pay the Successor Agency's enforceable obligations.

Successor Agency: The Successor Agency of the City of San Jose
County: Santa Clara County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	
No.	**Property Type**	**Permissible Use**	**Permissible Use Detail**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Proposed Sale Value**	**Proposed Sale Date**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size**	**Current Zoning**	**Estimate of Current Parcel Value**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
1	Vacant Lot/Land	Sale of Property		9/10/2008	$1,125,000	$250,000	Appraised	12/18/2012	$250,000	TBD	Community Center	5647 Gallup Drive	567-52-028	8,276	R-M	$250,000	$0	No	Phase I & Asbestos Survey	Low	Sale of Property	Community Center
2	Vacant Lot/Land	Sale of Property		12/5/2008	$935,000	$235,000	Appraised	12/18/2012	$235,000	TBD	Community Center	1171 Mesa Drive	567-52-029	7,841	R-M	$235,000	$0	No	Phase I & Asbestos Survey	Low	Sale of Property	Community Center
3	Parking Lot/Structure	Sale of Property		1/1/1973	$0	$490,000	Appraised	12/18/2012	$490,000	TBD	Land Assemblage	88 East San Fernando Street	467-64-001	30,316	DC	$490,000	-$75,000	No	Phase I	The property was developed as high-density mixed-use project.	Yes	Parking Garage
4	Parking Lot/Structure	Sale of Property		1/1/1973	$0	included in line 3	Appraised	12/18/2012	included in line 3	TBD	Land Assemblage	88 East San Fernando Street	467-64-002	84,086	DC	included in line 3	included in line 3	No	Phase I	The property was developed as high-density mixed-use project.	Yes	Parking Garage
5	Vacant Lot/Land	Sale of Property		8/3/2001	$480,000	$4,250,000	Market	12/18/2012	$4,250,000	TBD	Symphony Hall	33 North 5th Street	467-20-008	4,658	DC	$4,250,000	$0	No	Phase I	Moderate	Sale of Property	Symphony Hall
6	Vacant Lot/Land	Sale of Property		6/26/2001	$505,000	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	31 North 5th Street	467-20-009	4,727	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
7	Vacant Lot/Land	Sale of Property		12/26/2001	$2,429,129	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	21 North 5th Street	467-20-010	12,375	DC	included in line 5	$66,000	No	included in line 5	Moderate	Sale of Property	Symphony Hall
8	Vacant Lot/Land	Sale of Property		3/22/2001	$922,942	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	179 East Santa Clara Street	467-20-013	2,312	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
9	Vacant Lot/Land	Sale of Property		3/22/2001	$1,503,750	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	167 East Santa Clara Street	467-20-014	6,345	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
10	Vacant Lot/Land	Sale of Property		7/23/2007	$1,086,229	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	155 East Santa Clara Street	467-20-082	8,096	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
11	Vacant Lot/Land	Sale of Property		7/23/2007	$1,465,074	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	189-193 East Santa Clara Street	467-20-083	8,556	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
12	Vacant Lot/Land	Sale of Property		2/6/2006	$737,699	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	39 North 5th Street	467-20-086	2,178	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
13	Vacant Lot/Land	Sale of Property		10/2/2002	$2,400,000	included in line 5	Market	12/18/2012	included in line 5	TBD	Symphony Hall	40 North 4th Street	467-20-087	11,748	DC	included in line 5	$0	No	included in line 5	Moderate	Sale of Property	Symphony Hall
14	Mixed-Use	Sale of Property		10/30/1987	$1,304,000	$50,000	Market	12/20/2013	$50,000	TBD	Land Assemblage	300 South Almaden Boulevard	264-29-109	47,916	DC	$50,000	$1	No	Phase I	The property was developed as a hotel.	Yes	None
15	Residential	Sale of Property		10/27/1989	$3,253,517	$1,000,000	Market	12/20/2013	$1,000,000	TBD	Land Assemblage	525 South Market Street	264-30-119	53,143	A(PD)	$1,000,000	$0	No	Supplemental Phase I and II, Monitoring Report, Closure Report, Site Excavation	The property was developed as a rental housing project.	Yes	None
16	Mixed-Use	Sale of Property		2/25/2000	$4,281,701	$3,500,000	Market	12/20/2013	$3,500,000	TBD	Land Assemblage	33 South 3rd Street	467-22-153	61,855	A(PD)	$3,500,000	$9,000	No	Phase I and Phase II	The property was developed as a mixed-use residential project.	Yes	None
17	Vacant Lot/Land	Sale of Property		5/22/2001	$637,991	$250,000	Market	12/20/2013	$250,000	TBD	Parking Lot	551 West Julian Street	259-27-008	5,662	HI	$250,000	$0	Sales Proceeds to go to JP Morgan	Phase I	None	Sale of Property	None
18	Parking Lot/Structure	Sale of Property		7/10/2002	$350,000	$350,000	Market	12/20/2013	$350,000	TBD	Parking Lot	1343 The Alameda	261-23-064	7,296	A(PD)	$350,000	$0	Sales Proceeds to go to JP Morgan	No reports	Low	Sale of Property	None
19	Parking Lot/Structure	Sale of Property		12/31/1991	$20,547	$25,000	Market	12/20/2013	$25,000	TBD	Parking Lot	30 Eastwood Court	481-13-009	4,140	R-2	$25,000	$0	Sales Proceeds to go to JP Morgan	No reports	None	Sale of Property	Parking Lot
20	Vacant Lot/Land	Sale of Property		2/3/2009	$1,585,000	$1,585,000	Market	12/20/2013	$1,585,000	TBD	Parking Lot	292 Stockton Avenue	259-28-028	37,400	HI	$1,585,000	$0	Sales Proceeds to go to JP Morgan	Phase I & Asbestos Survey	Low	Sale of Property	Arena Parking
21	Commercial	Sale of Property		4/12/2008	$1,886,717	$250,000	Market	12/20/2013	$250,000	TBD	Land Assemblage	96 South Almaden Avenue	259-40-071	4,365	DC	$250,000	$0	Sales Proceeds to go to JP Morgan	No reports	Moderate	Sale of Property	Parking Garage
22	Commercial	Sale of Property		8/15/1986	$82,037	$500,000	Market	12/20/2013	$500,000	TBD	Right of way	501 Vine Street	264-31-037	6,453	DC	$500,000	$0	Sales Proceeds to go to JP Morgan	No reports	Low	Sale of Property	None
23	Vacant Lot/Land	Sale of Property		4/28/1995	$368,593	$100,000	Market	12/20/2013	$100,000	TBD	Community Center	1770 Alum Rock Avenue	481-18-057	10,019	A(PD)	$100,000	$0	Sales Proceeds to go to JP Morgan	Phase I and Phase II	None	Sale of Property	None
24	Parking Lot/Structure	Sale of Property		3/10/1986	$3,377,573	$1,000,000	Market	12/20/2013	$1,000,000	TBD	Parking Lot	226 Balbach Street	264-31-109	16,014	DC-NT1	$1,000,000	$33,000	Sales Proceeds to go to JP Morgan	Phase I	Moderate	Sale of Property	None
25	Commercial	Sale of Property		5/4/1990	$14,014,800	$575,000	Market	12/20/2013	$575,000	TBD	Land Assemblage	201 South Second Street	467-46-103	39,204	DC	$575,000	$0	Sales Proceeds to go to JP Morgan	Phase I	Excellent	Yes	None
26	Mixed-Use	Sale of Property		8/7/1997	$5,350,115	$5,000,000	Market	12/20/2013	$5,000,000	TBD	Land Assemblage	280 Jackson Street	249-38-051	140,698	A(PD)	$5,000,000	$0	Sales Proceeds to go to JP Morgan	Phase I and Phase II	The property was developed as a mixed-use residential project.	Yes	None
27	Commercial	Sale of Property		12/12/2003	$1,028,441	$500,000	Market	12/20/2013	$500,000	TBD	Land Assemblage	366 South First Street	467-46-075	4,791	DC	$500,000	$6,000	Sales Proceeds to go to JP Morgan	No reports	Moderate	Sale of Property	None
28	Police/Fire Station	Sale of Property		1/5/1999	$1,900,000	$1,000,000	Market	12/20/2013	$1,000,000	TBD	Land Assemblage	201 North Market Street	259-33-077	19,733	DC	$1,000,000	$0	Sales Proceeds to go to JP Morgan	No reports	Moderate	Sale of Property	Fire Museum
29	Commercial	Sale of Property		7/14/1999	$970,000	$1,200,000	Market	12/20/2013	$1,200,000	TBD	Land Assemblage	490 South First Street	467-47-098	19,320	DC	$1,200,000	$1	Sales Proceeds to go to JP Morgan	Phase I-Site Use, Phase II-Subsurface Soil and Groundwater	Moderate	Sale of Property	High rise mixed-used
30	Vacant Lot/Land	Sale of Property		4/5/1984	$0	$5,000	Market	12/20/2013	$5,000	TBD	Right of Way	Almaden Boulevard	264-31-101	9,505	DC	$5,000	$0	No	Phase I	None	Sale of Property	None
31	Vacant Lot/Land	Sale of Property		12/12/2007	$1,249,093	$350,000	Market	12/20/2013	$350,000	TBD	Land Assemblage	92 South Montgomery Street	259-38-019	6,780	LI	$350,000	$0	No	Phase I & Asbestos Survey	Excellent	Sale of Property	None
32	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/7/1990	$463,253	$0	Appraised	11/22/2013	$0	June 2015	Housing Development	75 Bassett Street	259-20-064	13,329	DC	$0	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
33	Vacant Lot/Land	Fulfill Enforceable Obligation	First Community Housing DDA	9/30/2003	$12,700,000	$0	Appraised	11/22/2013	$0	June 2015	Housing Development	201 Bassett Street	259-23-016	12,320	LI	$0	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
34	Vacant Lot/Land	Fulfill Enforceable Obligation	First Community Housing DDA	9/6/2007	$1,663,000	$0	Appraised	11/22/2013	$0	June 2015	Housing Development	Land north of 201 Bassett Street	259-23-027	3,770	LI	$0	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
35	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/30/2003	included in line 35	$10,258,380	Appraised	11/22/2013	$10,258,380	May 2020	Housing Development	201 West Julian Street	259-24-008	9,418	LI	$10,258,380	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
36	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/30/2003	included in line 35	included in line 37	Appraised	11/22/2013	included in line 37	May 2020	Housing Development	200 Bassett Street	259-24-020	26,572	LI	included in line 37	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
37	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/6/2007	included in line 36	included in line 37	Appraised	11/22/2013	included in line 37	May 2020	Housing Development	331 Terraine Street	259-24-039	28,427	LI	included in line 37	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
38	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/30/2003	included in line 35	$8,206,704	Appraised	11/22/2013	$8,206,704	May 2017	Housing Development	188 West Julian Street	259-32-040	6,875	LI	$8,206,704	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
39	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/30/2003	included in line 35	included in line 40	Appraised	11/22/2013	included in line 40	May 2017	Housing Development	160 West Julian Street	259-32-068	12,197	LI	included in line 40	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
40	Vacant Lot/Land	Fulfill Enforceable Obligation	San Pedro Life I DDA	9/17/1981	$0	included in line 40	Appraised	11/22/2013	included in line 40	May 2017	Housing Development	N. San Pedro Street at St. James Street	259-32-081	5,150	LI	included in line 40	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
41	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	$1,613,121	Appraised	11/22/2013	$1,613,121	June 2015	Housing Development	276 Terraine Street	259-32-033	1,845	LI	$1,613,121	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
42	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 43	Appraised	11/22/2013	included in line 43	June 2015	Housing Development	195 Devine Street	259-32-034	7,843	LI	included in line 43	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
43	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 43	Appraised	11/22/2013	included in line 43	June 2015	Housing Development	188 West Julian Street	259-32-041	5,000	LI	included in line 43	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
44	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 43	Appraised	11/22/2013	included in line 43	June 2015	Housing Development	190 West Julian Street	259-32-042	4,792	LI	included in line 43	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
45	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 43	Appraised	11/22/2013	included in line 43	June 2015	Housing Development	200 Terraine Street	259-32-043	3,920	LI	included in line 43	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
46	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	$5,840,000	Appraised	11/22/2013	$5,840,000	June 2015	Housing Development	195 West Julian Street	259-32-044	6,250	LI	$5,840,000	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
47	Commercial	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	$3,747,058	Appraised	11/22/2013	$3,747,058	June 2015	Housing Development	330 Terraine Street	259-32-045	31,363	LI	$3,747,058	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
48	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 48	Appraised	11/22/2013	included in line 48	June 2015	Housing Development	345 North San Pedro Street	259-32-050	19,325	LI	included in line 48	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
49	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 48	Appraised	11/22/2013	included in line 48	June 2015	Housing Development	153 West Julian Street	259-32-051	24,829	LI	included in line 48	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
50	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 48	Appraised	11/22/2013	included in line 48	June 2015	Housing Development	185 West Julian Street	259-32-052	6,250	LI	included in line 48	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
51	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 49	Appraised	11/22/2013	included in line 49	June 2015	Housing Development	178 Bassett Street	259-32-054	7,200	LI	included in line 49	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
52	Commercial	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 49	Appraised	11/22/2013	included in line 49	June 2015	Housing Development	380 Terraine Street	259-32-055	12,980	LI	included in line 49	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
53	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 49	Appraised	11/22/2013	included in line 49	June 2015	Housing Development	353 North San Pedro Street	259-32-056	10,890	LI	included in line 49	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
54	Vacant Lot/Land	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	$1,095,685	Appraised	11/22/2013	$1,095,685	May 2017	Housing Development	Devine Street at St. James Street	259-32-079	5,100	LI	$1,095,685	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
55	Parking Lot/Structure	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	$4,703,553	Appraised	11/22/2013	$4,703,553	September 2018	Housing Development	129 West Julian Street	259-33-011	4,500	LI	$4,703,553	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
56	Parking Lot/Structure	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 57	Appraised	11/22/2013	included in line 57	September 2018	Housing Development	149 West Julian Street	259-33-012	4,680	LI	included in line 57	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
57	Parking Lot/Structure	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 57	Appraised	11/22/2013	included in line 57	September 2018	Housing Development	320 North San Pedro Street	259-33-013	3,478	LI	included in line 57	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
58	Parking Lot/Structure	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	9/30/2003	included in line 35	included in line 57	Appraised	11/22/2013	included in line 57	September 2018	Housing Development	328 North San Pedro Street	259-33-014	3,478	LI	included in line 57	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
59	Parking Lot/Structure	Fulfill Enforceable Obligation	North San Pedro Townhomes DDA	12/23/1998	$0	included in line 57	Appraised	11/22/2013	included in line 57	September 2018	Housing Development	340 North San Pedro Street	259-33-017	61,855	LI	included in line 57	$0	50% of Property Sale Proceeds go to the County Settlement Agreement	Phase I and II	The property to be developed as a housing project.	Housing	Housing Development
60	Vacant Lot/Land	Future Development		2/2/2006	$5,686,980	$6,975,227	Appraised	9/20/2010		N/A	Ballpark	105 South Montgomery Street	261-35-003,-006,-010	43,560	LI	$6,975,227	$100,000	No	Phase I	Excellent	Baseball Stadium	Corporate Headquarter
61	Commercial	Future Development		1/16/2008	$853,335	included in line 61	Appraised	9/20/2010		N/A	Ballpark	102 South Montgomery Street	259-48-012	10,731	LI	included in line 61	$30,000	No	Phase I	Excellent	Baseball Stadium	Corporate Headquarter
62	Vacant Lot/Land	Future Development		6/28/2006	$5,939,460	included in line 61	Appraised	9/20/2010		N/A	Ballpark	510 West San Fernando Street	259-48-011, -013	43,800	LI	included in line 61	$0	No	Phase I & Asbestos Survey	Excellent	Baseball Stadium	Corporate Headquarter
63	Commercial	Future Development		6/21/2006	$5,953,500	included in line 61	Appraised	9/20/2010		N/A	Ballpark	150 South Montgomery Street	259-48-053	44,000	LI	included in line 61	$17,000	No	Phase I and II, Supplemental Phase II	Excellent	Baseball Stadium	Corporate Headquarter
64	Commercial	Future Development		6/25/2008	$6,000,000	included in line 61	Appraised	9/20/2010		N/A	Ballpark	645 Park Avenue	261-35-014	70,200	LI	included in line 61	$0	No	Phase I and II	Excellent	Baseball Stadium	Corporate Headquarter
65	Parking Lot/Structure	Fulfill Enforceable Obligation	San Jose Sharks Parking Agreement	12/6/1993	$1,588,087	$5,600,000	Market	12/20/2013	$5,600,000	2025	Arena	8 South Montgomery Street	259-38-130	70,060	LI	$5,600,000	$0	No	Phase I and II	Excellent	Arena Parking	None
66	Commercial	Fulfill Enforceable Obligation	HUD Collateral	2/25/2000	$845,820	$800,000	Market	12/20/2013	$800,000	2025	Historic Rehabilitation	62 South 2nd Street	467-22-137	9,583	A(PD)	$800,000	$60,000	No	Phase I & Asbestos Survey	None	Yes	Housing Development
67	Public Building	Fulfill Enforceable Obligation	Billy de Frank LGBTCommunity Center	3/24/1999	$1,823,500	$500,000	Market	12/20/2013	$500,000	N/A	Community Center	938 The Alameda	261-32-074	23,522	CG	$500,000	$1	Sales Proceeds to go to JP Morgan	Asbestos and Lease Based Paint	Moderate	Yes	Mixed-use Development
68	Residential	Future Development	Autumn Street Extension	4/10/2009	$375,000	$375,000	Market	12/20/2013	$0	N/A	Right of Way	456 Autumn Court	259-29-041	6,000	LI	$375,000	$14,400	No	No reports	None	Roadway	Autumn Street Extension
69	Roadway/Walkway	Future Development	Autumn Street Extension	6/23/2010	$400,000	$0		12/20/2013	$0	N/A	Autumn Street Extension	435 West Julian Street	259-25-002	7,000	LI	$0	$0	No		None	Roadway	Autumn Street Extension
70	Roadway/Walkway	Future Development	Autumn Street Extension	4/2/2010	$1,011,000	$0		12/20/2013	$0	N/A	Autumn Street Extension	445 West Julian Street	259-25-062	4,024	HI	$0	$0	No		None	Roadway	Autumn Street Extension
71	Roadway/Walkway	Future Development	Autumn Street Extension	6/2/2010	$4,100,000	$0		12/20/2013	$0	N/A	Autumn Street Extension	410 Howard Street	259-25-051	8,980	HI	$0	$0	No		None	Roadway	Autumn Street Extension

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	**Property Type**	**Permissible Use**	**Permissible Use Detail**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Proposed Sale Value**	**Proposed Sale Date**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size**	**Current Zoning**	**Estimate of Current Parcel Value**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
72	Roadway/Walkway	Future Development	Autumn Street Extension	6/2/2010	included in line 92	$0		12/20/2013	$0	N/A	Autumn Street Extension	442 Howard Street	259-25-058	9,183	HI	$0	$0	No		None	Roadway	Autumn Street Extension
73	Roadway/Walkway	Future Development	Autumn Street Extension	6/2/2010	included in line 92	$0		12/20/2013	$0	N/A	Autumn Street Extension	443 Howard Street	259-25-060	21,183	LI	$0	$0	No		None	Roadway	Autumn Street Extension
74	Roadway/Walkway	Future Development	Autumn Street Extension	6/2/2010	included in line 92	$0		12/20/2013	$0	N/A	Autumn Street Extension	428 West Julian Street	259-29-067	10,500	LI	$0	$0	No		None	Roadway	Autumn Street Extension
75	Roadway/Walkway	Future Development	Autumn Street Extension	6/2/2010	included in line 92	$0		12/20/2013	$0	N/A	Autumn Street Extension	440 West Julian Street	259-29-105	4,848	LI	$0	$0	No		None	Roadway	Autumn Street Extension
76	Park	Governmental Use	Guadalupe River Park	3/10/1986	$0	$0	Market	12/20/2013	$0	N/A	Park Land	501 Locust Street	264-31-068	13,037	DC	$0	$0	N/A	No reports	None	Parkland	Guadalupe River Trail
77	Public Building	Future Development		10/18/2001	$440,000	$18,760,000	Appraised	7/13/2011	$0	N/A	Convention Center Expansion	145 Balbach Street	264-30-010	4,832	LI	$18,760,000	$30,000	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
78	Public Building	Future Development		10/8/1999	$265,451	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	151 Balbach Street	264-30-011	4,398	DC	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
79	Public Building	Future Development		10/24/2000	$627,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	155 Balbach Street	264-30-012	7,734	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
80	Public Building	Future Development		5/22/2000	$544,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	173 Balbach Street	264-30-013	7,285	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
81	Public Building	Future Development		6/7/2000	$331,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	177 Balbach Street	264-30-014	4,092	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
82	Public Building	Future Development		8/4/2000	$508,200	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	197-199 Balbach Street	264-30-015	4,800	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
83	Public Building	Future Development		10/1/2001	$1,044,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	486 South Almaden Avenue	264-30-016	4,933	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
84	Public Building	Future Development		10/1/2001	included in line 77	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	486 South Almaden Avenue	264-30-017	4,356	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
85	Public Building	Future Development		12/2/1999	$457,838	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	480 South Almaden Avenue	264-30-018	5,702	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
86	Public Building	Future Development		5/18/2000	$257,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	470 South Almaden Avenue	264-30-019	3,502	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
87	Public Building	Future Development		5/22/2000	$320,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	456 South Almaden Avenue	264-30-020	4,050	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
88	Public Building	Future Development		5/19/2000	$308,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	166 Viola Avenue	264-30-021	4,176	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
89	Public Building	Future Development		6/9/2000	$340,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	162 Viola Avenue	264-30-022	4,208	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
90	Public Building	Future Development		9/8/2000	$343,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	160 Viola Avenue	264-30-023	4,224	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
91	Public Building	Future Development		10/4/2001	$400,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	152 Viola Avenue	264-30-024	4,224	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
92	Public Building	Future Development		5/18/2000	$365,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	142-144 Viola Avenue	264-30-025	4,312	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
93	Public Building	Future Development		3/20/2001	$415,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	132 Viola Avenue	264-30-026	4,272	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
94	Public Building	Future Development		5/18/2000	$341,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	126 Viola Avenue	264-30-027	4,224	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
95	Public Building	Future Development		7/26/2000	$353,000	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	114 Viola Avenue	264-30-028	4,128	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
96	Public Building	Future Development		8/4/2000	$6,898,454	included in line 70		7/13/2011	$0	N/A	Convention Center Expansion	425 South Market Street	264-30-136	102,216	LI	included in line 70	included in line 70	Convention Center Operations	Phase I & II, Asbestos Survey	None	Convention Center	Expansion of the Convention Center
97	Public Building	Future Development		9/1/1985	$814,890						California Theater	345 South First Street	264-29-114	41,600	DC			Sales Proceeds to go to JP Morgan		None	Theater	Restoration of Historic Theater
98	Other	Sale of Property	Revenue Participation Agreement	6/6/2000		$10,600,000		12/20/2013	$10,600,000	TBD	Hotel	301 South Market Street	264-29-111	41,817	DC	$10,600,000	$160,000	Sales Proceeds to go to JP Morgan		None	Sale of Property	None
99	Other	Sale of Property	Revenue Participation Agreement	5/22/2001		$2,400,000		12/20/2013	$2,400,000	TBD	Hotel	211 South First Street	259-42-079	25,265	DC	$2,400,000	$114,000	No		None	Sale of Property	None
100	Other	Sale of Property	Revenue Participation Agreement	5/20/1997		$140,000		12/20/2013	$140,000	TBD	Mixed-use Development	140 East San Fernando Street	467-59-110		DC	$140,000	$9,500	No		None	Sale of Property	None
101	Other	Sale of Property	Revenue Participation Agreement	10/23/2001		$250,000		12/20/2013	$250,000	TBD	Mixed-use Development	210 South First Street	467-46-030	8,785	DC	$250,000	$0	No		None	Sale of Property	None
102	Other	Sale of Property	Revenue Participation Agreement	12/10/2002		$0		12/20/2013	$0	TBD	Mixed-use Development	25 South Third Street	264-63-002		DC	$0	$0	No		None	Sale of Property	None
103	Other	Sale of Property	Revenue Participation Agreement	9/25/2001		$0		12/20/2013	$0	TBD	N/A	261 North Second Street	467-01-002	8,712	DC	$0	$0	No		None	Sale of Property	None

OVERSIGHT BOARD
RESOLUTION NO. 2014-02-1060

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE APPROVING A PROPERTY DISPOSITION PROCESS FOR THE DISPOSITION OF SUCCESSOR AGENCY OWNED PROPERTIES DESIGNATED FOR SALE IN THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, in June 2011, the California Legislature enacted AB X1 26, which provided for the dissolution and winding down of redevelopment agencies throughout the State of California, and which was subsequently amended by Assembly Bill 1484 (collectively, as amended, "Dissolution Legislation"); and

WHEREAS, the Dissolution Legislation requires, among other things, that the Successor Agency to the Redevelopment Agency ("Successor Agency") file a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties now held by the Successor Agency; and

WHEREAS, the Dissolution Legislation allows for the following permissible uses for Successor Agency property: (1) Retention for a Governmental Purpose; (2) Retention for Future Development; (3) Sale; and (4) Retention to Fulfill an Enforceable Obligation; and

WHEREAS, the Successor Agency intends to sell those properties categorized for sale in the LRPMP, using the Property Disposition Process, attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE that:

The Property Disposition Process for the disposition of Successor Agency owned properties designated for sale in the Long Range Property Management Plan, attached hereto as Exhibit A, is approved.

ADOPTED this 13th day of February, 2014, by the following vote:

AYES:	MADULI, GUTHRIE, ESTREMERA, ANDRADE, OCHOA, SNOW; REED.
NOES:	NONE.
ABSENT:	NONE.
DISQUALIFIED:	NONE.

Chuck Reed

CHUCK REED
Chair

ATTEST:

TONI J. TABER, CMC
Successor Agency Clerk

EXHIBIT A

DISPOSITION PROCESS FOR SALE OF PROPERTIES

Pursuant to Health and Safety Code Section 34191.5, the Successor Agency shall prepare a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the Successor Agency. No real property shall be transferred until the LRPMP has been approved by the Oversight Board and the Department of Finance. Permissible uses of real property in the LRPMP include the following: retention for governmental use, retention for future development, sale, and use of the property to fulfill an enforceable obligation. The Oversight Board has approved by resolution the following disposition process and the Successor Agency shall comply with this disposition process in connection with the sale of any real property designated for sale in the LRPMP.

1. Open and Competitive Solicitation Process

A. Marketing Properties for Sale.

The Successor Agency intends to sell the majority of its properties designated for sale in the LRPMP pursuant to an open and competitive solicitation process. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. All bidders shall be subject to local and state conflict of interest and disclosure laws. The solicitation documentation shall reference that compliance with all local and state conflict of interest and disclosure laws is required as part of the solicitation and Successor Agency staff shall review each bid to identify any issues related to such compliance. The Successor Agency will post sale information for each property on the Successor Agency's website, advertise in newspapers and post property information to commercial real estate listing services such as Loopnet.com. In addition, the Successor Agency has a comprehensive list of brokers and developers who will be notified as properties become available for sale. Property information including the size of the parcel, zoning, existing uses, environmental condition and history of each parcel will be made available as part of the solicitation. The Successor Agency does not intend to obtain appraisals prior to solicitation unless otherwise directed by the Oversight Board.

The Successor Agency will conduct the solicitation of properties pursuant to a schedule approved by the Oversight Board, at which time the Oversight Board may direct that appraisals be conducted. The schedule will group the properties into groups of 3 to 4 properties that will be offered for sale at one time over a period of time (typically 3 to 4 months) so that the Successor Agency properties are sold in an orderly and timely manner. Prior to commencing the solicitation

process for any group of properties, the Successor Agency shall bring a summary of the solicitation, together with relevant property information, to the Oversight Board for their review and discussion. Upon receipt of responses from any solicitation, the Successor Agency shall provide a summary of such responses to the Oversight Board.

B. Due Diligence Period and Bids.

The solicitation process will provide a sixty (60) day due diligence period, during which prospective bidders, at their cost and expense, may perform environmental, soils or other test and studies on the properties. A form purchase and sale agreement and right of entry agreement will be included as part of the solicitation. The right of entry agreement will allow prospective bidders the right to conduct test and studies on the properties during the due diligence period. The deadline for submittal of bids will be explicitly indicated in the solicitation materials. The solicitation process will require that interested bidders submit a separate bid for each designated property. As evidence of their bid, prospective bidders will be required to sign and return the Purchase Agreement containing the purchase price to be paid for the property. The Purchase Agreement for the highest bid received will be brought forward for consideration and approval or rejection by the Oversight Board.

C. Evaluation of Bids.

The highest bidder will be selected as follows: Successor Agency staff will review the bids and determine the highest bid and if the bidder met all the criteria established in the solicitation process. If the criteria have been met, staff will review and analyze the highest bid, and determine whether it is within a range of fair market value.

D. Approval of Sale.

If the highest bid is determined by Successor Agency staff to be within a range of fair market value, the bidder will be notified of this preliminary determination and Successor Agency staff will bring the Purchase Agreement forward for consideration and approval or rejection by the Oversight Board. In connection with the Oversight Board's consideration of any Purchase Agreement, the Successor Agency shall provide an analysis of its determination that the highest bid is within a range of fair market value. The Purchase Agreement will require the Buyer to deliver a non-refundable deposit equal to ten percent (10%) of the purchase price ("Deposit") into escrow within five (5) business days after Oversight Board approval of the Purchase Agreement. The Deposit will be applied to the purchase price at closing and shall only be refundable to Buyer if Seller is unable to deliver title or a grant deed at closing as provided in the

Purchase Agreement. Unless approved otherwise by the Oversight Board, the Purchase Agreement will require a close of escrow no later than thirty (30) days after the date the Oversight Board resolution approving the Purchase Agreement is effective.

E. Non-Responsive Bids

If no qualifying bids are received, or the highest bid is determined not to be within a range of fair market value by Successor Agency Staff or if the Oversight Board rejects a bid offer in its entirety without further direction to Agency staff, then the property will not be sold through the solicitation process and the Successor Agency shall re-evaluate its disposition strategy for such property and submit a revised disposition strategy to the Oversight Board for its consideration and approval or rejection. The revised disposition strategy may include, among other things, whether the property should be (1) marketed directly to a particular buyer for fair market value, including any adjacent property owners or other potentially interested buyers, (2) transferred to the City, if applicable and acceptable to the City, for a governmental use or for future development pursuant to a compensation agreement with the affected taxing entities, to reduce Successor Agency maintenance and operating costs associated with the property, (3) retained by the Successor Agency to be sold at a later time, or (4) bundled together with other Successor Agency properties and marketed for sale as a group using a dissolution process approved in advance by the Oversight Board

2. Sale to Public Entity or Non-Profit Based on Appraised Value

Prior to the solicitation of properties, the Successor Agency shall offer to sell each property directly to the affected taxing entities (and two properties to two non-profit organizations, as specifically identified in the LRPMP) for fair market value. The process for a direct sale to the affected taxing entities or a non-profit organization shall be as follows:

First, with sufficient time prior to the Oversight Board's approval of the solicitation schedule , the Successor Agency shall notify each affected taxing entity (or the two non-profits, where applicable) that it has 30 days to indicate interest in obtaining an exclusive option to purchase a property at fair market value. If an affected taxing entity affirmatively indicates an interest in a property in writing within the 30 day window, that shall be noted on the solicitation schedule presented to the Oversight Board, and such sale to the affected taxing entity shall be approved or rejected by the Oversight Board at that time. In the event that more than one affected taxing entity is interested in the same property, the Oversight Board shall establish an appropriate process and criteria for such a circumstance.

Thereafter, the affected taxing entity and/or non-profit organization shall pay for and hire an independent licensed appraiser from a list of appraisers approved by the Oversight Board to determine the fair market value of the property. The appraisal shall be based on the highest and best use of the property and the appraiser shall not take into consideration the intended public or non-profit use of the property. Upon receipt of the completed appraisal, the appraisal shall be reviewed by Successor Agency staff to determine whether the appraisal complies with the requirements set forth herein. If Successor Agency staff approves the appraisal, the Successor Agency staff shall negotiate an Option Agreement with the affected taxing entity or non-profit organization which allows the potential buyer a certain period of time to acquire the property (Option Period) at the fair market value as determined by the appraisal (Purchase Price). Prior to execution by the Successor Agency, the Option Agreement, together with a copy of the appraisal, shall be submitted to the Oversight Board for its consideration and approval or rejection. The potential buyer shall exercise the Option by depositing the Purchase Price into escrow on or before expiration of the Option Period. If the potential buyer fails to exercise the Option within the Option Period, the Option shall automatically terminate and the property shall be offered for sale using the solicitation process described above.

3. General Provisions Related to Disposition of Property

It is within the discretion of the Oversight Board to require the Successor Agency to renegotiate any or all of the terms of a Purchase Agreement or an Option Agreement, to reject any offer or bid in whole or in part, or require the Successor Agency to reject the bid and start the bidding process all over again.

If a proposed sale involves anything other than a cash purchase (e.g., development rights, financing agreements, grant funding, expedited processing of land use approvals/application, development agreement, profit sharing, seller lease back, property exchange, etc.), then such details shall be fully disclosed to the Oversight Board at the same time the Purchase Agreement is brought before the Oversight Board for consideration and approval or rejection. If the City of San José or the Successor Agency will receive or has a financial interest in relation to any of the bids (e.g., related contract, concessions, services, exchanges, or other relationship with bidder), then City of San José and Successor Agency shall disclose these relationships to the Oversight Board before the vote, including the nature of the interest and the relationship.

The Successor Agency intends to handle all listings and asset dispositions in-house. However, if the Successor Agency elects to utilize a broker as part of the disposition process, the Successor Agency shall select a State of California licensed and experienced commercial real estate broker using a request for qualification selection process. Any fees and expenses associated with such broker services shall be set forth in a written agreement considered and

approved by the Oversight Board and such fees and expenses shall be paid through escrow only upon the sale of the property.

Costs of sale, including the cost of any appraisals requested by the Oversight Board, escrow and title fees, broker fees and expenses, if any, and any other closing costs associated with the sale, shall be paid from the sales proceeds through escrow. None of the sale proceeds shall be used to pay for the costs or expense of the administration or oversight of the solicitation, bidding or selection process used for the sale of the property.

Net proceeds from the sale of the property shall be used to pay the Successor Agency's DOF approved enforceable obligations. To the extent that funds are available to the Successor Agency from the Redevelopment Property Tax Trust Fund or from other Successor Agency revenues sufficient to pay the Successor Agency's DOF approved enforceable obligations, any sales proceeds will be distributed among the taxing entities.

This disposition process shall not be modified, amended, supplemented, cancelled or terminated, in whole or in part, without the prior approval of the Oversight Board.

OVERSIGHT BOARD
RESOLUTION NO. 2014-08-1070

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE APPROVING AMENDMENTS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN IN RESPONSE TO COMMENTS FROM THE DEPARTMENT OF FINANCE

WHEREAS, in June 2011, the California Legislature enacted AB X1 26, which provided for the dissolution and winding down of redevelopment agencies throughout the State of California, and which was subsequently amended by Assembly Bill 1484 (collectively, as amended, "Dissolution Legislation"); and

WHEREAS, the Dissolution Legislation requires, among other things, that the Successor Agency to the Redevelopment Agency ("Successor Agency") file a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties now held by the Successor Agency; and

WHEREAS, on February 13, 2014, the Oversight Board approved the Successor Agency's LRPMP, and the LRPMP was submitted to the State Department of Finance ("DOF") on February 25, 2014, for review and approval; and

WHEREAS, between March and August 2014, DOF requested, and Successor Agency staff provided, additional information in support of the LRPMP, including copies of deeds, development agreements, revenue participation agreements and loan documentation; and

WHEREAS, during DOF's review of the LRPMP they recommended some modification to the language relating to compensation agreements for the following properties: Proposed Baseball Site (#60-64); 938 The Alameda – Billy de Frank LGBT Community Center (#67); 456 Autumn Court (#68); Autumn Street Extension Phase 1 (#69-75); Convention Center South Hall (#77-96); and, 345 South First Street – California Theatre (#97). DOF staff also noticed a typographical error in the Assessor Parcel Number for Property #25 Camera Cinemas Ground Lease; and

WHEREAS, based on conversations with DOF staff, Successor Agency staff prepared a redlined version, attached hereto as Attachment 1, of the changes made to specific sections of the LRPMP to address DOF's concerns and the correction to the Assessor Parcel Number for Property #25 Camera Cinemas Ground Lease from 477-46-103 to 467-46-105; and

WHEREAS, DOF staff requested that the amendment and corresponding resolution should only include the specific sections to be amended rather than a resubmittal of the entire LRPMP so that DOF would not be required to review the entire LRPMP again;

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE that:

The amendments to the Long Range Property Management Plan, attached hereto as Attachment 1, are hereby approved.

ADOPTED this 28th day of August 2014, by the following vote:

AYES: GUTHRIE, MADULI, ESTREMERA, ANDRADE, MEDINA, SNOW; REED.

NOES: NONE.

ABSENT: OCHOA.

DISQUALIFIED: NONE.

CHUCK REED
Chair

ATTEST:

TONI J. TABER, CMC
Successor Agency Clerk

ATTACHMENT 1

Amended LRPMP language:

Property 25 (201 South Second Street – Camera Cinemas Ground Lease)

Section 3 shall be amended as follows:

APN: 467-46-105

Properties 60-64 (Proposed Baseball Stadium Site)

Section 10 shall be amended in full as follows:

10. Outline your disposition strategy for this property

    The properties shall be retained for the future development of a Major League Baseball Stadium. Should the Stadium not be developed, the properties would either be sold or retained for future development consistent with the Diridon Station Area Plan. The properties shall be transferred to the City pursuant to a compensation agreement between the affected taxing entities and the City of San Jose.

    The proceeds from the sale of the property shall be payable to the Successor Agency and shall be used to pay the Successor Agency's enforceable obligations.

Property 67 (938 The Alameda –Billy de Frank LGBT Community Center)

The last paragraph of Section 10 shall be amended as follows:

The property will be transferred to the City pursuant to a compensation agreement between the affected taxing entities and the City of San Jose.

Property 68 (456 Autumn Court – Autumn Street Extension)

Section 10 shall be amended in full as follows:

10. Outline your disposition strategy for this property

    The property shall be retained for future development as part of the Autumn Street Extension. The property shall be transferred to the City of San Jose pursuant to a compensation agreement between the affected taxing entities and the City of San Jose, with the appropriate restrictions to

protect the taxing entities' interest in the event that the property is not maintained in public use. Any compensation agreement shall be approved by the Oversight Board and the Department of Finance.

Properties 69-75 (Autumn Street Extension Phase I)

Section 10 shall be amended in full as follows:

10. Outline your disposition strategy for this property
The property shall be retained for future development as part of the Autumn Street Extension. The property shall be transferred to the City of San Jose pursuant to a compensation agreement between the affected taxing entities and the City of San Jose, with the appropriate restrictions to protect the taxing entities' interest in the event that the properties are not maintained in public use. Any compensation agreement shall be approved by the Oversight Board and the Department of Finance.

Properties 77-96 (Convention Center South Hall)

Section 10 shall be amended in full as follows:

10. Outline your disposition strategy for this property

The property is included as collateral for a $18,000,000 HUD Section 108 loan, which will be fully repaid in 2025.

The former Redevelopment Agency utilized tax-increment financing for the Convention Center expansion costs totaling in excess of $22 million. These costs included acquisition of multiple properties, relocation costs, demolition, site clearance and construction of the improvements. Under IRS regulations, to the extent the site was acquired and improved with tax exempt bond proceeds, the sale of the property to a private entity would be considered a change in use under the Internal Revenue Code and may adversely effect the tax exempt status of the bonds. Accordingly, proceeds from the sale of this site shall be used to defease or redeem the applicable tax exempt bonds, but only upon receipt of an opinion from a bond counsel that such sale and redemption does not adversely affect the tax-exempt status of the bonds.

To allow flexibility in the development of this site, the property shall be transferred to the City pursuant to a compensation agreement between the affected taxing entities and the City of San Jose for the future development of the property; provided, however, that if no agreement is reached within 18 months after Department of Finance approval of this

Long Range Property Management Plan, the property shall be sold by the Successor Agency as follows:
Under the direction of the Oversight Board, the Successor Agency shall make good faith efforts to move or replace the HUD 108 collateral.

As soon as the property is clear of the HUD 108 collateral (either by its transfer or sufficient reduction in the loan principal, or a combination of both), the Successor Agency will sell the property pursuant to a competitive solicitation process set forth in the OB Approved Process and pursuant to a timeline approved by resolution of the Oversight Board. The solicitation process is intended to reach as many potentially interested bidders as possible and to solicit competitive offers to purchase the property from such bidders. The highest bid will be evaluated in accordance with and subject to the OB Approved Process. If the highest bid received is within a range of fair market value, the property will be sold to the highest bidder pursuant to a purchase and sale agreement ("Purchase Agreement"). Prior to execution by the Successor Agency, any Purchase Agreement shall be brought forward for consideration and approval or rejection by the Oversight Board in accordance with the OB Approved Process.

Property 97 (345 South First Street – California Theater)

The first paragraph of Section 10 shall be amended as follows:

The Successor Agency proposes to transfer the property to the City pursuant to a compensation agreement between the taxing entities and the City of San Jose, with appropriate restrictions to protect the taxing entities interest in the event the property is not maintained as public theater.

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name**: Successor Agency to the Redevelopment Agency of the City of San Jose**

Date Finding of Completion Received**:** August 30, 2013

Date Oversight Board Approved LRPMP: February 13, 2014

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:	Richard Keit	Name:	
Title:	Managing Director	Title:	
Phone:	408-795-1849	Phone:	
Email:	Richard.keit@sanjoseca.gov	Email:	
Date:	February 25, 2014	Date:	

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)