

# APPROVED LONG-RANGE PROPERTY MANAGEMENT PLAN HUNTERS POINT MINI-PARKS

## EXECUTIVE SUMMARY

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the “Successor Agency”) submits its Long-Range Property Management Plan (“PMP”) which includes the disposition of seven mini-parks located in the former Hunters Point Redevelopment Project Area (the “Mini-Parks”). The seven Mini-Parks are identified by their former redevelopment disposition parcel names (i.e., D-2, DD-4 (Shoreview Park), E-2, E-4, F-2, FF-7 (Adam Rogers Park), and HH-2).

The Mini-Parks were developed to serve adjacent affordable housing projects in the early 1970s. The former San Francisco Redevelopment Agency (the “SFRA”) acquired the Mini-Parks as part of a larger land acquisition from the San Francisco Housing Authority (“SFHA”) and the City and County of San Francisco (the “City”) to fulfill the redevelopment program contained in the Hunters Point Redevelopment Plan (the “HP Plan”). The land was acquired at little or no cost and then sold to residential developers to create the new Hunters Point community. New open spaces and parks were also built, and the SFRA was able to transfer other park lands it owned to adjacent property owners. However, it was unable to transfer the seven Mini-Parks for a variety of reasons and continues to own them. Due to their irregular shapes and topographical challenges, the Mini-Parks are not useable for anything other than open space. They were all improved with open space areas, pedestrian walkways and stairs, and parks, and are currently maintained by either the City and County of San Francisco (the “City”) or the adjacent property owners. Only one Mini-Park (DD-4), otherwise known as Shoreview Park, is still maintained by the Successor Agency.

***Disposition Plan.*** Two Mini-Parks (Shoreview Park and Adam Rogers Park) function as traditional city parks, and one (Adam Rogers Park) is adjacent to a park owned and maintained by the City. These two Mini-Parks will be transferred to the City for a governmental purpose. The remaining five Mini-Parks (D-2, E-2, E-4, F-2, and HH-2) primarily serve as open space and walkways for the adjacent affordable housing projects. These Mini-Parks will be sold at fair market value to the adjacent property owners. The fair market value is estimated to be zero because they have no development potential and have already been improved with open space areas, pedestrian walkways and stairs.

## BACKGROUND

In the 1960s and 1970s, the SFRA acquired large blocks of land in the Hunters Point Redevelopment Project Area (“Hunters Point”) from the SFHA and the City, acting through the San Francisco Unified School District, to implement the redevelopment program envisioned in the HP Plan, which primarily consisted of new affordable residential development and open spaces. All of the land the SFRA acquired (except the Mini-Parks) was sold or transferred to developers to construct the residential units and associated open spaces.

The U.S. Department of Housing and Urban Development, or HUD, provided low-cost construction financing to some of the affordable housing developers. Due to HUD's statutory mortgage limits, operating costs at these projects had to be substantially reduced. Operating costs included property management costs for the open spaces surrounding the affordable housing projects. As a result, the SFRA had to retain ownership of five of the Mini-Parks (D-2, E-2, E-4, F-2, and HH-2), and pay for their upkeep, to keep the operating costs down for the affordable housing projects.

The Mini-Parks are comprised primarily of irregularly shaped lots with moderate to very steep sloping terrain. Some include usable open space/parkland. The majority of the Mini-Parks have limited street frontage and are undevelopable for anything other than open spaces and pedestrian walkways. The following provides a detailed description of each Mini-Park:

- **Mini-Park D-2** – Stairwells and walkways between existing residential units, with a small seating plaza off of McKinnon Avenue (0.36 acres); maintained by adjacent property owner.
- **Mini-Park DD-4** – Shoreview Park, a small neighborhood park with children's play equipment and grassy area (approximately .5 acres); maintained by Successor Agency.
- **Mini-Park E-2** – A staircase running between residential buildings, connecting Commer Court to an overlook and grassy area (0.27 acres); maintained by adjacent property owner.
- **Mini-Park E-4** – A small triangular grassy area with a trash enclosure serving the adjacent, surrounding residential buildings (0.06 acres); maintained by adjacent property owner.
- **Mini-Park F-2** – Stairs and pathways located between existing residential buildings (0.36 acres); maintained by adjacent property owner.
- **Mini-Park FF-7** – A landscaped parcel that has been incorporated into the publically-owned Adam Rogers Park, which directly abuts Mini-Park FF-7 (0.16 acres); maintained by City.
- **Mini-Park HH-2** – Small grassy area between existing residential buildings and Ingalls Street (0.18 acres); maintained by adjacent property owner.

The SFRA was unable to transfer the Mini-Parks despite repeated attempts to do so over the years. The City and adjacent property owners expressed concerns in the past over liability, capital improvement costs, and property management costs.

## **LONG-RANGE PROPERTY MANAGEMENT PLAN**

The following presents the information requested pursuant to Section 34191.5 of the California Health and Safety Code for the Mini-Parks. These properties are also shown on Attachment A (Map of Hunters Point Mini-Parks) and Attachment B (DOF Tracking Sheet for Other Properties), as Nos. 16 through 22.

### **Date of Acquisition**

The Mini-Parks were acquired in 1969 and 1972 as part of large land acquisitions from the SFHA and the City. See Attachment B for acquisition dates for the Mini-Parks.

### **Value of Property at Time of Acquisition**

The SFRA acquired the land from the SFHA for \$0. The SFRA acquired the land from the City (which included the land for Shoreview Park) for \$125,169, which was an amount negotiated between the SFRA, the City, and HUD, and does not reflect the land's market value at the time.

### **Purpose for which the Mini-Parks were Acquired**

As mentioned, the land on which the Mini-Parks now sit was acquired as part of two large land acquisitions by the SFRA to implement the redevelopment program contained in the HP Plan. The HP Plan called for a new Hunters Point community with new affordable residential development, new streets, and new parks and open spaces. The land was acquired at little or no cost and then sold to residential developers to create the new Hunters Point community. New open spaces and parks were also built, and the SFRA was able to transfer other park lands it owned to adjacent property owners. The SFRA retained ownership of Mini-Parks D-2, E-2, E-4, F-2, and HH-2 at the time to reduce operating costs for the adjacent affordable housing projects so that HUD's statutory mortgage requirements could be met. The remaining two mini-parks, DD-4 (Shoreview Park) and FF-7 (Adam Rogers Park), were constructed by the SFRA specifically to be fully-functioning, stand-alone, neighborhood parks, instead of open spaces integrated into adjacent residential developments like all of the rest of the mini-parks. Over the years, the SFRA attempted to transfer the Mini-Parks to adjacent property owners and/or the City but was unsuccessful.

### **Address/Location**

See Attachment B for the specific locations of the Mini-Parks. A map of the Mini-Parks is attached as Attachment A.

### **Lot Size**

See Attachment B for the lot sizes of the Mini-Parks. A map of the Mini-Parks is attached as Attachment A.

## **Current Zoning**

All of the Mini-Parks are zoned for residential uses, consistent with the abutting residential land uses. Specifically, the following is a description of the maximum residential development allowed under each of the three residential zoning districts that apply to the Mini-Parks:

- RH-1 (House, One Unit) – Applies to Mini-Park FF-7 and allows one residential dwelling unit per lot, up to one unit per 3,000 square feet of lot area (maximum of three units) with conditional use approval.
- RH-2 (House, Two Units) – Applies to Mini-Parks D-2, DD-4, E-2, E-4, and F-2 and allows two residential dwelling units per lot, up to one unit per 1,500 square feet of lot area (maximum of three units) with conditional use approval.
- RM-1 (Mixed Apartments/Houses - Low Density) – Applies to Mini-Park HH-2 and allows three dwelling units per lot or one dwelling unit per 800 square feet of lot area.

## **Estimate of the Current Value (Including Appraisal Information)**

Due to their irregular shapes and topographical challenges, the Mini-Parks are not useable for anything other than open space. The fair market value is estimated to be zero because they have no development potential and have already been improved with open space areas, pedestrian walkways and stairs. No appraisal information is available.

## **Estimate of Revenues Generated (Including Contractual Requirements for Use of Funds)**

None of the Mini-Parks has ever generated any revenues.

## **History of Environmental Contamination, Studies, Remediation Efforts**

According to a Phase I and II Environmental Site Assessment Study (the “ESA”) prepared for Mini-Park DD-4 (“Shoreview Park”) in June 2006, the Mini-Parks are located on land that generally was unoccupied until about World War II (1941-1945) when Hunters Point was developed with military housing. The ESA did find elevated levels of nickel, chromium and cobalt in the soils of Mini-Park DD-4, which they attribute to the fact that the soils are derived from the native serpentine bedrock at the site, which usually contains slightly elevated levels of these metals. The levels were within the range of naturally occurring metals in serpentine rock. The other Mini-Parks may also have been built on similar serpentine rock due to their proximity to Mini-Park DD-4, so they also could be expected to have elevated levels of these metals. No other significant contaminants were identified by the ESA. The ESA recommended additional studies of Mini-Park DD-4 and additional safety precautions when working with exposed serpentine bedrock.

## **Potential for Transit-Oriented Development; Advancement of Planning Objectives**

Hunters Point is well-served by several municipal bus lines, and is near the City's light-rail system that runs along Third Street.

## **History of Previous Development and Leasing Proposals**

No previous development or leasing proposals for the Mini-Parks exist.

## **Disposition of the Mini-Parks**

Two Mini-Parks currently function as traditional city parks. Mini-Park DD-4, Shoreview Park, is surrounded by residential development and Mini-Park FF-7 is a portion of Adam Rogers Park, which is a park the City already owns and manages. These two Mini-Parks will be transferred to the City for a governmental purpose. The transfer date is expected in 2016/2017.

The remaining five Mini-Parks (D-2, E-2, E-4, F-2, and HH-2) primarily serve as open space and walkways for the adjacent affordable housing projects. These Mini-Parks will be sold at fair market value to the adjacent property owners. However, in the event that the adjacent property owners are unwilling to acquire the Mini-Parks, the Successor Agency would transfer the Mini-Parks to the City for a governmental purpose (i.e., open space and walkways for the adjacent affordable housing projects). The fair market value is estimated to be zero because they have no development potential and have already been improved with open space areas, pedestrian walkways and stairs. The transfer date is expected in 2016/2017.

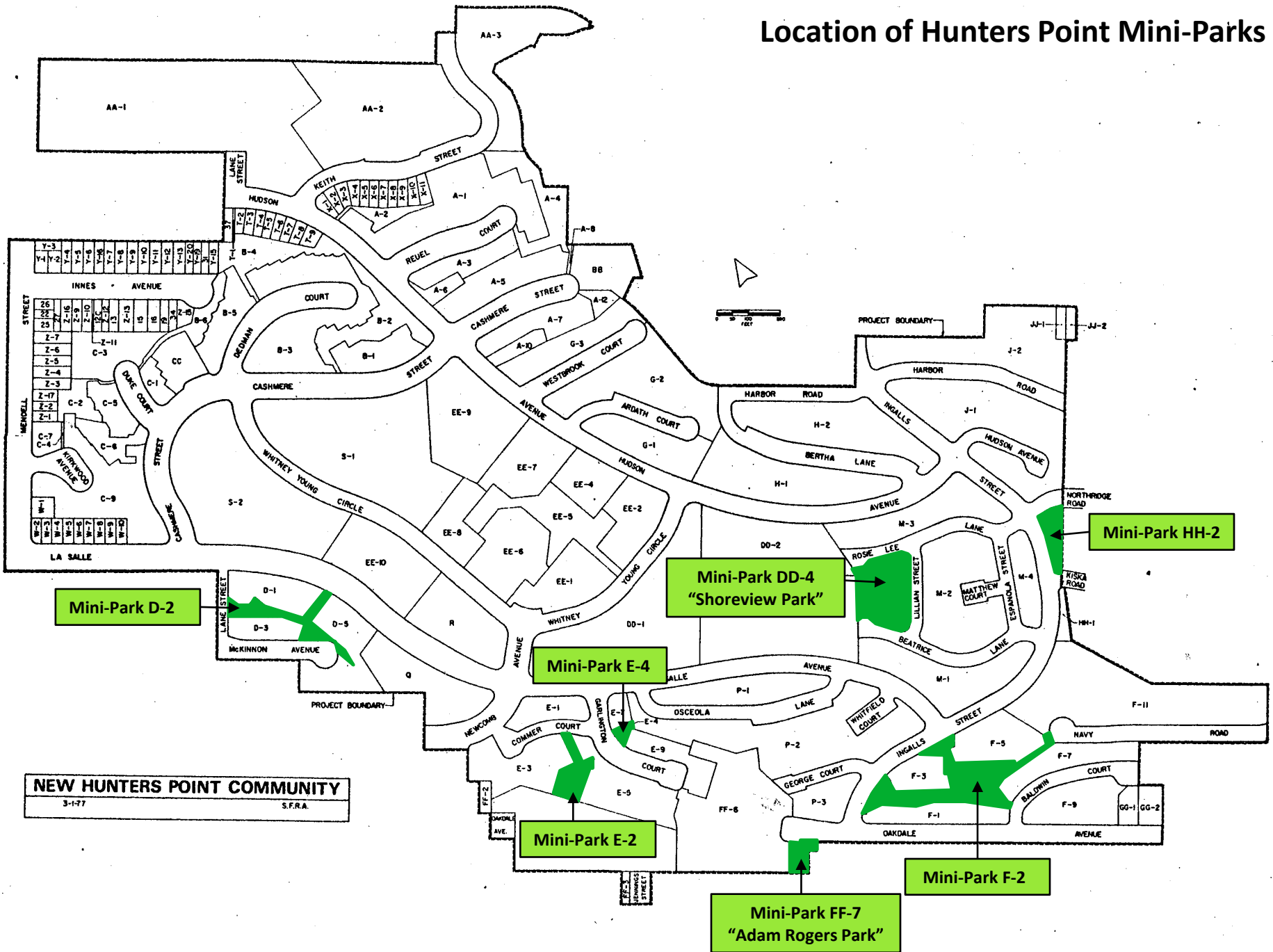
## **Properties Dedicated to Governmental Use Purposes and Properties Retained for Purposes of Fulfilling an Enforceable Obligation**

See above section.

Attachment A: Maps of Hunters Point Mini-Parks  
Attachment B: DOF Tracking Sheet – Other Properties

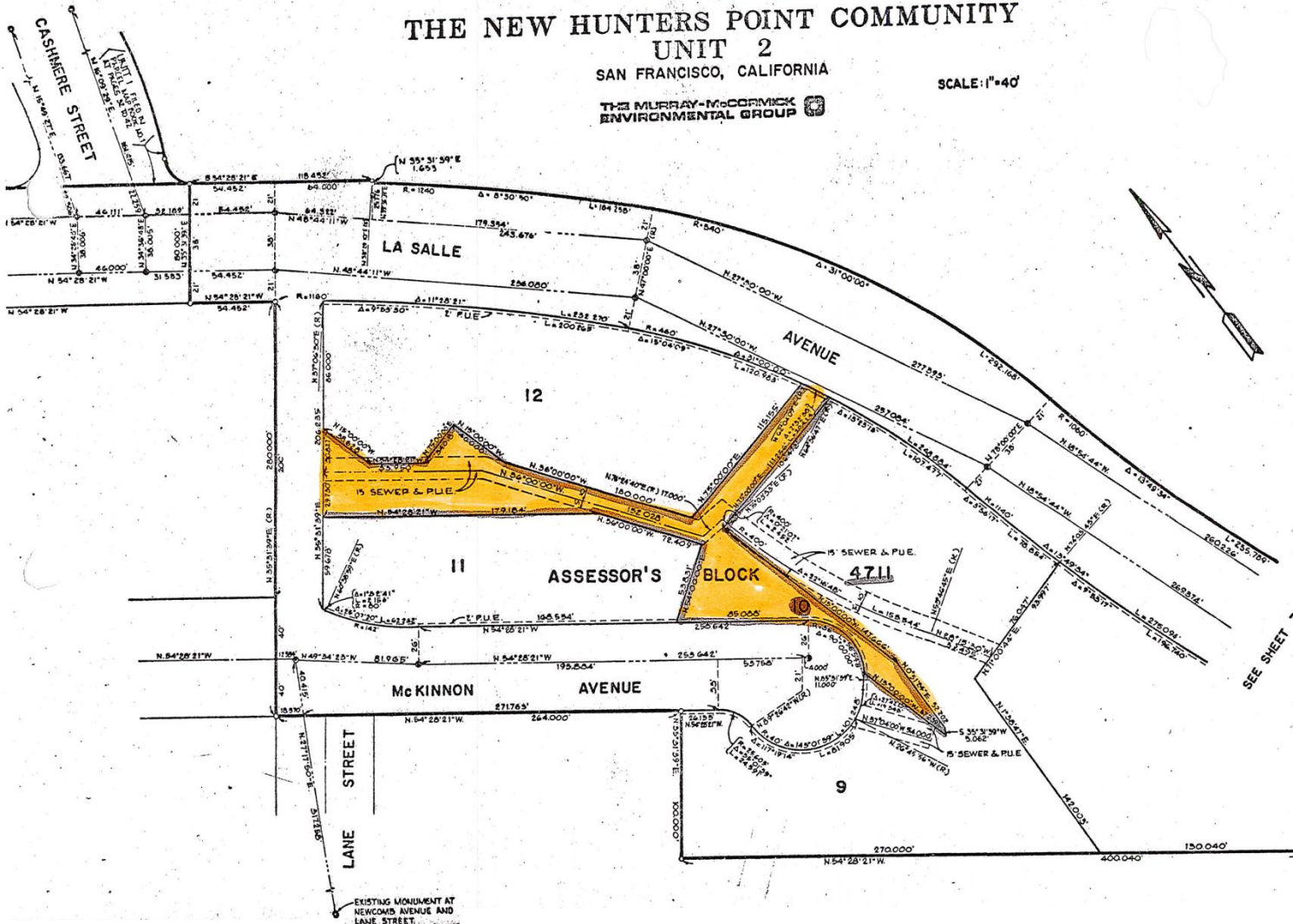
**Attachment A**  
**Maps of Hunters Point Mini-Parks**

# Location of Hunters Point Mini-Parks



PARCEL MAP OF  
**THE NEW HUNTERS POINT COMMUNITY**  
UNIT 2  
SAN FRANCISCO, CALIFORNIA  
THE MURRAY-McCORMICK  
ENVIRONMENTAL GROUP

SCALE: 1"=40'



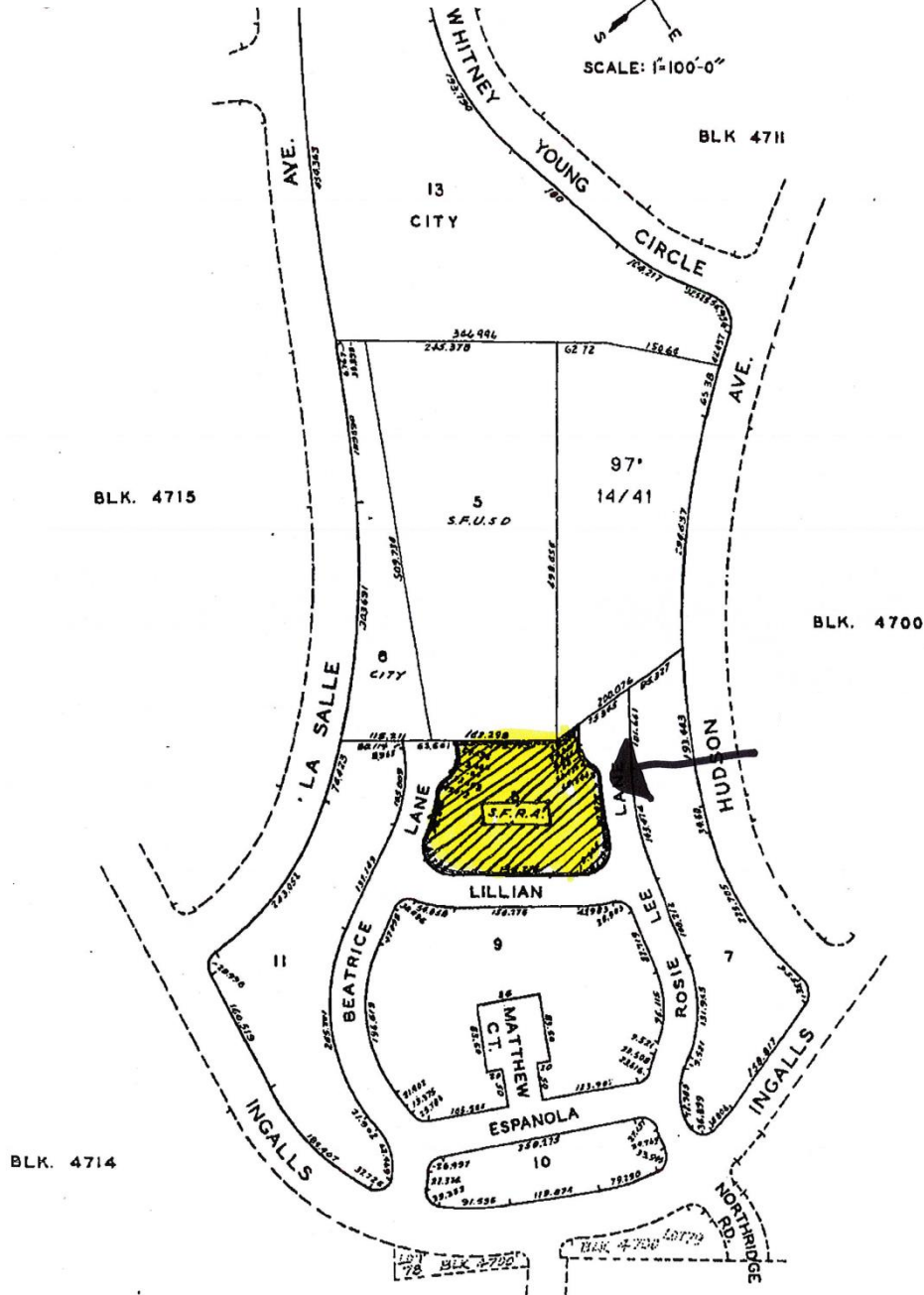


# Mini-Park DD-4 (Shoreview Park)

4713

THE NEW HUNTERS POINT  
COMMUNITY UNIT 2  
UNIT 5  
REVISED 1986

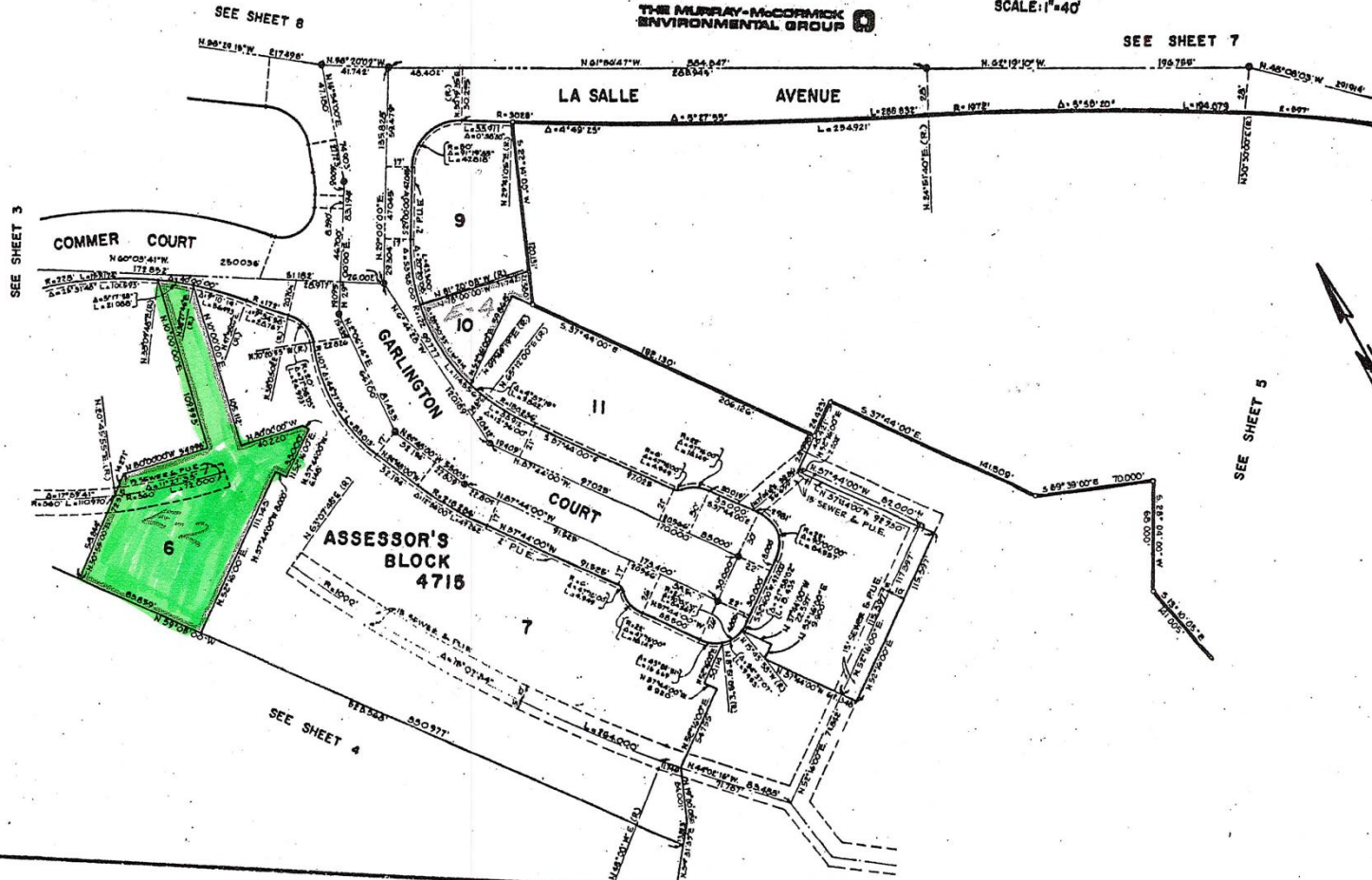
W  
N  
S  
E  
SCALE: 1"=100'-0"



PARCEL MAP OF  
THE NEW HUNTERS POINT COMMUNITY  
UNIT 2  
SAN FRANCISCO, CALIFORNIA

THE MURRAY-McCORMICK  
ENVIRONMENTAL GROUP

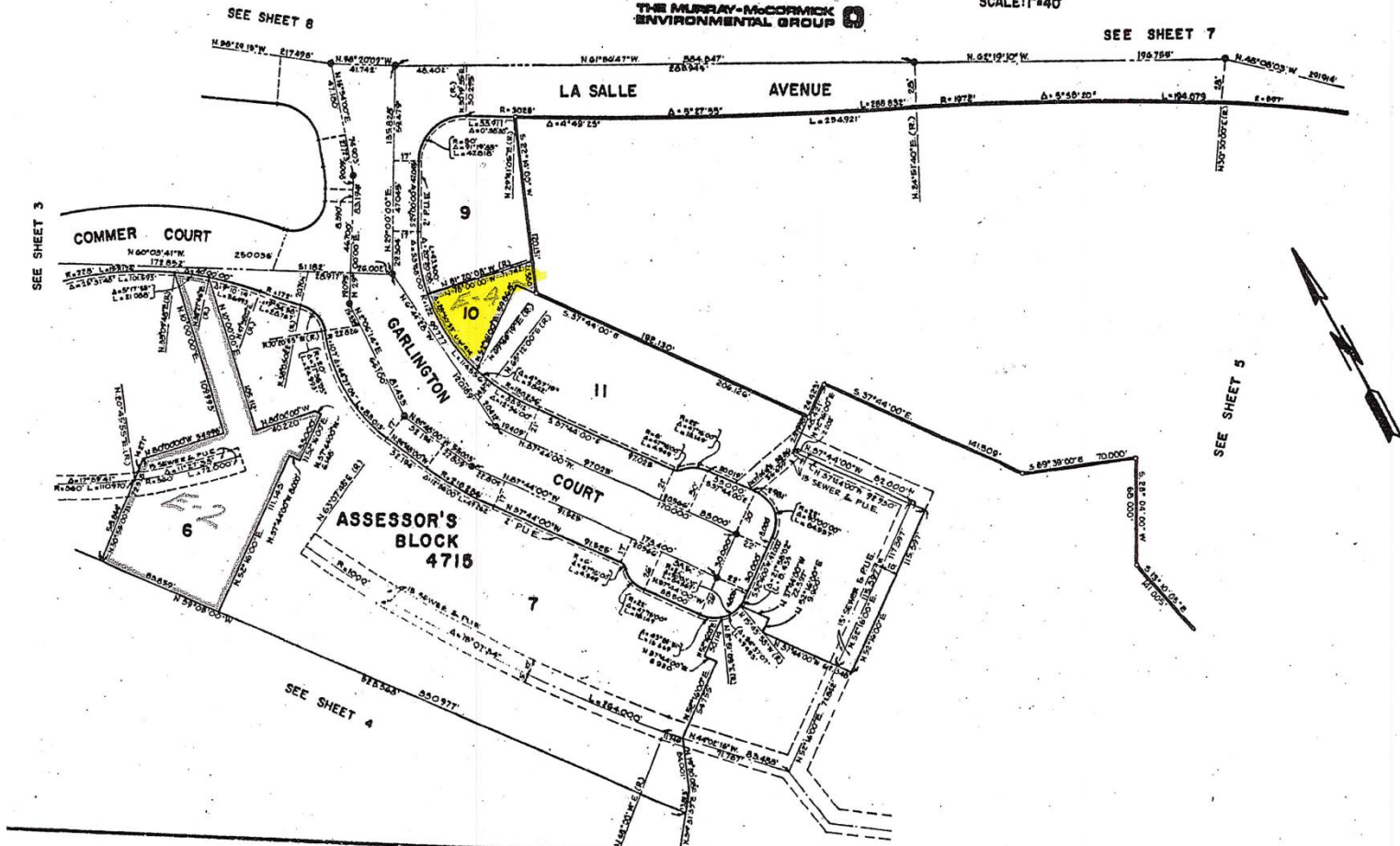
SCALE: 1"=40'



PARCEL MAP OF  
THE NEW HUNTERS POINT COMMUNITY  
UNIT 2  
SAN FRANCISCO, CALIFORNIA

THE MURRAY-McCORMICK  
ENVIRONMENTAL GROUP

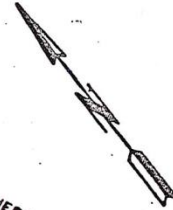
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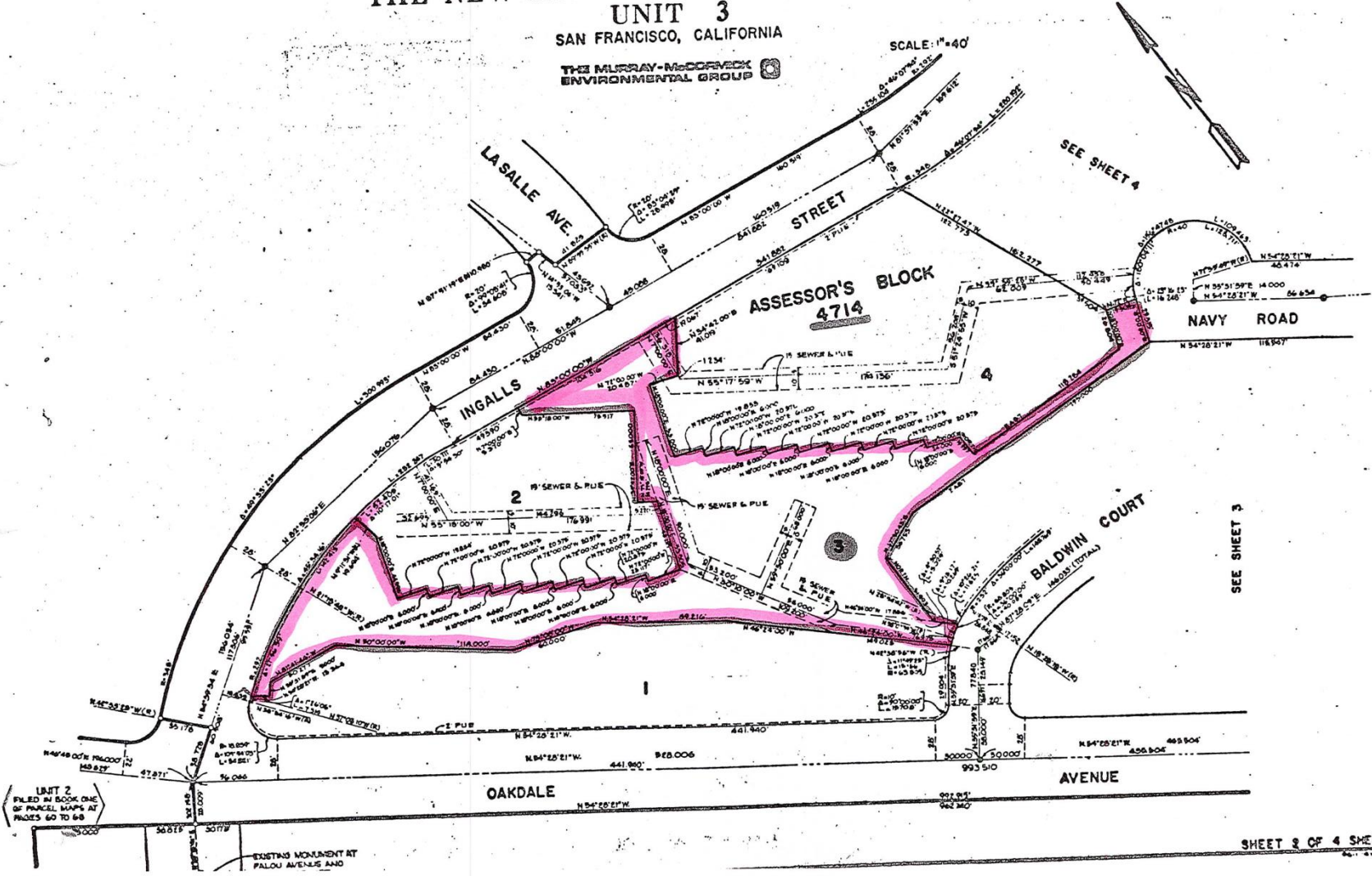
PARCEL MAP OF  
THE NEW HUNTERS POINT COMMUNITY  
UNIT 3  
SAN FRANCISCO, CALIFORNIA

THE MURRAY-McCORMACK  
ENVIRONMENTAL GROUP

SCALE: 1"=40'



SEE SHEET 4



SEE SHEET 3

UNIT 2  
FILED IN BOOK ONE  
OF PARCEL MAPS AT  
PAGES 60 TO 68

EXISTING MONUMENT AT  
PALOU AVENUE AND

# Mini-Park FF-7 (Adam Rogers Park)

Lot 801 to BLK 4712 178

## 4700 29

Sheet 2

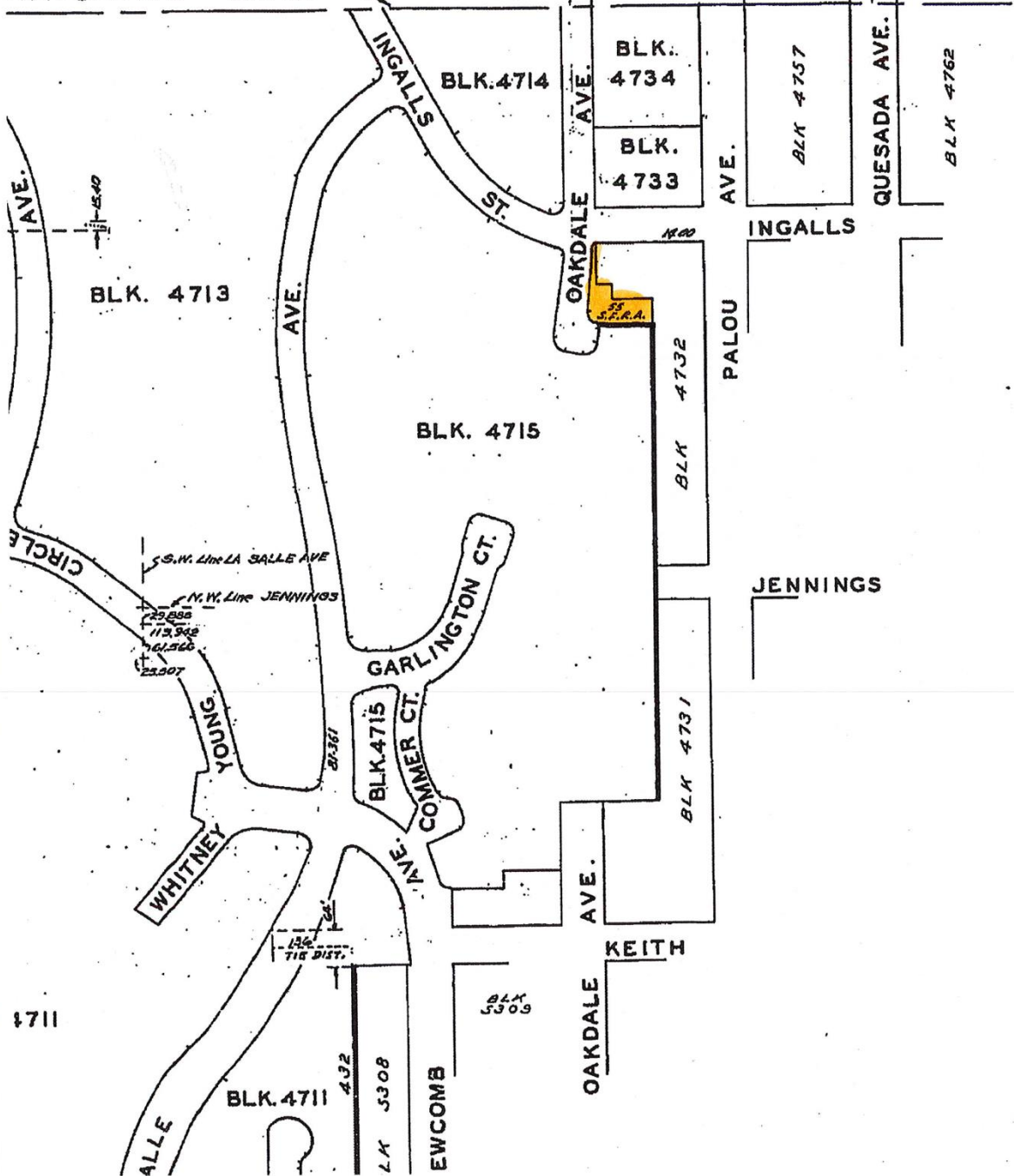
SCALE: 1" = 200'

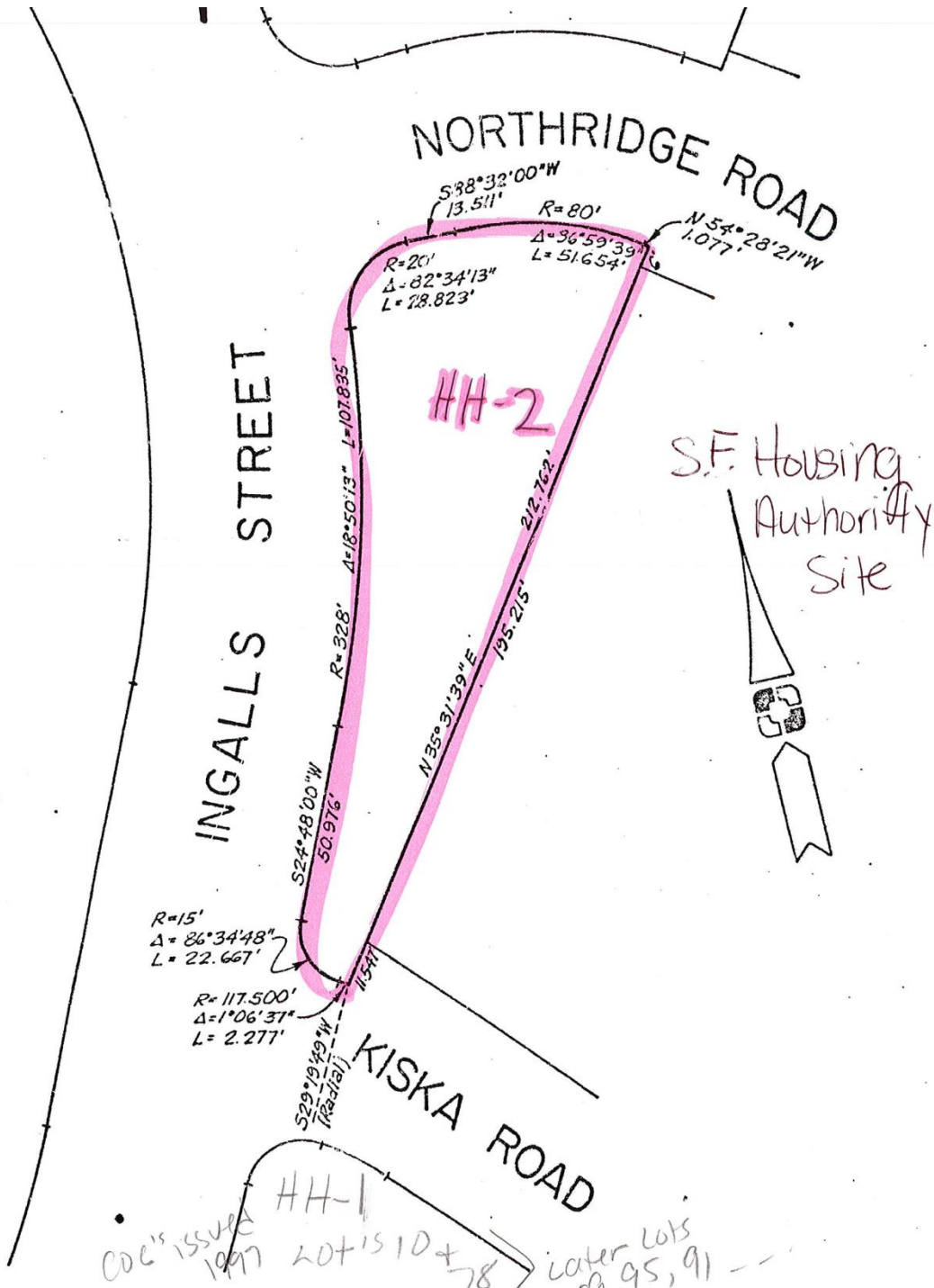
CITY AND COUNTY OF SAN FRANCISCO  
COUNTY ASSESSOR 1995

HUNTERS PT. AREA

MATCHING LINE

Sec Sheet 1





THE MURRAY-McCORMICK ENVIRONMENTAL GROUP  
SYSTEMS ANALYSIS · PLANNING · SURVEYING · ENGINEERING

DRAWN BY *PRB*  
 DESIGNED BY *MUM*  
 CHECKED BY *JCY*  
 DATE *Feb 19, 1976*  
 SCALE *1" = 40'*

S F H A  
 INGALLS STREET PARCEL

**Attachment B**  
**DOF Tracking Sheet – Other Properties**

**Attachment B  
DOF Tracking Sheet - Other Properties**

Successor Agency: **San Francisco**  
 County: **San Francisco**  
 Successor Agency to the Redevelopment Agency of the City and County of San Francisco

**LONG RANGE PROPERTY MANAGEMENT PLAN (PART 2): PROPERTY INVENTORY DATA - OTHER PROPERTIES**

| No.                           | Property Name  | Property Type         | HSC 34191.5 (c)(2)             |                        | HSC 34191.5 (c)(1)(A)           |   | Value Basis              | Date of Estimated Current Value | 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)   |  |  |
|-------------------------------|--|-----------------------|--------------------------------|------------------------|---------------------------------|---|--------------------------|---------------------------------|-------------------------|---------------------|-----------------------|---|--|----------------|-----------------------|---|----------------------------------|----------------------------|--|---|--|--|
|                               |  |                       | Permissible Use                | Permissible Use Detail | Acquisition Date                | Value at Time of Purchase                         |                          |                                 | 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 |
| <b>NON HOUSING PROPERTIES</b> |  |                       |                                |                        |                                 |   |                          |                                 |                         |                     |                       |   |  |                |                       |   |                                  |                            |  |   |  |  |
| 1                             | Garage Parcel -- Fillmore Heritage Center                | Parking Lot/Structure | Governmental Use               | See narrative          | Between 4/12/1967 and 4/22/1969 | \$939,450   | \$2,200,000              | Appraised                       | 8/1/2012                | \$0                 | 2016                  | See narrative                           | 1310 Fillmore Street                                 | 0732-32        | 54,000                | Moderate Scale Neighborhood Commercial (NC-3)   | \$2,200,000                      | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 2                             | Commercial Air Rights Parcel -- Fillmore Heritage Center | Commercial            | Future Development             | See narrative          | Between 4/12/1967 and 4/22/1969 | (Included in acquisition price for Garage Parcel) | \$9,000,000              | Appraised                       | Nov. 2013               | \$0                 | 2016                  | See narrative                           | 1310 Fillmore Street                                 | 0732-33        | 50,000                | Moderate Scale Neighborhood Commercial (NC-3)   | \$9,000,000                      | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 3                             | Land Leased to Kroger's (Foodsco)                        | Commercial            | Future Development             | See narrative          | 9/27/1990                       | \$4,000,000                                       | \$3,800,000              | Appraised                       | 1/4/2011                | \$0                 | 2016/2017             | See narrative                           | 345 Williams Avenue                                  | 5423A-009      | 92,209                | Neighborhood Commercial Shopping (NCS)          | \$3,800,000                      | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 4                             | Burke Avenue Cul de sac                                  | Roadway/Walkway       | Governmental Use               | See narrative          | 8/14/1974                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | 0 Burke Avenue                                       | 5203-037       | 11,400                | Core Production Distribution and Repair (PDR-2) | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 5                             | Burke Avenue (portion)                                   | Roadway/Walkway       | Governmental Use               | See narrative          | 8/14/1974                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 5203-044       | 500                   | Core Production Distribution and Repair (PDR-2) | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 6                             | Sidewalk fronting Cargo Way (portion)                    | Roadway/Walkway       | Governmental Use               | See narrative          | 12/10/1970 - 10/4/1972          | \$523   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 4570-020       | 108                   | Core Production Distribution and Repair (PDR-2) | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 7                             | Sidewalk fronting Cargo Way (portion)                    | Roadway/Walkway       | Governmental Use               | See narrative          | 12/10/1970 - 10/4/1972          | \$20,531  | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 4570-021       | 4,242                 | Core Production Distribution and Repair (PDR-2) | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 8                             | Sidewalk fronting Cargo Way (portion)                    | Roadway/Walkway       | Governmental Use               | See narrative          | 12/10/1970 - 10/4/1972          | \$4,196   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | 100 Jennings Street                                  | 4570-028       | 867                   | Core Production Distribution and Repair (PDR-2) | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 9                             | Sidewalks fronting Bonifacio Street                      | Roadway/Walkway       | Governmental Use               | See narrative          | 2/1/1968 - 3/2/1970             | \$15,771  | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 3751-167       | 1,600                 | Mixed Use-Residential (MUR)                     | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 10                            | Sidewalks fronting Rizal Street                          | Roadway/Walkway       | Governmental Use               | See narrative          | 8/9/1966 - 10/6/1970            | \$22,854  | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 3751-168       | 2,240                 | Mixed Use-Residential (MUR)                     | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 11                            | Remainder senior housing parcel (Eugene Coleman)         | Roadway/Walkway       | Sale of Property               | See narrative          | 8/7/1967                        | \$2,694   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | N/A  | 3733-096       | 116                   | Residential - Commercial, High Density (RC-4)   | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 12                            | Remainder senior housing parcel (Clementina Towers)      | Roadway/Walkway       | Sale of Property               | See narrative          | 11/2/1967                       | \$417   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | 316 Clementine Street                                | 3733-098       | 25                    | Residential - Commercial, High Density (RC-4)   | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 13                            | Ellis Street Driveway                                    | Roadway/Walkway       | Sale of Property               | See narrative          | 4/6/1982                        | \$0   | \$10,000                 | Appraised                       | 9/14/2011               | Fair Market Value   | 2016/2017             | See narrative                           | N/A  | 725-026        | 6,875                 | Moderate Scale Neighborhood Commercial (NC-3)   | \$10,000                         | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 14                            | Westbrook Plaza - Land + Underground Garage              | Parking Lot/Structure | Other                          | See narrative          | 12/19/2008                      | \$ 3,978,801                                      | \$0                      | Market                          | Nov. 2013               | Fair Market Value   | 2016                  | See narrative                           | 227-255 7th Street                                   | 3731-240       | 46,274                | South of Market Residential Enclave (RED)       | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 15                            | Westbrook Plaza - South of Market Health Center          | Other                 | Other                          | See narrative          | 12/19/2008                      | \$ 1,600,000                                      | \$4,367,542              | Market                          | Nov. 2013               | Fair Market Value   | 2016                  | See narrative                           | 229 7th Street                                       | 3731-241       | 62,335                | South of Market Residential Enclave (RED)       | \$4,367,542                      | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 16                            | Mini Park D-2  | Roadway/Walkway       | Sale of Property               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Bet. McKinnon and La Salle Ave., east of Lane St.    | 4711-010       | 15,700                | RH-2  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 17                            | Mini Park DD-4 (Shoreview Park)                          | Park                  | Governmental Use               | See narrative          | 2/15/1972                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Bet. Rosie Lee and Beatrice Lns, west of Lillian St. | 4713-008       | 21,780                | RH-2  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 18                            | Mini Park E-2  | Roadway/Walkway       | Sale of Property               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | South off of Commer Ct                               | 4715-006       | 11,900                | RH-2  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 19                            | Mini Park E-4  | Roadway/Walkway       | Sale of Property               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Bet. Garlington Ct and Osceola Ln.                   | 4715-010       | 2,400                 | RH-2  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 20                            | Mini Park F-2  | Roadway/Walkway       | Sale of Property               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Bet. Ingalls St and Baldwin Ct                       | 4714-003       | 43,000                | RH-2  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 21                            | Mini Park FF-7 (Adam Rogers Park)                        | Park                  | Governmental Use               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Off Palou St and Oakdale Ave, west of Ingalls St     | 4700-055       | 7,000                 | RH-1  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 22                            | Mini Park HH-2   | Roadway/Walkway       | Sale of Property               | See narrative          | 9/30/1969                       | \$0   | \$0                      | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | Bet Northridge and Kiska Rds, east of Ingalls St     | 4700-079       | 12,264                | RM-1  | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 23                            | Contemporary Jewish Museum Airspace Parcels              | Commercial            | Sale of Property               | See narrative          | 4/27/1967-12/2/1971             | \$445,549   | 0                        | Market                          | Nov. 2013               | \$0                 | 2016/2017             | See narrative                           | 736 Mission Street                                   | 3706-277 (por) | N/A                   | 3-C-R   | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| 24                            | Block 201 Easement                                       | Other                 | Governmental Use               | See narrative          | 10/17/1963                      | \$0   | \$0                      | Market                          | 11/14/2013              | \$0                 | 2016-2017             | See narrative                           | Former Jackson Street right of way                   | 201 (por)      | 4,136                 | Residential - Commercial, High Density (RC-4)   | \$0                              | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |
| <b>HOUSING PROPERTY</b>       |  |                       |                                |                        |                                 |   |                          |                                 |                         |                     |                       |   |  |                |                       |   |                                  |                            |  |   |  |  |
| 25                            | 5800 3rd/Carroll Avenue Senior Housing                   | Residential           | Fulfill Enforceable Obligation | See narrative          | 9/21/2010                       | \$8,380,733                                       | \$5,810,000 <sup>1</sup> | Appraised                       | 5/15/2013               | N/A                 | 2016                  | See narrative                           | 1751 Carroll Ave                                     | 5431A-042      | 64,369                | M-1   | \$5,810,000 1                    | See narrative              | See narrative                                      | See narrative   | See narrative  | See narrative  |

<sup>1</sup> The Estimated Current Value of the affordable housing property is based on either a recent appraisal for ground lease purposes, or the acquisition value, however there is no actual value under Dissolution Law due to long term affordability restrictions and the future transfer of the property to the City as Housing Successor.