



**REPORT TO THE
REDEVELOPMENT AGENCY
of the City of Sacramento**

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
December 11, 2007

Honorable Chair and Members of the Board

Title: Resolution of Necessity to Acquire Real Property Known as 712, 716, 718, 724, 726, 806, 810 and 816 K Street and 1109 8th Street

Location/Council District: Merged Downtown Sacramento Redevelopment Project Area – District 1

Recommendation: (1) Adopt a **Resolution of Necessity** for the Redevelopment Agency's acquisition of nine commercially zoned properties described as assessor's parcel numbers 006-0096-005, -006, -007, -008, -009; and 006-0098-006, -008, -022, -024; and (2) Authorize the City Manager or his designee, as designated signatory for the Redevelopment Agency, to commence and pursue acquisition of the above subject properties by eminent domain in the event that continuing negotiations do not result in a voluntary sale.

Contact: Rachel Hazlewood, Senior Project Manager, 808-8645;
Leslie Fritzsche, Downtown Redevelopment Manager, 808-5450

Presenters: Rachel Hazlewood, Leslie Fritzsche

Department: Economic Development

Division: Downtown Redevelopment

Org. Number: 4451

Issue: This report addresses authorizing the use of eminent domain, as a means of last resort, to acquire the real property identified in Attachment 1 (herein after referred to as the "Subject Properties"). In order to adopt the resolution, the Board must make certain determinations (which are detailed in the Discussion section of this report) based upon the evidence presented at the hearing, including, if submitted, testimony by the owners of the Subject Properties. If, in the Board's discretion, it determines that the evidence presented allows it to make the required determinations, it may adopt the resolution.

This report outlines the Project's history, describes the Project, identifies the property to be acquired, sets forth the specific determinations the Board must make in order to adopt the resolution, and summarizes the evidence supporting each determination.

BACKGROUND

Among the major goals of the Redevelopment Plan for the Merged Downtown Redevelopment Project Area are:

- Eliminate deficiencies including small and irregular lots, obsolete, aged and deteriorated building types;
- Assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation;
- Re-plan, redesign and develop areas which are stagnant or improperly utilized; and
- Strengthen retail and other commercial functions in the downtown area.

The Redevelopment Plan proposed to achieve these goals by acquiring real property, demolishing and removing certain buildings, disposing of properties in accordance with the Redevelopment Plan, rehabilitating structures, and assembling adequate sites for the development and construction of residential and commercial facilities. Subsequent amendments to the Redevelopment Plan affirmed these goals and identified the continuing presence of blight in the downtown area. The Plan Amendments identified the ongoing need for redevelopment, including the potential use of eminent domain to acquire properties to accomplish redevelopment objectives. The analysis for the Third Plan Amendment in 2005 specifically identified buildings on the 700 and 800 blocks of K Street with unsafe structural conditions, deterioration, and commercial obsolescence as blight.

Implementation plans identifying specific strategies and projects to address blight have been adopted and updated every five years by the Agency. The most recently adopted Implementation Plan for the Merged Downtown Sacramento Redevelopment Project Area was adopted on November 17, 2004 and identifies specific projects and strategies on which the Agency intended to focus from 2005 to 2009.

The K Street District was noted in the 2005-2009 Implementation Plan as having some of the most significantly blighted properties in the Project Area and needing focused revitalization efforts. Specific projects included revitalizing the southern half of the 700 K Block to attract quality retailers while retaining its historic character, introducing mixed-use projects with housing on K Street between 7th and 12th streets, improving K Street's streetscape, and redeveloping the southern half of the 800 K Block with ground floor retail and residential above.

CHRONOLOGY/HISTORY

In order to ensure a common vision for the J, K and L Street area and to stimulate renewed interest in redevelopment opportunities, the City Council held a "JKL Corridor Charrette" in October 2004. At the time the JKL Corridor Charrette was held, properties on the 700 and 800 blocks of K Street suffered from ongoing economic and physical blighting conditions. The blocks included a number of vacancies, unsafe buildings, antiquated or obsolete

facades, damaged exteriors, and overall deteriorated properties. Marginal uses with frequent tenant turnover were common. One example, 816 K Street, did not have a tenant for almost 10 years. The result of the frequent vacancies and blighted conditions was continued disinvestment. The table included in Attachment 2 provides a summary of vacancy and tenant turnover rates for the Subject Properties on the 700 and 800 blocks of K Street.

The JKL Corridor Charrette brought together more than 250 community members to discuss the future of Downtown Sacramento, specifically, the area between J and L streets and 7th and 12th streets. The dilapidated and blighted condition of the 700 and 800 blocks of K Street was identified as one of the top priorities for investment and revitalization by Charrette attendees. Community members participated in crafting an overall vision for the area with specific development objectives for key catalyst sites, including the 700 and 800 blocks of K Street. Attachment 3 contains a graphic depicting the vision recommended in the JKL Charette.

On January 19, 2005, the City Council approved issuing a Request for Proposals ("RFP") to existing property owners on the subject blocks to implement the vision outlined in the JKL Charette workshop. The 700 block was recommended for a mixed-use project with strong ground-floor retail and residential or other complementary uses on the upper levels, strengthening the relationship between Downtown Plaza and the K Street Mall while maintaining the historic character of the K Street storefronts (the "700 K Project"). The 800 block submittal had to be for a mixed-use project that included strong ground-floor retail and housing, civic and/or other complementary uses on the upper floors (the "800 K Project"). Attachment 4 is a map depicting which parcels are included in the 700 K Project and the 800 K Project.

On April 30, 2005, two proposals were received from owner/developer teams – Mohanna/Evergreen Company/Fisher Properties ("Mohanna/Evergreen/Fisher") and Zeiden Properties LLC ("Zeiden"). When both the Evergreen Company and Mr. Fisher withdrew from the Mohanna/Evergreen/Fisher team in June 2005, Mr. John Saca was introduced as the new development partner.

On August 16, 2005, the Agency adopted a resolution concluding the RFP process and selecting Zeiden for the redevelopment of the 700 block and the former Mohanna/Evergreen/Fisher team, now known as the "Saca Team," for the redevelopment of the 800 block (Mr. Saca withdrew from the development partnership in early 2007).

On January 31, 2006, the Agency approved a budget of \$20 million for acquisition, relocation and other costs related to the acquisitions of eight commercially zoned parcels within the 700 and 800 blocks of K Street to further the implementation of both projects. The eight parcels were 700 K, 704 K, 730 K, 731 K, 800 K, 802 K, 809 L and 815 L Streets. Towards that end, the Agency purchased 700 K Street on June 27, 2006; 704 K Street on February 14, 2007; 730 K Street on June 16, 2006; 731 K Street on April 3, 2006; 800 K Street on August 7, 2006; 802 K Street on April 26, 2006; 809 L Street on April 11, 2006; and 815 L Street on June 21, 2006.

On April 18, 2006, the Agency approved the execution of agreements to complete the assembly and transfer of the properties within the two blocks as well as to establish the parameters for individual project negotiations. The agreements collectively outlined the steps necessary to complete the assembly and transfer of the properties within the two blocks and were signed by all parties. The specific terms of the exchanges were detailed in the Settlement and Land Exchange Agreement and the Option Agreement ("Agreements"). Attachment 5 contains a table identifying the current ownership and the acquisition dates for the parcels in the 700 K Project and the 800 K Project. Attachment 6 is a map depicting the current ownership of the parcels.

The Agreements provided the Agency with an exclusive option to acquire the Saca Team-owned parcels on the 700 block of K (712, 716, 718, 724 and 726 K). These properties, along with the remaining parcels on the half-block of the 700 block, 731 K and the Agency-owned kiosk, were identified as necessary to provide sufficient property for the 700 K Project.

An Option Agreement with Zeiden provided the Agency an exclusive option to acquire 812 K Street, which was needed to allow sufficient square footage for the 800 Block Project. In addition to the 812 K parcel, Zeiden also owned three properties in the 700 K block (708 K Street, 1111 7th Street, and 1113 7th Street). The Option also provided the Agency an option to acquire all of the Zeiden-owned properties in the 700 K Street block if the Agency and Zeiden were unable to reach agreement and the 700 K Project did not proceed with Zeiden.

An Exclusive Negotiation Agreement with Zeiden and an Exclusive Negotiation Agreement ("ENA") with the Saca Team contained specific milestones for the development teams and the Agency to further refine the development concepts, resulting in the development by the Agency of two separate Disposition and Development Agreements ("DDA") – one with the Zeiden Team and one with the Saca Team. The milestones were the same for each team but differed in time deadlines due to the varied complexity of the two proposals. The 700 K Project in the Zeiden ENA maintained the current building structures, some of which are historic, with required structural alterations, modernization, or rehabilitation, and/or site modifications as applicable to meet current retail standards. The 800 K Project was envisioned to be a project involving demolition to clear the site and construct a large mixed-use development.

On June 13, 2006, the Agency approved a DDA with Zeiden to provide property and funding for the rehabilitation of properties located on the south side of the 700 block of K Street, 731 K Street and the kiosk in St. Rose of Lima Park for the 700 K Project.

In July 2006, the Agency provided notice of its intent to exercise the option with the Saca Team granted by the Land Exchange Agreement. After receiving notice of the Agency's exercise of the option, the Saca Team members initiated efforts to remove encumbrances from the 700 block properties, as agreed in the terms and conditions of the Land Exchange Agreement, in preparation of their transfer to the Agency. From July 2006 to October 2006, the Saca Team and its members represented to the Agency that they were pursuing the transfers anticipated by the Land Exchange Agreement.

On August 1, 2006, in order to further assist the 800 K Project and the Saca Team, the Agency approved the purchase of a minority interest (44%) in property located at 816 K Street. This acquisition was completed in October 2006. Mr. Mohanna retained 56% ownership in 816 K Street.

On November 26, 2006, a fire occurred at 810 K Street (owned by M.H. Mohanna) which consumed the building. After the fire, the City's Dangerous Building Division conducted an investigation of 810 K and the adjacent building, 812 K. Because of shared walls and support systems among the 800 K block properties, the structural integrity of the 802, 804 and 812 K buildings was compromised. All four buildings were determined to be hazardous and the Dangerous Building Division initiated demolition action. These demolitions joined two other demolitions of Saca Team-owned properties on the 800 block (1109 8th Street and 806 K Street), which had been razed in 2005 following dangerous building citations.

After the fire, the Saca Team was unwilling to undertake the property exchange. In order to move forward on the land exchange and development of K Street, a series of proposals and counterproposals were exchanged between the Saca Team and the Redevelopment Agency commencing on December 6, 2006. However, the Agency and the Saca Team were unable to reach agreement to move forward on the land exchange and development of K Street. On February 13, 2007 the Agency filed a Specific Performance and Breach of Contract lawsuit to compel the transfer of the properties which were the subject of the Land Exchange Agreement.

On August 3, 2007, the Agency made Settlement Offers/Offer to Purchase 712 K, 716 K, 718 K, 724 K, 726 K, 806 K, 810 K, 816 K, 1109 8th Street in compliance with Government Code section 7260, et seq. The proposed purchase amount was based on Fair Market Value as determined by an appraisal report.

DISCUSSION/POLICY CONSIDERATIONS

California Eminent Domain law provides that a public entity may not commence an eminent domain proceeding until its governing body has adopted a resolution of necessity. Prior to adopting a resolution of necessity, the Agency must conduct a public hearing and provide each party with an interest in the affected property, or their representatives, with a reasonable opportunity to appear and be heard on the following matters:

- (1) That the public interest and necessity require the Project;
- (2) That the Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
- (3) That the property described in the resolution is necessary for the Project; and

(4) That the Government Code section 7267.2(a) offer has been made to the record owners of the property.

If the Board determines that the evidence presented supports the four items set forth above, it may, in its discretion, adopt a resolution of necessity authorizing the Agency to exercise the power of eminent domain to acquire the subject properties. The Board must adopt such a resolution by a vote of two thirds of its members in order to exercise the power of eminent domain.

1. Description of General Location and Extent of Property to be Taken.

The Subject Properties are generally located between 7th, 9th and K Streets, and the east-west alley between K and L Streets and between 7th, 8th, Merchant and K Streets in the City of Sacramento, California. A map of the Subject Properties is provided in Attachment 1. Specifically, the Subject Properties to be acquired are:

Assessor's Parcel No.	Address	Identified Owner
006-0096-005	712 K Street	M.H. Mohanna
006-0096-006	716 K Street	M.H. Mohanna
006-0096-007	718 K Street	718 K Street, LLC
006-0096-008	724 K Street	M.H. Mohanna
006-0096-009	726 K Street	Urban Innovation Partners, LLC and 726 K Street, LLC
006-0098-024	806 K Street	Urban Innovation Partners, LLC
006-0098-006	810 K Street	M.H. Mohanna
006-0098-008	816 K Street	M.H. Mohanna (5/9 interest)
006-0098-022	1109 8 th Street	M.H. Mohanna

The Agency is seeking to acquire the Subject Properties in fee. The Agency already owns a 4/9 interest in the real property located at 816 K Street.

2. Public Use

The law is well established that redevelopment of blighted areas constitutes a public use. Public use is established when a redevelopment plan has been adopted. At the time the Agency adopts a redevelopment plan it acquires the statutory power to condemn property within the redevelopment district. (Health & Safety Code, § 33391.)

The Agency has previously found and declared that the Project Area is a blighted area in that it constitutes physical and economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state within the meaning of California Health & Safety Code Section 33030. Anyone seeking to challenge the findings of blight had 60 days following adoption to challenge the final plan, including the designation of blighted areas. (Health & Safety Code, § 33500.) No such action was brought within 60 days following adoption of the Plan and the findings are not subject to challenge now. Therefore, the findings of blight are "final and

conclusive" for the period of the Agency's authorized eminent domain authority. (Health & Safety Code §§ 33333.2(a)(4); 33368.)

3. The Public Interest and Necessity Require the Proposed Project

Agency staff has worked for seven years with the owners of the Subject Properties to bring forward a viable development on the 700 and 800 blocks of K Street. No revitalization of the area has occurred in that time and blight has worsened over the years. The 700 and 800 blocks of K Street suffer from one the highest crime rates in the downtown area. Over the last 10 years the number of crimes occurring on these blocks has increased by over 50% (see Attachment 7). For 2007, this area had the highest reported number of 5150 crimes (crimes creating danger to oneself or others) in Downtown. It had the second highest number of alcohol-related crime reports anywhere in the City.

Implementation of the redevelopment of these blocks will create a cohesive, integrated retail district. These blocks connect many of Sacramento's most important tourist and resident assets, including Old Sacramento, the Community Theatre, the Convention Center, the IMAX Theatre, the Crest Theatre and the Cathedral. The 700 block is one of the most intact historic blocks in the Central Business District and serves as the entrance to the historical main street of the city as well as the gateway to the pedestrian mall from Downtown Plaza.

The actions contained in the attached resolutions meet the Agency's goals of eliminating blight, stimulating new commercial expansion, employment and economic growth and are consistent with California Community Redevelopment Law. The recommended actions are also consistent with site assembly policies, as described in the Merged Downtown Sacramento Redevelopment Plan and with the desired result of consolidating parcels as outlined in the Land Assembly and Exchange Agreement approved by the Agency Board on April 18, 2006.

The acquisition of the Subject Properties and their reuse will eliminate blight in the Merged Downtown Sacramento Redevelopment Project Area. The properties are severely under-utilized and the economic viability of the parcels is significantly hindered by their condition and their inadequate size given present standards and market conditions. Any redevelopment project will involve the acquisition of these parcels. Consolidation of the parcels will resolve issues of incompatibility with adjacent or nearby uses and it will encourage the improvement of nearby properties and appropriate commercial development of vacant parcels in the Project Area. The Agency's acquisition of these parcels is expected to play a critical role in the ongoing revitalization efforts of the K Street corridor and increase the corridor's economic vitality, complement other approved Agency projects and encourage other private investments on K Street.

4. The Project is Planned or Located in the Manner that will be Most Compatible with the Greatest Public Good and the Least Private Injury

The public benefits of the Project are numerous. In conjunction with the rehabilitation and preservation of the historic facades on the 700 K Street block, the Project will create a

destination retail district. The 800 K Street block will complement the 700 block by continuing the vibrant retail offerings and strengthening the pedestrian experience. The residential units envisioned for the 800 block will significantly enhance the safety and security of the area by increasing pedestrian activity not only during the daytime hours but also during the evening and on weekends. Other public benefits include:

- Preservation of a significant historic underground sidewalk feature
- Use of high-quality materials and design standards to ensure the integrity of the area
- A restriction on uses that are inconsistent with the goals of the Redevelopment Plan and the shared vision for K Street as a vibrant shopping and entertainment district
- Strengthen the economic base of the Project Area by providing the potential for new housing units and installing needed site improvements that will stimulate new commercial expansion and new employment
- Increased property and sales taxes revenues to the City and Agency.

5. The Real Property Sought to be Acquired is Necessary for the Project

The approved redevelopment project on the 700 and 800 blocks requires Agency control of the Subject Properties to progress further. The approved 700 K Project calls for the improvement of the current building structures, some of which are historic, with required structural alterations, improvements, modernization or rehabilitation, and/or site modifications as applicable. Building interiors will be reconfigured to be suitable to attract modern retailers.

The Agency examined the feasibility of maintaining the existing property ownerships to accomplish the approved projects and determined it was infeasible. Buildings on the 700 block are subdivided into small units incompatible with current retail standards limiting the buildings' attractiveness to modern retailers. The deteriorated condition of some of the building interiors makes them unsuitable for quality retailers. New retail developers will be deterred from investing in properties on the street due to the economic risk associated with being next to deteriorated properties. In addition, the creation of a vibrant retail district is dependent upon a scale commensurate with developing enough of a destination to attract shoppers.

The 800 K Project requires assemblage of the Subject Properties in order to have a site sufficiently large to accomplish the project. The efforts of the existing property owners to undertake the project's development have failed. With the withdrawal of Saca from the team in early 2007 the owners do not have a development partner with experience to undertake the 800 K Project.

6. The Offers of Just Compensation Have Been Made to the Property Owners.

Appraisals were prepared to establish the fair market value of the Subject Properties. Offers of just compensation were made in August 2007 to the respective property owners to purchase the Subject Properties in the amount established by the approved appraisal and as required by Section 7267.2 of the California Government Code. Although negotiated settlements may still be possible, requirements have been met to commence

the procedures to acquire the property through eminent domain. The property owners of the Subject Properties will be fully compensated for their properties in accordance with the law.

7. Authority to Acquire Property by Eminent Domain.

The Agency is authorized by Health & Safety Code Sections 33390, 33391, and 33395 to acquire property by eminent domain for redevelopment purposes. The Second Amendment to the Redevelopment Plan for the Merged Downtown Sacramento Project, adopted June 1, 1999 in Ordinance 99-029, extended the time period during which the Agency has the power of eminent domain until May 31, 2011. Additionally, on May 8, 2007 the City Council adopted ordinance 2007-032 in which the Agency adopted the Eminent Domain Program for the Project Area pursuant to CRL Section 33342.7.

8. Hearing and Notice Compliance.

Notice of the hearing was sent by first-class mail to each person whose name and address appeared on the last equalized county assessment roll as having an interest in the property proposed to be acquired by eminent domain in accordance with Civil Procedure section 1245.235. The notice stated the time, place, and subject of this hearing and was mailed at least 15 days prior to the date of this hearing. Specifically, the Agency provided notice of this hearing to the following persons:

Parcel No.	Address	Notice Provided
006-0096-005	712 K Street	M.H. Mohanna
006-0096-006	716 K Street	M.H. Mohanna
006-0096-007	718 K Street	718 K Street, LLC
006-0096-008	724 K Street	M.H. Mohanna
006-0096-009	726 K Street	Urban Innovation Partners, LLC and 726 K Street, LLC
006-0098-0024	806 K Street	Urban Innovation Partners, LLC
006-0098-006	810 K Street	M.H. Mohanna
006-0098-008	816 K Street	M.H. Mohanna (5/9 interest)
006-0098-0022	1109 8 th Street	M.H. Mohanna

9. CEQA Compliance/Environmental Considerations.

The Agency has complied with CEQA in connection with the Merged Downtown Sacramento Redevelopment Plan, as amended. A program Environmental Impact Report ("EIR") was certified in connection with the Redevelopment Plan consistent with California Environmental Quality Act ("CEQA") Guidelines Section 15180. On February 3, 2005, a Final Environmental Impact Report was certified for the implementation of the Merged Downtown Sacramento Redevelopment Plan Amendment, which included activities associated with the adoption and approval of any redevelopment project implementation activities including acquisition, relocation and/or demolition of property. Acquisition of parcels for consolidation and development, and actions to encourage redevelopment in the

Project Area were deemed approved at the time of adoption of the Redevelopment Plan and no further environmental documents are required relative to the acquisition of said properties.

The Agency has complied with CEQA in connection with the development project approved for the 700 block of K Street. The Agency has entered into a Disposition and Development Agreement for redevelopment of those properties. The proposed redevelopment project was determined to be exempt under the CEQA Guidelines Section 15331 on June 13, 2006. The proposed development project improvements to the qualified historic buildings will be done in compliance with the Secretary of the Interior Standards for Rehabilitation. All other non-historic buildings will be rehabilitated according to established codes and ordinances and are exempt under CEQA Guidelines Section 15301. Retail uses on the ground floor and office uses on the upper floors will remain unchanged with the proposed project.

The Agency commenced environmental review in connection with the proposed redevelopment of the western portion of the 800 block of K Street by the Saca Team. The Final Environmental Impact Report was to be considered for certification in or about November of 2006 but was tabled due to the Saca Team's refusal to complete the exchange contemplated by the Land Exchange Agreements. There is no approved development project for the 800 block at this time.

The Subject Properties on the 800 block are now being acquired to assemble a site suitable for redevelopment to eliminate the blighting conditions. Acquisition of the property as described herein is in furtherance of the Merged Downtown Sacramento Redevelopment Plan.

Acquisition of the property on the 800 block of K Street does not commit the Agency to proceed with a development project. California Environmental Quality Act Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed development project will be conducted. Therefore, adoption of the Resolution of Necessity is exempt from environmental review. NEPA does not apply.

10. No Pre-Commitment.

None of the agreements executed or acts undertaken by the Agency have irrevocably committed the Agency to acquire or condemn the Subject Properties. The executed Disposition and Development Agreement with Zeiden for the 700 K block project expressly states that, "The Agency is not obligated, by this Agreement or otherwise, to use, or to consider using, its powers of eminent domain in acquisition of these properties or any other property related to the Property. The Agency is not committed to any course of action in the event that the Agency cannot acquire this property through negotiation."

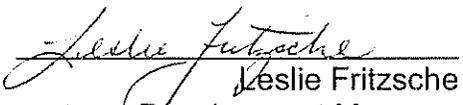
The Agency has participated in exhaustive negotiations with the Saca Team in an effort to

reach a settlement agreement. To date, these efforts have failed.

Financial Considerations: This report recommends that authority be given to the Agency to take all steps necessary to purchase the properties known as 712, 716, 718, 724, 726, 806, 810 and 816 K Street and 1109 8th Street. On June 5, 2007, funds were appropriated for a Merged Downtown Acquisition Fund to pay for acquisition of identified sites for the project.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore M/WBE considerations do not apply.

Respectfully Submitted by: 
Rachel Hazlewood
Senior Project Manager

Approved by: 
Leslie Fritzsche
Downtown Development Manager
on behalf of the Redevelopment Agency
of the City of Sacramento

Recommendation Approved:


Ray Kerridge
City Manager

Table of Contents:

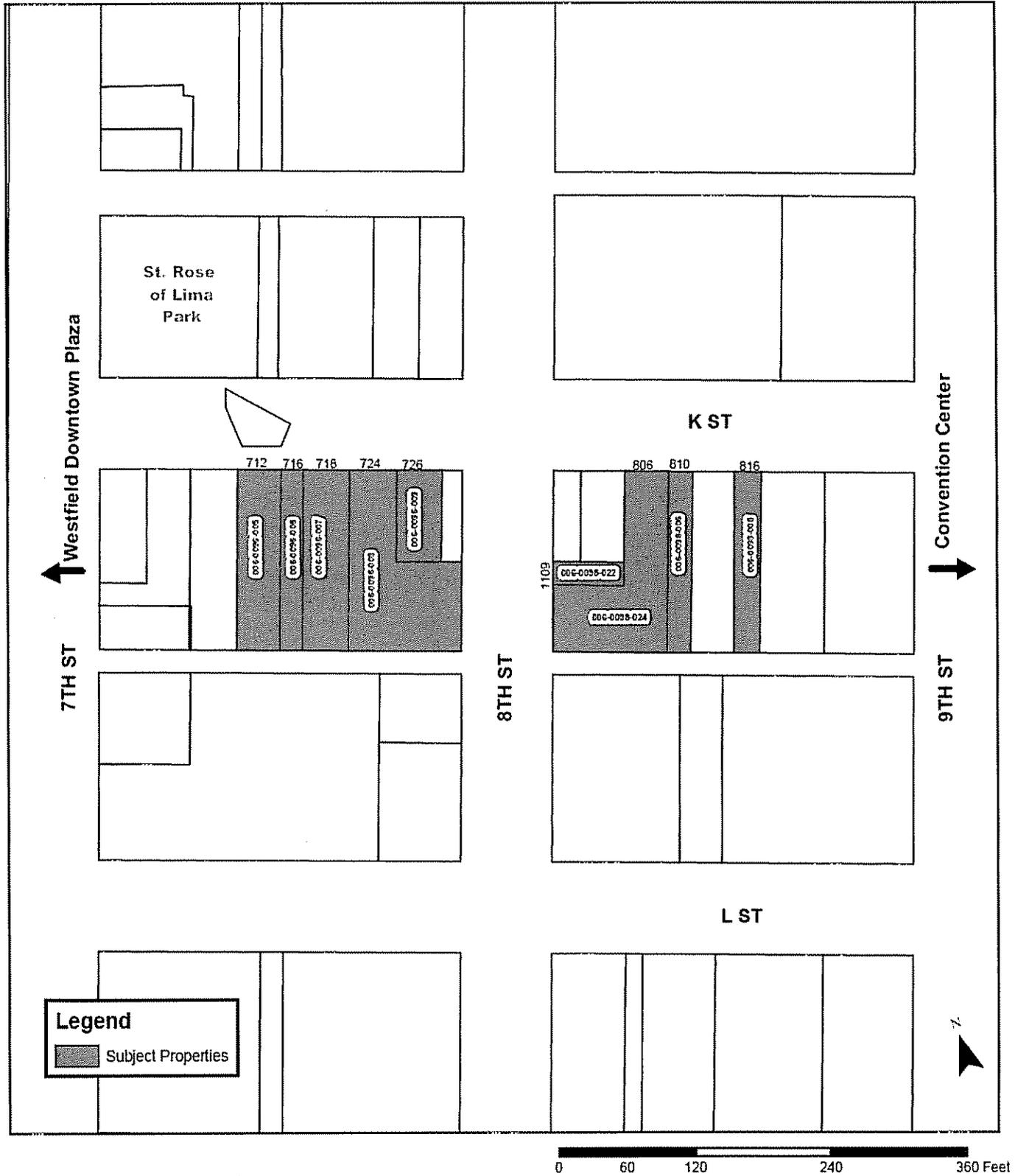
Pg 1 Report

Attachments

1	Pg	13	Map of Subject Properties
2	Pg	14	Estimated Vacancy Rates for Subject Properties
3	Pg	15	Recommended Vision from the JKL Charette – October 2004
4	Pg	16	Map of the 700 K Project and the 800 K Project
5	Pg	17	Current Ownership 700/800 K Street – September 2007
6	Pg	18	Map of Current Ownership 700/800 K Street
7	Pg	19	Number of Crimes per Month in St. Rose of Lima Area
8	Pg	20	Photographs of Subject Properties
9	Pg	24	Dangerous Building and Code Violation Reports
10	Pg	41	Redevelopment Agency Resolution of Necessity
	Pg	45	Exhibit A: Legal Descriptions and Map

Attachment 1

Map of Subject Properties



Attachment 2

Estimated Vacancy Rates for Subject Properties

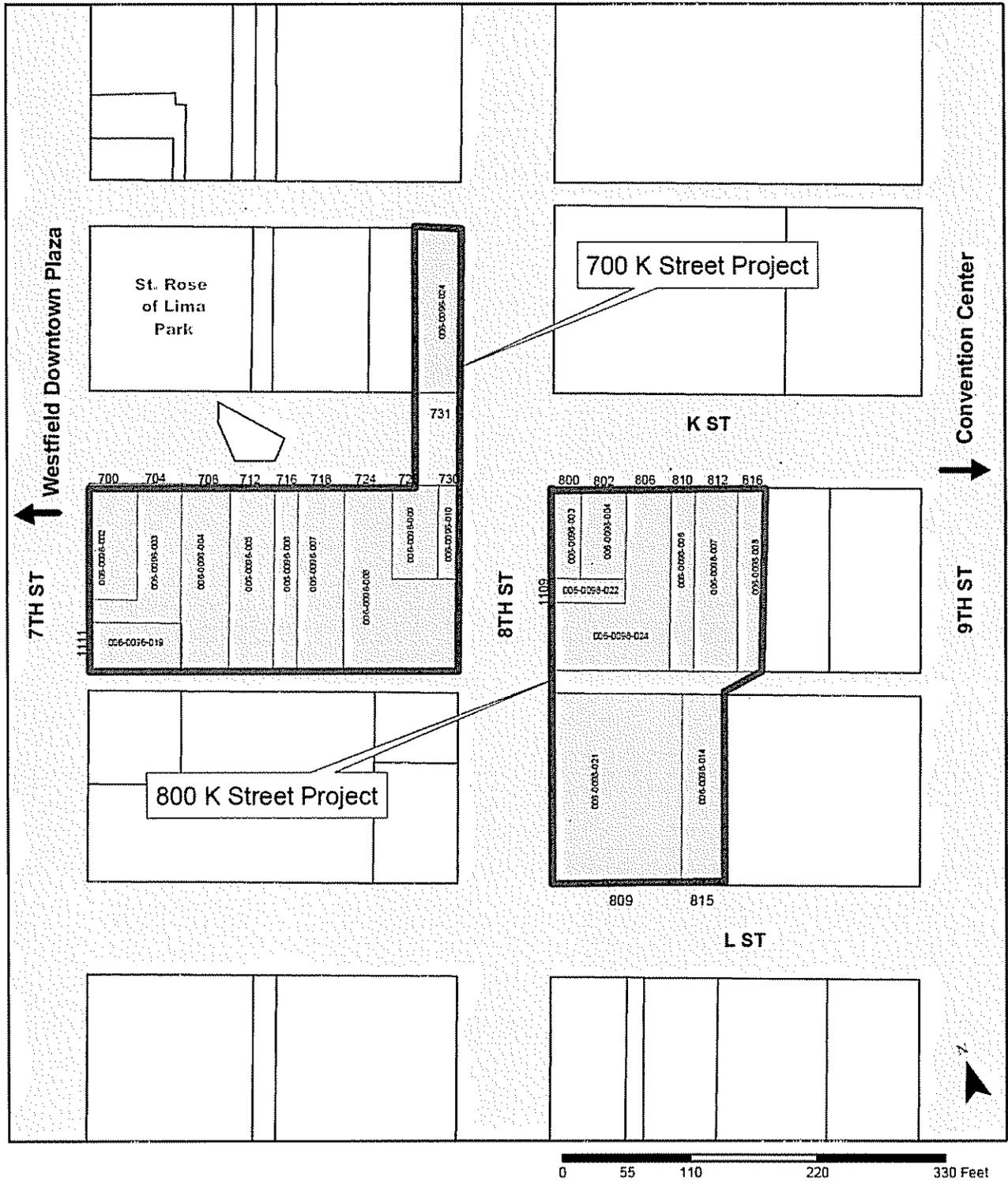
Property Address	Owned Since	August 1994	August 1996	August 1998	August 2002	August 2004	August 2007
712/714 K Street	1985	43%	43%	67%	43%	43%	71%
716 K Street	1982	0%	0%	100%	0%	0%	0%
718/720 K Street	2000	100%	60%	60%	35%	73%	63%
722/724 K Street	2002	73%	73%	86%	73%	86%	73%
726 K Street	2004	39%	39%	39%	100%	100%	100%
806 K Street ¹	2004	100%	100%	100%	100%	100%	100%
1109 8th Street ²	2004	100%	100%	100%	100%	100%	100%
1115 8th Street ³ (same parcel as 806 K)	2004	100%	100%	100%	100%	100%	100%
810 K Street	2002	0%	0%	0%	0%	100%	100%
816 K Street	1982	100%	100%	44%	100%	100%	100%

Source: Geller & Associates, Appraisals, 2005. Downtown Partnership, "K Street Retail Space History "
Bold entries represent a change in tenancy from previous reporting period.

¹ Building demolished pre-1994
² Building demolished in 2005
³ Building demolished in 2005

Attachment 4

Map of the 700 K Project and the 800 K Project



Attachment 5

**Current Ownership 700/800 K Street
(September 2007)**

700 K Street Project

Address	APN	Ownership	Date Acquired
700 K	006 0096 002	Redevelopment Agency	June 2006
704 K	006 0096 003	Redevelopment Agency	February 2007
708 K	006 0096 004, 018, and 019	Zeiden Properties	August 2004
712 K	006 0096 005	M H Mohanna	December 1985
716 K	006 0096 006	M H Mohanna	September 1982
718 K	006 0096 007	718 K Street LLC	May 2000
724 K	006 0096 008	Mohammed H Mohanna	October 2002
726 K	006 0096 009	726 K Street LLC (40%)/ Urban Innovation Partners LLC (60%)	July 2004
730 K	006 0096 010	Redevelopment Agency	June 2006
731 K	006 0096 024	Redevelopment Agency	March 2006

800 K Street Project

Address	APN	Ownership	Date Acquired
1109 8 th	006 0098 022	M H Mohanna	September 2002
800 K	006 0098 003	Redevelopment Agency	August 2006
802 K	006 0098 004	Redevelopment Agency	April 2006
806 K	006 0098 024	Urban Innovation Partners LLC	August 2004
810 K	006 0098 006	Mohammed H Mohanna	November 2002
812 K	006 0098 007	Redevelopment Agency	December 2006
816 K	006 0098 008	M H Mohanna (56%)/ Redevelopment Agency (44%)	March 1982/ October 2006
809 L	006 0098 021	Redevelopment Agency	April 2006
815 L	006 0098 014	Redevelopment Agency	June 2006

Attachment 7

**TOTAL CRIMES PER MONTH
IN ST. ROSE OF LIMA PARK AREA**

Year	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OC T	NOV	DEC	TOTAL
1997	42	34	34	32	41	42	32	45	40	17	22	5	386
1998	19	33	34	35	27	29	41	48	32	34	20	24	376
1999	32	16	27	20	17	27	36	41	30	40	20	37	343
2000	28	29	34	30	34	31	30	29	41	64	72	69	491
2001	56	59	64	52	77	64	49	34	39	45	51	38	628
2002	41	31	53	46	39	26	36	38	36	30	29	34	439
2003	42	30	47	24	30	28	37	44	33	58	36	46	455
2004	53	71	69	73	70	52	69	66	82	86	76	76	843
2005	59	83	65	74	67	49	74	60	53	66	58	77	785
2006	51	54	48	46	53	67	78	60	45	54	59	55	670
2007	57	49	48	41	47	43	45	66	72	39*	-	-	468*

*Data through October 25, 2007

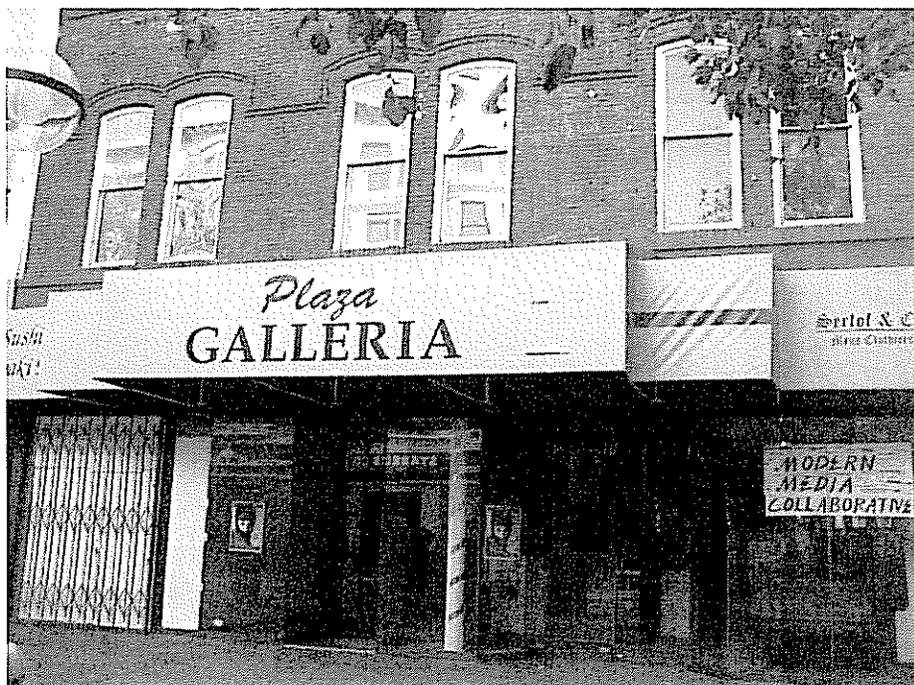
SOURCE: Sacramento Police Department

St. Rose of Lima Park Area

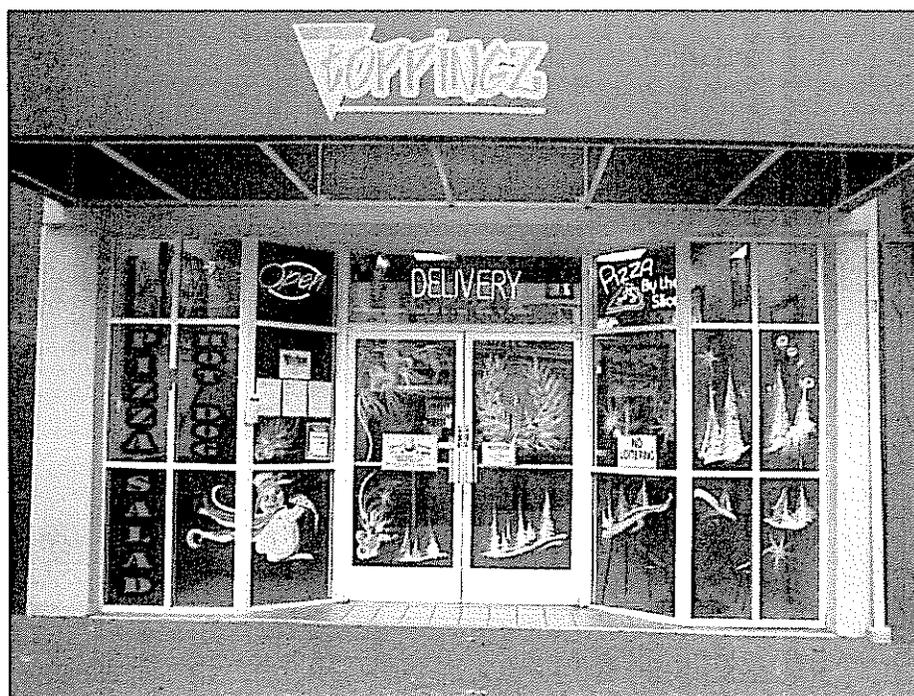
- 1000 – 1199 7th and 8th Streets (both east and west sides of 8th street) and
- 1000 – 1199 9th Street (west side only)
- 700-799 Merchant Street (north & south sides)
- 700 – 899 K (north & south sides)
- 700 – 899 L (north side only)

Attachment 8

Photographs of Subject Properties



712 K Street



716 K Street

**Attachment 8
(cont.)**



718 K Street



724 K Street

**Attachment 8
(cont.)**

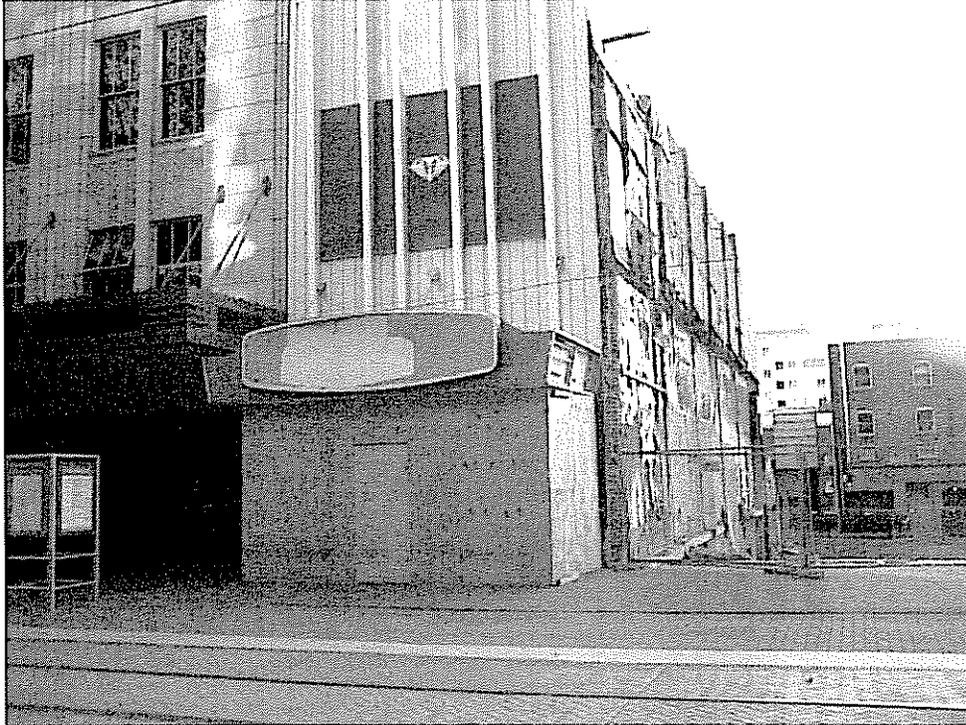


726 K Street



806 and 810 K Street

**Attachment 8
(cont.)**



816 K Street

Attachment 9

Dangerous Building and Code Violation Reports

Case Details Report: H000026064

Oct 24, 2007

Case Information:

Case #: H000026064

Address:

806 K ST

Sacramento CA 95814

Property Owner:

Parcel Number:00600980240000

Area #: 1

Status: Closed

Disposition:

Neighborhood/District: 1

Approximate Location:

Priority: Normal

Type: Housing

Open Date: Nov 7, 2000

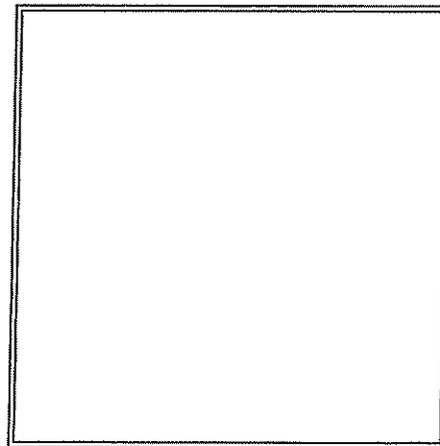
Close Date: May 18, 2005

How Received:

Responsible User: Randy Stratton

Description: Migrated from CityCode

Legal Description: The land referred to herein is in the State of California, County of Sacramento, City of Sacramento, and is described as follows



Categories:

Dangerous Building

Citizens:

Name	Home Address	Home Phone	Business Phone	Association
PACIFIC MERIDIAN REALTY, INC.	1101 FULTON AV	916 [REDACTED]	916 4853735	Owner
PACIFIC MERIDIAN REA	11404 HUNTINGTON VILLAGE LN	916	916	Other
CHARLES & JACQUELYN HUGHES	1101 FULTON AVENUE	916	916	Other
URBAN INNOVATION PA	1025 9TH ST #205	916	916	Other
SACRAMENTO SAVINGS & LOAN ASSOCIATION	424 L STREET	916	916	Other

Activities:

Date	Activity	Assigned To/By	Due	Complete
Apr 14, 2005	MEMO/NOTE	Randy Stratton , Marilynn Freitag	Apr 14, 2005	
Comments:	RANDY, PERMIT #0504841H RECEIVED / FWD TO DANGEROUS BLDGS.			
Mar 9, 2005	MEMO/NOTE	Amber Bartosh , Pat Melanson	Mar 9, 2005	
Comments:	Casefile sent to Dangerous Buildings Section by request of Inspector Stratton			
Jan 25, 2005	MEMO/NOTE	Pat Melanson , Amber Bartosh	Jan 25, 2005	

**Attachment 9
(cont.)**

Comments: Green card received for Vacant Building ltr. on 1/19/05. Signature not legible
Jan 18, 2005 MEMO/NOTE Pat Melanson . Amber Bartosh Jan 18, 2005

Comments: Title received and fwd to DB
Jan 12, 2005 SEND LETTER Amber Bartosh . Pat Melanson Jan 12, 2005

Comments: Please order a new title and update ownership in Citizens' field. Then send the Vacant Building Letter to the new owner Thanks
Dec 2, 2004 RE-ASSIGN CASE Pat Melanson , Greg Johnson Dec 2, 2004

Comments:
Sep 13, 2004 MEMO/NOTE Greg Johnson , Ron O'Connor Sep 13, 2004

Comments: What's up with this one
Nov 15, 2002 SEND LETTER Randy Stratton , Randy Stratton Nov 15, 2002

Comments: V/B FOLLOW UP 806 K ST
Oct 16, 2002 MEMO/NOTE Randy Stratton . Randy Stratton Oct 16, 2002

Comments: V/B LETTER SUSPENSE DATE 806 K ST- PICTURES01/16/03
Oct 16, 2002 SEND LETTER Connie Weiser , Randy Stratton Oct 16, 2002

Comments: SEND VACANT BUILDING LETTER TO OWNER
Oct 7, 2002 SEND LETTER Connie Weiser . Randy Stratton Oct 7, 2002

Comments: SEND VACANT BUILDING LETTER
Nov 1, 2001 RE-ASSIGN CASE Greg Johnson , Greg Johnson Nov 1, 2001

Comments:
Nov 1, 2001 RE-ASSIGN CASE Jeffery Evans , Greg Johnson Nov 1, 2001

Comments:
Nov 1, 2001 RE-ASSIGN CASE Greg Johnson , Jim Zimmerman Nov 1, 2001

Comments: CASE FROM CAT
Oct 29, 2001 HOUSING SUPERVISOR Jim Zimmerman , Heath Immer Oct 29, 2001

Comments: Transferred to you as per Josh P
Nov 20, 2000 RE-ASSIGN CASE Heath Immer . Ron O'Connor Nov 20, 2000

Comments:
Jul 22, 2005 HSG - TERM-S/DB . Amber Bartosh Jul 22, 2005 07/22/2005

Comments:
Apr 18, 2005 MEMO/NOTE Pat Melanson , Amber Bartosh Apr 18, 2005 04/18/2005

Comments: Check if Vacant Building Monitoring fee letter needs to be sent
Jan 18, 2005 HSG - VACANT BUILDNG Pat Melanson . Amber Bartosh Jan 18, 2005 01/18/2005

Comments: VB letter prepared.
Jan 12, 2005 ONLINE PUBLISHING Pat Melanson , Amber Bartosh Jan 12, 2005 01/12/2005

Comments: Title ordered online
Jan 7, 2003 MEMO/NOTE Randy Stratton . Randy Stratton Jan 7, 2003 10/14/2002

Comments: VACANT BUILDING LETTER PENALTY 806 K ST
Dec 14, 2000 MEMO/NOTE Heath Immer , Heath Immer Dec 14, 2000 01/14/2001

Comments: NOTICE AND ORDER TIME FRAME UP CHECK RESPONCE
Nov 30, 2000 HSG - NOTICE ORD S/DB Ron O'Connor . Marilynn Freitag Nov 30, 2000 11/30/2000

Comments: NOTICE AND ORDER AS REQUESTED
Nov 7, 2000 SEND LETTER Marilynn Freitag , Ron O'Connor Nov 7, 2000 11/07/2000

Comments: ORDER TITLE. CLOUD PARCEL AND SEND NOTICE AND ORDER
Nov 7, 2000 HSG - CLOUD Ron O'Connor . Marilynn Freitag Nov 7, 2000 11/07/2000

Comments: CLOUD PREPARED FOR NOTICE AND ORDER AS REQUESTED

Violations:

Violation Code	Open Date	Closed Date	Status	Violation Disposition
Migrated Code	Nov 14, 2000		Open	

Comments:

**Attachment 9
(cont.)**

Oct 23, 2001	Heath Immer	Case Comment
Comments:	Semi summary abatement request to Lan Wang via Group wise	
Oct 29, 2001	Heath Immer	Case Comment
Comments:	Transferred to Housing as per Josh P	
Nov 01, 2001	Greg Johnson	Case Comment
Comments:	CASE ASSIGNED TO JE	
Nov 01, 2001	Greg Johnson	Case Comment
Comments:	RE-ASSIGNED TO GDJ	
Dec 03, 2001	Greg Johnson	Case Comment
Comments:	LEFT PH MSG FOR LAN WANG FOR UPDATE	
Jul 08, 2002	Heath Immer	Case Comment
Comments:	Called and left message with owner Maridian Reality for resecurement of the structure. Will check on the securement on 7/9/02	
Aug 27, 2002	Mitzie Jimenez	Case Comment
Comments:	FAXED REPLY TO DEMAND FROM STEWART TITLE, NO FEES AT THIS TIME. OPEN CASE, FEES ARE SUBJECT TO CHANGE. CONTACT INSP FOR REPAIRS & PERMITS	
Sep 26, 2002	Mitzie Jimenez	Case Comment
Comments:	FAXED REPLY TO DEMAND FROM FIRST AMERICAN TITLE, DEBRA DESROSIERS #489-8800, NO FEES AT THIS TIME. OPEN CASE, FEES ARE SUBJECT TO CHANGE, CONTACT INSP FOR REPAIRS & PERMITS	
Oct 03, 2002	Ron O'Connor	Case Comment
Comments:	Asked Randy Stratton to look into this case as a possible Vacant Building	
Oct 09, 2002	Ron O'Connor	Case Comment
Comments:	No change in the structure as noted from the exterior.	
Oct 16, 2002	Randy Stratton	Case Comment
Comments:	THIS PROPERTY HAS BEEN VACANT AND DANGEROUS SINCE NOVEMBER OF 2000. IN AN A EFFORT TO ACHIEVE ACTIVE MAINTENANCE AND REHABILITATION OF THIS PROPERTY, A DECISION HAS BEEN MADE TO ENFORCE CITY CODE 8.100.1220 BOARDED AND VACANT BUILDINGS. THE EXISTING CONDITION OF PROPERTY SHOWS NO PROGRESS IN REHABILITATION SINCE FIRST SECUREMENT I HAVE TAKEN NEW PHOTOS OF THIS PROPERTY FROM THE EXTERIOR. THESE PHOTOS ARE IN CASE FILE	
Oct 16, 2002	Randy Stratton	Case Comment
Comments:	I WAS INFORMED BY CHIEF BUILDING INSPECTOR JOSH PINO, THAT THE CASE FILE IS AT THE CITY ATTORNEY'S OFFICE. I WILL ASK FOR UPDATE ON CASE FROM ATTORNEY BEFORE SENDING VACANT BUILDING LETTER	
Dec 17, 2003	Randy Stratton	Case Comment
Comments:	I left message for P/O as listed in citizens list.	
Jan 02, 2004	Ron O'Connor	Case Comment
Comments:	I was informed by the prospective buyer, Mo Mahanna. that the present owner will be filing for a permit to demolish this structure	
Aug 25, 2004	Kathi Mutz	Case Comment
Comments:	Faxed demand reply to Stewart Title of Sacramento no fees due, open case. fees subject to change. contact inspector for case information	
Dec 02, 2004	Greg Johnson	Case Comment
Comments:	CASE ASSIGNED TO PWM.	
Dec 28, 2004	Pat Melanson	Case Comment
Comments:	Site secure	
Jan 12, 2005	Amber Bartosh	Case Comment
Comments:	Title ordered online	
Jan 18, 2005	Pat Melanson	Case Comment
Comments:	Posted VB letter on front of property.	
Jan 18, 2005	Amber Bartosh	Case Comment
Comments:	Title received and filed	
Jan 18, 2005	Amber Bartosh	Case Comment

**Attachment 9
(cont.)**

Comments: Vacant Building letter sent certified addressed to: Urban Innovation Partners. LLC 1025 9th St #205 (Green card received on 1/19/05) Sacramento. CA 95814

Mar 09, 2005 Randy Stratton Case Comment

Comments: I have ordered bid sheets to be prepared for demolition of structure as advised by PBI Pino.

Mar 09, 2005 Pat Melanson Case Comment

Comments: Casefile sent to Dangerous Buildings Section by request of inspector Stratton.

Mar 09, 2005 Amber Bartosh Case Comment

Comments: File received to DB fwd. to Insp. Stratton

Mar 22, 2005 Randy Stratton Case Comment

Comments: Advised Mr Kim at 804 KSt that demo of surrounding property would be done soon. I asked him to contact his phn & credit card provider to assure that their lines were not installed in the demo area

Mar 22, 2005 Randy Stratton Case Comment

Comments: Faxed ESS Environmental's asbestos report with billing to P/O, suggested that he contact ESS directly to make arraignments for payment.

Apr 05, 2005 Randy Stratton Case Comment

Comments: OWNER HAS AGREED TO CONTRACT DIRECTLY WITH DELTA OILFIELDS WORK TO START 4-6-05 (PRESERVATION)4-16-05 GENERAL DEMOLITION

Apr 12, 2005 Randy Stratton Case Comment

Comments: Permit#0504841 is ready in APS system

Apr 13, 2005 Michelle Wright Case Comment

Comments: permit #0504841 issued to contractor for demo

Apr 14, 2005 Marilyn Freitag Case Comment

Comments: PERMIT #0504841H RECEIVED / FWD TO DANGEROUS BLDGS

Apr 16, 2005 Randy Stratton Case Comment

Comments: 0600HRS demo started. 1200hrs 8th st side.second floor, & roof removed

May 18, 2005 Randy Stratton Case Comment

Comments: Demo approved case will be closed

May 31, 2005 Amber Bartosh Case Comment

Comments: File processed for closure fwd to Acct Clerk

Jul 15, 2005 Kathi Mutz Case Comment

Comments: Fee waiver for Title \$100.00 - all fees paid - forwarded for termination

Jul 22, 2005 Amber Bartosh Case Comment

Comments: Termination prepared fwd to be notarized

Jul 22, 2005 Amber Bartosh Case Comment

Comments: Termination notarized - ORIGINAL to be processed w/PV

Aug 30, 2005 Amber Bartosh Case Comment

Comments: Recorded terminaiton received Book #20050812 Page #0342

Sep 22, 2005 Marina Albright General Case Information

Comments: FILE SENT TO STORAGE: BOX# 000329432

May 03, 2007 Stacey Chatman General Case Information

Comments: PULLED FILE FROM STORAGE AND SENT CASE FILE OVER TO THE CITY ATTORNEY FOR PRA REQUEST FROM KELLY SMITH 442-2019

May 23, 2007 Stacey Chalman General Case Information

Comments: KELLY SMITH CALLED TO STATE THAT HE NO LONGER NEEDS THE FILE, THE CASE HAS BEEN SETTLED, CLOSING OUT PRA AND RETURNING FILE BACK TO STORAGE.

Oct 15, 2007 Mary Coronado General Case Information

Comments: VIOLATION LIST FAXED TO REQUESTOR: LESLIE FINTZCHE. 808-5450

**Attachment 9
(cont.)**

PROOF OF SERVICE BY CERTIFIED MAIL
(CCP § 1013a, 2015 5)

I, Amber Bartosh, declare that:

I am over the age of eighteen years and not a party to the within cause. I am employed in the County of Sacramento, California and my business address is:

1231 "I" Street, Suite #200
Sacramento, California 95814-2998

I am familiar with the City of Sacramento's business practice for the collection and process of the mail in which the mail is deposited with the United States Postal Service on the same day that it is deposited for collection and mailing, in the ordinary course of business.

On 9/30/03, I served the following document:

New Owner Cover Letter, Notice and Order Packet which includes Letter, Notice and Order to Repair or Demolish Sub-Standard Building, Attachment A (legal property description), Warning Statement, Notice of Change of Owner's Address or Sale of Property, Appeal Request Form, Violations List and Proof of Service by Certified Mail

on the interested parties in said cause, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Sacramento, California, addressed as follows:

M.H. Mohanna
1025 9th St. #205
Sacramento, CA 95814

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on 9/30/03 at California, California, on 9/30/03.

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

**HOUSING & DANGEROUS
BUILDINGS
1231 I ST #200
SACRAMENTO, CA 95814**



Special Service
CERTIFIED MAIL RECEIPT
(This Mail Only; No Insurance Coverage Provided)

Postage	\$	Postmark Here
Certified Fee		
Receipt Fee (not required)		
Delivery Fee (not required)		

0000026065 CVR LTR & NCO RO
**M.H. MOHANNA
1025 9TH ST. #205
SACRAMENTO, CA 95814**

**Attachment 9
(cont.)**



NEIGHBORHOODS PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, SUITE 200
SACRAMENTO, CA
95814-2998

DEVELOPMENT SERVICES DIVISION

HOUSING AND DANGEROUS
BUILDINGS INSPECTIONS
PH 916-264-5404
FAX 916-264-6833

September 30, 2003

M H Mohanna
1025 9th St #205
Sacramento, CA 95814

**RE: 1109 8th St., Sacramento, California
Case #H000026065**

The City of Sacramento has become aware that you have acquired an interest in the above referenced property. You are hereby advised of the City's ongoing action against the property for violations of Chapter 8 100 (or 8 96) of the Sacramento City Code. Please be aware that a Declaration of Dangerous Buildings was recorded against the property on 11/27/00.

Enclosed is a copy of a Notice and Order to Repair or Demolish that was served upon a previous owner. Please review these documents as they affect your property and the ability to occupy. These documents declare the property to be substandard (or dangerous) and as such shall not be occupied until a permit has been obtained, required work accomplished, inspections completed by a representative of this department and final approval for occupancy granted. The Appeal Request Form is being provided to you now because it was a part of the original Notice and Order packet sent to a previous owner. Please be aware that the time for the appeal process has expired and the Appeal Request Form provided is not valid.

City of Sacramento Code requires you take action to repair the cited conditions and prepare the property for occupancy or the City will continue enforcement action which would include the levying of penalties of up to \$25,000 and demolition of structures on the property. You are hereby required to initiate cited repairs by applying for and receiving a building permit and starting repair work within 30 days of the date of this notice. Once started such repairs must be completed within 60 days.

Resolution of Necessity: 712, 716, 718, 724, 726, 806, 810
and 816 K Street and 1109 8TH Street

December 11, 2007

**Attachment 9
(cont.)**

September 29, 2003
RE: 1109 8th St , Sacramento, CA
Case #H000026065

Please contact me within ten (10) days to discuss these issues and your intentions regarding this property
You may contact me at 916-264-8183 between the hours of 7:30 - 9:00 a.m. or 3:00 - 4:00 p.m , Monday -
Friday.

If you do not have a legal interest in the above referenced property, please advise the City in writing.

Sincerely,



Ron O'Connor
Chief Building Inspector

**Attachment 9
(cont.)**



NEIGHBORHOOD SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

CODE ENFORCEMENT DIVISION

HOUSING & DANGEROUS
BUILDINGS SECTION
1231 I STREET, SUITE 103
SACRAMENTO, CA 95814
916-264-5404
FAX: 916-264-6833

**NOTICE AND ORDER TO REPAIR OR DEMOLISH
DANGEROUS BUILDING**

Attachment A
11/17/00

Legal Property Description for 1109 8TH ST
County Assessor's Parcel Number: 006-0098-022-0000

Legal Description:

The land referred to herein is in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

The West 60 feet of the North quarter of the South half of Lot One in the Block bounded by and between "K" and "L", "8th" and "9th" Streets.

H000026065

**Attachment 9
(cont.)**

HOUSING AND DANGEROUS BUILDINGS

Case Field Correction List

Case #: H000026065 Address: 1109 8TH ST

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8.96.110

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

N. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, insects, rodents, pests or other vectors, or otherwise, is determined by the county building official or health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

2nd floor studio apt. is uninhabitable, holes in the floor, no working plumbing, electrical or heating and the roof leaks The floor is deteriorated and you could fall through

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8.96.110 Dangerous building.

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

O. Whenever the fire marshal has determined that a building, structure, or the premises thereof constitute a fire hazard for any of the following reasons:

6 Other conditions including, but not limited to, want of repairs, lack of adequate exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, which create a hazardous condition.

Stairs and floors are unsafe to walk on.

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8.96.110 Dangerous building

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are

**Attachment 9
(cont.)**

endangered:

D. Whenever any portion or member of a building or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property. The basement to first floor stairs are rotted completely through at the base with no connection to the structure. The floor joists are rotting.

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8 96 110 Dangerous building.

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

K. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

Transients have broken in are starting fires and living there.

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8 96 110 Dangerous building.

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

R. Whenever any building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: Violation of SCC section 8.96.110 Dangerous building.

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

C. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Sacramento city building

**Attachment 9
(cont.)**

code for new buildings of similar structure, purpose or location.

A large hole are broken through the South foundation wall at the south end, there are temporary jacks holding up the first floor, the floor and many floor joists are rotting.

Corrective Action:

Violation: B33 - Other

Description: Other

Comments: 8.96 110

For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

G. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

The floor joists and floor and roof system are part of the shear for the building, both are failing. There is a large hole in the basement foundation wall. There are temporary jacks holding up the West portion of the side walk and front building facade.

**Attachment 9
(cont.)**

**AGREEMENT TO PERMIT SUMMARY ABATEMENT FOR
THE DEMOLITION OF STRUCTURE AND REMOVAL AND**

**DESTRUCTION OF PERSONAL PROPERTY DUE TO
EMINENTLY DANGEROUS CONDITIONS.**

Moe Mohanna is/are the owners of the property at
1109 8th Sacramento, California I hereby authorize the City of Sacramento to
demolish any and all structures at 1109 8th and to remove and destroy any and all
personal property which is on the premises I have requested the City to demolish the structure
and remove and destroy any personal property as I am unable to do so physically or financially I
understand the City will hire a demolition contractor to demolish the structure and all the personal
property on the premises and I expressly authorize the City and its agents to do so I understand
the City will not account for, care for or maintain my personal property and when it is removed
and/or destroyed by the demolition contractor it will be forever lost

I understand that the City of Sacramento is entitled to and will recover any and all costs it
incurs in securing the structure and/or removing and destroying the personal property I
understand I am responsible for the costs the City will incur and that the City may place a lien on
the property for the entire amount of the costs incurred, that the costs incurred may be a personal
obligation of mine and/or be collected as a special assessment with real property taxes

I have read this agreement and understand the contents of it I UNDERSTAND THAT I
MAY CONTACT AN ATTORNEY TO RENDER LEGAL ADVISE TO ME IN
CONNECTION WITH THIS AGREEMENT

<u>Dec 30 2003</u> Date	<u>1025 9th ST. # 205</u> Owner address	<u>Moe Mohanna</u> signature
_____	_____	_____
Date	Owner address	signature

Witnessed by:

<u>DEC. 30, 2003</u> Date	<u>Randi Taylor</u> Signature
------------------------------	----------------------------------

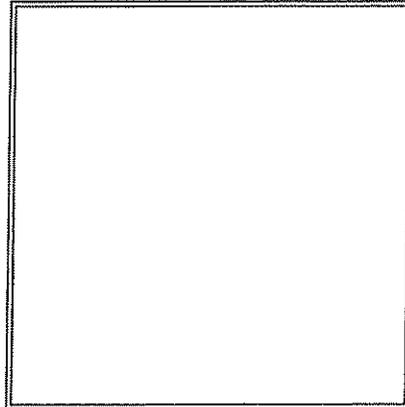
**Attachment 9
(cont.)**

Case Details Report: Z020031151

Oct 24, 2007

Case Information:

Case #: Z020031151
 Address:
 712 K ST
 Sacramento CA 95814
 Property Owner:
 Parcel Number:00600960050000
 Area #: 1
 Status: Closed
 Disposition: Work Completed
 Neighborhood/District: 1
 Approximate Location:
 Priority: Normal
 Type: Zoning
 Open Date: Nov 7, 2002
 Close Date:Mar 4, 2005
 How Received:
 Responsible User: Tammy Browning
 Description: Migrated from CityCode
 Legal Description: E 1/2 LOT 2 BLK K & L 7 & 8



Categories:

Zoning

Citizens:

Name	Home Address	Home Phone	Business Phone	Association
M H MOHANNA	811 J STREET	916	916	Owner
AMERICAN RIVER BANK	1545 RIVER PARK DR. SUITE 107	916	916	Beneficiary
M H MOHANNA	1025 9TH ST #205	916	916 [REDACTED]	Owner
JAMES FLORES	712 K STREET	916	916	Beneficiary

Activities:

Date	Activity	Assigned To/By	Due	Complete
Feb 24, 2005	RE-ASSIGN CASE	Tammy Browning , Brian Ramsey	Feb 24, 2005	
Comments: This is not a zoning issue.				
Jan 18, 2005	RE-ASSIGN CASE	Brian Ramsey , Tammy Browning	Jan 18, 2005	
Comments: THIS IS ONE THAT SPD INITIATED AND WAS RELATED TO THE GATHERING OF YOUNG MEN HANGING OUT THERE. ONCE THE DISTRICT ASSIGNMENTS CHANGED, DARLENE NO LONGER RECEIVED ANY MORE COMPLAINTS. CAROLINE WAS ALSO INVOLVED IN THIS AND I DO NOT BELIEVE ANY OF THIS HAS BEEN BILLED, AND IT APPEARS THE VIOLATIONS RE SIGNS STILL EXISTS.				
Jan 7, 2005	MEMO/NOTE	Brian Ramsey , Tammy Browning	Jan 7, 2005	
Comments: Darlene still has file. She is or has just done another reinspection and is finishing up the narrative.				

**Attachment 9
(cont.)**

Sep 16, 2004 RE-INSPECT VIOLATION Darlene Kime , Tammy Browning Sep 16, 2004
Comments: IS HE STILL IN VIOLATION????? LET'S SEE WHAT WE NEED TO DO NEXT

Sep 9, 2004 RE-INSPECT VIOLATION Darlene Kime , Tammy Browning Sep 9, 2004
Comments: WHAT'S THE HANG UP ON THIS ONE? LET'S SEE WHAT WE CAN DO TO GET IT GOING

Nov 7, 2002 INITIAL COMPLAINT Darlene Kime , Josie Valdez Nov 7, 2002
Comments: ILLEGALL DISPLAY K STREET MALL A-FRAME SIGN ANOTHER CALL WITH CLOTHING HANGING WITH FOR SALE SIGN ON THE AWNING 9-9-04: PENDING

Mar 15, 2005 CODE - TERMINATION Carol Stewart Mar 15, 2005 03/15/2005
Comments:

Oct 13, 2003 CODE - ADMIN PENALTY Caroline McNorton , Ines Block Oct 13, 2003 10/13/2003
Comments: 15 148 670(e) Sacramento City Code: Remove other prohibited signs.

Oct 10, 2003 SEND LETTER Ines Block . Caroline McNorton Oct 10, 2003 10/10/2003
Comments: Ines, Please send a \$2000 Admin Penalty to all interested parties Cat #C, Appeal Fee \$100

Aug 13, 2003 CODE - NOTICE AND Bill Hutcheon , Carol Stewart Aug 13, 2003 08/13/2003
 ORDER
Comments: NOTICE AND ORDER MAILED

Aug 12, 2003 SEND LETTER Carol Stewart . Darlene Kime Aug 12, 2003 08/12/2003
Comments: CAROL PLEASE MAKE ANOTHER NOTICE AND ORDER ADDRESSED TO M. H. MOHANNA C/O WESTERN MANAGEMENT 1025 9TH STREET SUITE 205 SACRAMENTO, CA 95814 AND TO TENANT JAMES FLORES AT SERLOF AND COMPANY 712 K STREET SACRAMENTO, CA 95814

Jul 14, 2003 SEND LETTER Carol Stewart . Darlene Kime Jul 14, 2003 07/14/2003
Comments: CAROL PLEASE SEND NOTICE AND ORDER

Jul 14, 2003 CODE - NOTICE AND Darlene Kime . Carol Stewart Jul 14, 2003 07/14/2003
 ORDER
Comments: NOTICE AND ORDER MAILED

Jun 18, 2003 CODE - CLOUD Darlene Kime . Carol Stewart Jun 18, 2003 06/18/2003
Comments: CLOUD AND TITLE ORDERED

Jun 17, 2003 SEND LETTER Carol Stewart , Darlene Kime Jun 17, 2003 06/17/2003
Comments: PLEASE ORDER LOT BOOK THANKS DARLENE

May 28, 2003 CODE - 14 DAY PRELIM Darlene Kime , Carol Stewart May 28, 2003 05/29/2003
Comments: 14 DAY PRELIM LETTER MAILED

May 28, 2003 SEND LETTER Carol Stewart . Darlene Kime May 28, 2003 05/28/2003
Comments: PLEASE SEND 14 DAY LETTER THANK YOU DARLENE

Violations:

Violation Code	Open Date	Closed Date	Status	Violation Disposition
C02: SCC 15.148.670	May 28, 2003		Open	
Comments:	SCC 15.148.670 E. "A" FRAME AND PORTABLE SIGNS OF ANY NATURE ARE PROHIBITED. REMOVE ANY AND ALL PORTABLE SIGNAGE DISPLAYED OUTSIDE THE BUILDING			

Documents:

Date	Type	Source	Description
------	------	--------	-------------

Notes:

Date	User Name	Note Type
Nov 07, 2002	Darlene Kime	Case Comment
Comments:	COMPLAINT FROM PD THAT SERLOF HAS SIGN OUT AGAIN AND CLOTHING SPOKE TO SENIOR CODE ENFORCEMENT CAROLINE MCNORTON ABOUT THE VIOLATION AND PRIOR CASES. RESPONDED AND CITED MR. SERLOF (JAMES FLORES) FOR ILLEGAL SIGNS AND MERCHANDISE ON MALL FOR SALE AND PUBLIC NUISANCE. CITATION NUMBER 000632.	

**Attachment 9
(cont.)**

May 28, 2003 Darlene Kime Case Comment
Comments: CITATION WAS NOT RECEIVED BY THE COURT. SERLOF IS IN VIOLATION OF SIGN ORDINANCE AND HAS BEEN VERBALLY WARNED OF THE VIOLATION ON NUMEROUS OCCASIONS AND CONTINUES TO PLACE THE SIGN OUT SEND 14 DAY LETTER

Jun 04, 2003 Darlene Kime Case Comment
Comments: RECEIVED A CALL FROM WESTERN MANAGEMENT CO INDICATING THEY SPOKE TO TENANT OF BUSINESS TO COMPLY WITH THE LETTER AND REMOVE THE SIGN.

Jun 17, 2003 Darlene Kime Case Comment
Comments: SPECIAL PROJECT THIS DATE AT APPROXIMATELY 1125 HRS DRIVING DOWN K STREET MALL CHECKING FOR COMPLIANCE ON PORTABLE SIGNS WITH OFFICER J. DRAPER, AND LARRY CYRUS NEIGHBORHOOD RESOURCE COORDINATER, WE OBSERVED PORTABLE SIGN INFRONT OF SIRLOF AND COMPANY PARTIALLY IN PUBLIC RIGHT AWAY. AS LARRY CYRUS WENT TO TAKE THE SIGN, MR FLORES GRABBED THE SIGN AND PULLED IT BACK INTO THE STORE STATING "YOUR NOT TAKING MY SIGN" AND REFUSED TO LET US TAKE THE SIGN. NO PICTURE TAKEN. NOTE; ALL SIGNS THAT WERE TAKEN FROM THE DIFFERENT MERCHANTS WERE RETURNED WITHIN TWO DAYS PER MANAGEMENT SAY SO

Jul 14, 2003 Darlene Kime Case Comment
Comments: RECEIVED LOT BOOK 6-27-03.

Jul 14, 2003 Darlene Kime Case Comment
Comments: RECEIVED RECORDED DECLARATION OF PUBLIC NUISANCE 6-23-03

Jul 21, 2003 Darlene Kime Case Comment
Comments: POSTED COPY OF NOTICE AND ORDER ON THE WINDOW OF BUSINESS AT 712 K ST, AT APPROX 0740 HRS. BUSINESS WAS OPEN WITH SIGN OUT AND MR FLORES SITTING IN CHAIR READING THE NEWSPAPER.

Jul 22, 2003 Darlene Kime Case Comment
Comments: RECEIVED CERTIFIED RECEIPT BACK FROM AMERICAN RIVER BANK SIGNED BY C POTHIER RECEIVED IN OFFICE ON 7-18-03

Jul 28, 2003 Darlene Kime Case Comment
Comments: RECEIVED CERTIFIED MAIL BACK FOR NOTICE AND ORDER TO M H MOHANNA C/O NASRIN R MOHANNA STAMPED RETURN TO SENDER NOT DELIVERABLE

Aug 15, 2003 Darlene Kime Case Comment
Comments: RECEIVED CERTIFIED RECEIPT GREEN CARD BACK IN THIS DEPARTMENT ON 8-15-03 SIGNED BY JIM FLORES, REGARDING NOTICE AND ORDER .

Aug 21, 2003 Darlene Kime Case Comment
Comments: RECEIVED PHONE CALL FROM PAUL OF WESTERN MANAGEMENT CO CALLED INDICATING THE COURT DISMISSED THE CITATION MR FLORES WAS ISSUED AND THAT MR FLORES WILL HAVE TO PAY THE PENALTY AND I NEED TO TAKE UP THE ISSUE WITH HIM.

Aug 25, 2003 Darlene Kime Case Comment
Comments: RECEIVED CERTIFIED GREEN RECEIPT BACK SIGNED BY MOE (UNABLE TO READ LAST NAME) ON 8-21-03.

Aug 27, 2003 Darlene Kime Case Comment
Comments: PERSONALLY SERVED M H MOHANNA WITH NOTICE AND ORDER REGARDING HIS PROPERTY AT 712 K ST, WHICH AT THIS TIME IS STILL NOT IN COMPLIANCE

Oct 02, 2003 Darlene Kime Case Comment
Comments: REINSPECTION OF PROPERTY REVEALED PORTABLE SIGN IS OUT INFRONT OF BUSINESS AND HE HAS ADDED TWO VINYL TYPE POSTER SIGNS ON EITHER SIDE OF THE FRONT DISPLAY WINDOWS ON THE OUTSIDE PORTION OF THE WINDOWS ADVERTISING HOT DOGS, COKE ETC. PHOTOS TAKEN

Oct 10, 2003 Caroline McNorton Case Comment
Comments: THE BUSINESS OWNER IS WILFULLY NOT COMPLYING WITH THE NOTICE AND ORDER HE CONTINUES TO VIOLATE. I CONCUR WITH OFFICER KIME. I WILL ISSUE A \$2000 ADMIN PENALTY, CAT# C, AND THE APPEAL FEE \$100

Oct 15, 2003 Darlene Kime Case Comment
Comments: POSTED COPY OF ORDER IMPOSING ADMINISTRATIVE PENALTY ON FRONT DOOR (EAST DOOR LOWER PORTION) THE BUSINESS WAS OPEN(THIS WAS APPROX 0720 HRS THIS DATE) AND PORTABLE SIGN WAS OUT ADVERTISING COFFEE AND DONUTS \$1 25. PHOTO IN FILE

Nov 12, 2003 Darlene Kime Case Comment

**Attachment 9
(cont.)**

Comments: RECEIVED CERTIFIED RECEIPT BACK SIGNED BY M.H. MOHANNA C/O WESTERN MANAGEMENT AND NASRIN R MOHANNA AND AMERICAN RIVER BANK BY G. PRESNELL ON OCT 20 2003 REGARDING ORDER IMPOSING ADMINISTRATIVE PENALTY.

Nov 12, 2003 Darlene Kime Case Comment

Comments: RECEIVED VOICE MAIL MESSAGE ON 11-10-2003 FROM PROPERTY OWNER MO MOHANNA REGARDING THIS CASE. RETURNED CALL THIS DATE AT APPROX 1010 HRS AT PHONE NUMBERS LEFT 447-5232 OR [REDACTED] LEFT VOICE MAIL MESSAGE.

Nov 19, 2003 Caroline McNorton Case Comment

Comments: I SPOKE WITH MR. MO MOHANNA REGARDING HIS TENANT MR. SERLOF. I ADVISED MR. MOHANNA THAT HIS TENANT CONTINUES TO VIOLATE THE CITY'S SIGN AND DISPLAY ORDINANCE. MR. MOHANNA STATED HE WAS ON THE DOWNTOWN PARTNERSHIP BOARD. HE KNOWS THAT THE CLOTHES AND SIGNS CAN NOT BE PLACED ON THE MALL. I ADVISED HIM TO CONTACT HIS ATTORNEY TO OBTAIN INFORMATION ON WHAT TO DO NEXT. MR. MOHANNA ASKED IF HE COULD STILL HAVE AN APPEALS HEARING? I'M GOING TO ALLOW HIM TO APPEAL THE ADMIN PENALTY

Jan 11, 2005 Darlene Kime Case Comment

Comments: NO ACTIVITY ON THIS CASE SINCE ABOVE ENTRY OF 111903 A PHOTO WAS TAKEN ON 1-5-05 DEPICTING STORE FRONTAGE

Mar 04, 2005 Ron O'Connor Case Comment

Comments: Sign and clothes removed. Case Closed - Complete fee reversal and submit to Deb Cavin.

Mar 09, 2005 Deb Cavin Case Comment

Comments: RECEIVED FEE WAIVER FORM - NOT TO INVOICE THIS CASE - DUE TO AGE OF CASE SUBMIT CASE FILE TO CAROL TO PROCESS TERMINATION OF DECLARATION.

Apr 12, 2005 Carol Duckworth Case Comment

Comments: RECEIVED RECORDED TERMINATION OF DECLARATION, BOOK #20050328,PAGE NO. 0849, DATED MAR 28, 2005. *** READY TO STORE CASE FILE IN STORAGE ***

Oct 15, 2007 Mary Coronado General Case Information

Comments: VIOLATIONS LIST FAXED TO REQUESTOR: LESLIE FINTZCHE, 808-5450

**Attachment 9
 (cont.)**

The screenshot shows the 'citizen' software interface. At the top left is the 'citizen' logo. To its right are 'Quick Find' and 'My Lists' buttons. A search box contains 'File #' and 'Address' fields. Below the search box is a navigation menu with options: 'Activity List', 'Quick Add', 'Add Wizard', 'Find', 'Enter New Citizen', 'Reports', 'Admin', 'MySoftware', 'Help', and 'Logout'. The address '712 K ST' is displayed on the right. A tabbed interface shows 'File # Z020031151' selected, with other tabs for 'History', 'Contacts', 'Activity', 'Document', 'Violation', and 'Fees'. Below the tabs is a table with columns: CODE, DESCRIPTION, STATUS, DISPOSITION, OPEN DATE, and CLOSED DATE. The table contains one entry for 'C02: SCC' with a description of 'CODE - Prohibited Signs' and a status of 'Open'. A comment below the table reads: 'Comments: SCC 15 148.670 E. "A" FRAME AND PORTABLE SIGNS OF ANY NATURE ARE PROHIBITED REMOVE ANY AND ALL PORTABLE SIGNAGE DISPLAYED OUTSIDE THE BUILDING'. On the left side of the interface, there is a vertical list of items, each preceded by a small icon.

CODE	DESCRIPTION	STATUS	DISPOSITION	OPEN DATE	CLOSED DATE
C02: SCC 15 148 670	CODE - Prohibited Signs	Open		May 28, 2003	

Comments: SCC 15 148.670 E. "A" FRAME AND PORTABLE SIGNS OF ANY NATURE ARE PROHIBITED REMOVE ANY AND ALL PORTABLE SIGNAGE DISPLAYED OUTSIDE THE BUILDING

RESOLUTION NO. 2007-

**Adopted by the Redevelopment Agency
of the City of Sacramento**

**ADOPTION OF RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION BY
EMINENT DOMAIN OF CERTAIN PROPERTIES LOCATED IN THE
MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT AREA:
ASSESSOR'S PARCEL NUMBERS 006-0096-005, -006, -007, -008, -009;
and 006-0098-006, -008, -022, -024.**

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (Agency) intends to implement a redevelopment project to eliminate blight on the 700 block of K Street and the 800 block of K Street in the Merged Downtown Sacramento Redevelopment Area ("Project"). This is a public use.
- B. In connection with the Project, Agency intends to acquire interests in certain real property (described in Exhibit 1) for planning and implementation purposes pursuant to Code of Civil Procedure section 1240.110, to carry out and make effective the principal purpose pursuant to Code of Civil Procedure section 1240.120, and in furtherance of redevelopment pursuant to Health and Safety Code sections 33000, et seq.
- C. After meetings and discussions with the property owners and their attorneys, the Agency has been unable to negotiate a purchase of the subject properties.
- D. It is a necessity, therefore, to acquire all properties by eminent domain.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS
FOLLOWS:**

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in this resolution and the staff report, are approved.
- Section 2. There has been compliance by the Agency with the requirements of the California Environmental Quality Act.
- Section 3. The Redevelopment Agency is authorized to acquire County of Sacramento assessor's parcel numbers 006-0096-005, -006, -007, -008,

-009; and 006-0098-024, -006, -008, -022 (more particularly described in Exhibit 1) and exercise the power of eminent domain for the public use set forth in this Resolution in accordance with the California Constitution, Code of Civil Procedure sections 1230.020, et seq., particularly sections 1240.010, 1240.030, 1240.110 and 1240.120, and pursuant to California Community Redevelopment Law, Health and Safety Code sections 33000, et seq., more particularly section 33391.

- Section 4. The property to be acquired consists of all of the property identified in Exhibit 1, attached and incorporated herein by reference, including the map. Exhibit 1 includes legal descriptions of the property and the map depicting the location of the property.
- Section 5. The public purpose for which the parcels are to be acquired is redevelopment, and more specifically the reuse of the parcels for more intensified commercial mixed-use development within the merged Downtown Sacramento Redevelopment Project area; to eliminate blighted conditions including mixed and shifting uses, obsolete, aged and deteriorated buildings, incompatible and uneconomic land uses; and to increase economic opportunities for the community.
- Section 6. On November 23, 2007, there was mailed a Notice of Hearing on the Intent of the Agency to Adopt a Resolution of Necessity for acquisition of the real property described in Exhibit 1 by eminent domain. The Notice of Hearing was mailed, in accordance with Code of Civil Procedure section 1245.235, to all persons whose names appear on the last equalized County Assessment Roll as having an interest in the property described in Exhibit 1, and to the address appearing on that Roll. The Notice of Hearing advised those persons of their right to be heard on the matters referred to in the Notice pursuant to and consistent with Code of Civil Procedure sections 1240.030 and 1245.230, on the date and at the time and place stated in the Notice.
- Section 7. The hearing set out in the Notice of Hearing was held on December 11, 2007, at the time and place stated in the Notice, and all interested parties were given an opportunity to be heard. The hearing was then closed.

Based upon the evidence presented, this Agency, by a vote of two-thirds or more of its members, further FINDS, DETERMINES, DECLARES, AND RESOLVES each of the following:

- a. The public interest and necessity requires the removal of the blighting influence of these underutilized and blighted properties;
- b. The acquisition, demolition, where necessary, and reuse of these properties is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;

c. The property described in Exhibit 1 is necessary for the proposed project; and

d. The offer required by Section 7267.2 of the Government Code, together with the accompanying statement of and summary of the basis for the amount established as just compensation, has been made to each of the owners of record of the subject properties, and such owners have been given a reasonable opportunity to consider, reject, or accept such offers.

e. All conditions and statutory requirements necessary to exercise the power of eminent domain ("the right to take") to acquire the property for the Project have been complied with by the Agency.

f. The taking of said real property for redevelopment purposes, to eliminate blight and the underutilization of land, and related uses, is authorized by sections 33000, 33020, 33021, 33342, 33391, and 33392 of the Health and Safety Code and are public uses.

Section 8. Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the Agency and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the Project will not unreasonably interfere with or impair the continued use of the easements and rights-of-way, as they now exist or may reasonably be expected to exist in the future, the Agency is authorized to acquire the real property subject to such existing public use(s) pursuant to section 1240.510 of the Code of Civil Procedure.

Section 9. Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the Project will unreasonably interfere with or impair the continued use of the easements and rights-of-way, as they now exist or may reasonably be expected to exist in the future, the Agency finds and determines that the Project is a more necessary public use than said existing easements or rights-of-way. Agency is authorized to acquire the real property appropriated to such existing public use(s) pursuant to section 1240.610 of the Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired as it determines is reasonably necessary to mitigate any adverse impact upon the existing public use.

Section 10. The City Manager, acting as the designated authority for the Redevelopment Agency, and/or its designated legal counsel, is authorized and empowered to institute and prosecute to conclusion actions in eminent domain to acquire in fee the property described in Exhibit 1 and to take any action necessary or desirable for such purposes in

accordance with California eminent domain law, including the right to correct any errors or make non-material changes in the legal description of the real property deemed necessary for the conduct of the condemnation proceedings or any other proceedings or transactions required to acquire the property. The City Manager and/or counsel is authorized to make such security deposits as may be required by order of the court, to permit the Agency to take possession of and use said real property at the earliest possible time. The City Manager and/or counsel is further authorized to reduce or modify the extent of interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction or operation for the project for which the property is being acquired.

CHAIRPERSON

ATTEST:

SECRETARY

Exhibit 1

Legal Descriptions and Map

Order Number: 3413-2422007
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE EAST HALF OF LOT 2 IN THE BLOCK BOUNDED BY "K" AND "L", SEVENTH AND EIGHTH STREETS, IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF K STREET OF SAID CITY OF SACRAMENTO AT A POINT LOCATED SOUTH 19°30' WEST 39.99 FEET AND SOUTH 70°29'20" EAST 161.23 FROM THE INTERSECTION OF THE CENTER LINE OF SEVENTH STREET OF SAID CITY OF SACRAMENTO WITH THE CENTER LINE OF SAID K STREET AND RUNNING THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 70°29'20" EAST 40.41 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 19°33' WEST ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 160.28 FEET TO THE NORTH LINE OF AN ALLEY; THENCE NORTH 70°28'40" WEST ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 40.38 FEET TO A POINT; THENCE NORTH 19°32'15" EAST A DISTANCE OF 160.27 FEET TO THE POINT OF COMMENCEMENT.

APN: 036-0096-85

005

Order Number: 3413-2422009
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE WEST ONE-QUARTER OF LOT 3 IN THE BLOCK BOUNDED BY "K" AND "L", 7TH AND 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OF PLAN THEREOF.

APN: 006-0096-006

**Exhibit 1
(cont.)**

Order Number: 3413-2422010
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE WEST HALF OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF LOT 3, IN THE BLOCK BOUNDED BY "K" AND "L", 7TH AND 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OF PLAN THEREOF.

APN: 006-0096-007

Order Number: 3413-2422011
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1

THE EAST ONE-QUARTER OF LOT 3 AND THE WEST ONE-QUARTER OF LOT 4 IN THE BLOCK BOUNDED BY "K" AND "L" 7TH AND 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF

PARCEL NO. 2

THE EAST THREE-QUARTERS OF THE SOUTH ONE-HALF OF LOT 4 IN THE BLOCK BOUNDED BY "K" AND "L", 7TH AND 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 (SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF A 20 FOOT ALLEY AND THE WESTERLY LINE OF 8TH STREET), AND RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4, (BEING THE WESTERLY LINE OF 8TH STREET) 80.145 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID LOT 4; THENCE WESTERLY ALONG THE LINE DIVIDING THE NORTH ONE-HALF FROM THE SOUTH ONE-HALF OF SAID LOT 4, 60.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST, THREE-QUARTERS OF LOT 4; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST THREE-QUARTERS OF SAID LOT 4; 80.135 FEET TO THE INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF SAID LOT 4 (BEING THE NORTH LINE OF SAID 20 FOOT ALLEY); THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID ALLEY, 60.56 FEET TO THE POINT OF BEGINNING.

APN: 006-0096-008

**Exhibit 1
(cont.)**

Order Number: 3413-2422012

Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE NORTH ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF AND THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF LOT 4 IN THE BLOCK BOUNDED BY "K" AND "L", 7TH AND 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OF PLAN THEREOF.

APN: 006-0096-009

Order Number: 3413-2422025

Page Number: 8

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE EAST ONE-HALF OF THE WEST ONE-HALF OF LOT 2, IN THE BLOCK BOUNDED BY "K" AND "L" STREET, AND 8TH AND 9TH STREET, OF THE CITY OF SACRAMENTO ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 006-0098-006

Order Number: 3413-2422031

Page Number: 6

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE WEST ¼ OF LOT 3, IN THE BLOCK BOUNDED BY "K" AND "L" STREETS, 8TH AND 9TH STREETS IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY.

APN: 006-0098-008

**Exhibit 1
(cont.)**

Order Number: 3413-2422035
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE WEST 60 FEET OF THE NORTH QUARTER OF THE SOUTH HALF OF LOT ONE IN THE BLOCK BOUNDED BY AND BETWEEN "K" AND "L", "8" AND "9" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY.

APN: 006-0098-022

Order Number: 3413-2422036
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

THE SOUTH 60.00 FEET OF LOT 1 AND EAST 20 FEET OF LOT 1 AND THE WEST QUARTER OF LOT 2 IN THE BLOCK BOUNDED BY K AND L, EIGHTH AND NINTH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY.

APN: 006-0098-024-0000

