



## CITY OF EAST PALO ALTO

MUNICIPAL SERVICES BUILDING  
2415 UNIVERSITY AVENUE  
2ND FLOOR — COUNCIL OFFICES  
EAST PALO ALTO, CA 94303  
(415) 853-3100

FREDERIC A. HOWELL, CITY MANAGER

### MEMBERS OF THE COUNCIL

BARBARA A. MOUTON  
Mayor

JAMES E. BLAKEY, JR.  
Vice-Mayor

RUBEN ABRICA

OMOWALE SATTERWHITE

GERTRUDE WILKS

September 17, 1985

Mr. Thomas J. Mills  
Senior Project Manager  
The Trust for Public Land  
82 Second Street  
San Francisco, Ca. 94105-3489

Re: The Ravenswood High School Site

Dear Mr. Mills,

This letter and supplemental enclosures are provided on the basis of your recent meeting with Mayor Mouton and City Councilmember Satterwhite to determine whether or not the Trust for Public Land might be of assistance to the City of East Palo Alto in acquiring the Ravenswood High School Site from the Sequoia Union High School District. More specifically, we are interested in utilizing TPL's Property Acquisition Revolving Fund for this purpose. Accordingly, the information contained herein attempts to address those items listed on the PAR Fund Fact Sheet and are correspondingly numbered below.

#### A. Purpose

The City is in the process of entering into an agreement to acquire the entire 29.73-acre Ravenswood High School Site. The agreed-upon purchase price of this site is \$1,831,000. Because of the City's limited financial resources to pay the entire sum at once, the acquisition of the site is structured in stages. The agreement which has yet to be reduced to writing, provides that the City will pay the school District \$1,000,000 by no later than December 31, 1985, in exchange for title to approximately 12 acres of the site. City will pay the remaining balance of \$831,000 in annual installment payments of \$200,000.

To secure the payment of the \$831,000, City and District will enter into a development agreement for a parcel of approximately nine acres in area for development of not more than 150 residential units. The development agreement is to be implemented only in the event that the City defaults on the payment schedule. The City will expedite processing of

the development agreement and it is estimated that from six to nine months will be required for this. Exact location of the approximate nine acres will be determined with approval by the City of the subdivision map to be prepared and filed by the District. Upon execution of the development agreement, the District will transfer title of an additional eight acres with improvements to the City.

1. Prompt acquisition of this site is vital to the success of our proposed Civic Center, a major community development project.
2. Although the City has \$1,000,000 committed for this project and plans to make this expenditure before the end of the calendar year, it does not have the full negotiated price of \$1,831,000 immediately available.

In summary, the City wishes to maintain the entire site for open space and institutional use. The development agreement which requires the City to rezone and change the land use is a substantial compromise on the part of the City in view of the dire need for recreational open space in the community. The portion of the site for which the development agreement will be prepared will remain in possession of the District until the entire balance is paid off. Thus, our community will be deprived of the full use and enjoyment of this nine acres of land. Also, a substantial amount of money and time will be spent in the preparation and approval of a development agreement which is not intended to and may never be implemented.

**B. Minimum Criteria for Eligibility**

1. As noted above, this project fulfills an important community development objective and it does include environmental improvements and restoration of a site with historic value to the community, although it is not listed on either State or Federal Registers. The principal use of the site would be recreational open space.
2. The project will serve the needs of low- and moderate-income community residents who comprise a disproportionate share of local residents in comparison with both San Mateo County and the Bay Area (see Exhibit 1).
3. The City of East Palo Alto was incorporated on July 1, 1983 (see Exhibit 2).
4. The City is prepared to provide TPL with any required formal assurance of its intent to acquire the property. The enclosed exhibits 3 through 9 identify the project as the Ravenswood High School Site Acquisition and clearly demonstrate the City's likelihood of obtaining financing to do so - even though the latter

is spread over time and it serves, in part, as the basis for this request. The exhibits reflect a \$1,000,000 commitment and current availability of CDBG funds to pay for 55 percent of the total purchase price, City resolutions allocating these funds for this project, and a portion of the City's adopted Capital Improvement Program showing the five-year allocation for this project.

5. The cash investment required of the PAR Fund exceeds the \$200,000 listed. However, we believe the project holds special merit because it is principally for open space, the City will immediately pay 55 percent of the purchase price, and acquisition of the site would preclude development as an alternate means of obtaining the purchase price balance.
6. The City would be willing to reimburse TPL for its project costs provided, of course, that TPL would furnish in advance an estimate of such costs.

#### **C. Additional Criteria for Project Selection**

1. This project has an open space component comprising 73 percent (nearly 22 acres) of the total project site. Exhibits 10 through 15 demonstrate past and current activities related to the development of this site as the priority in an overall Master Plan, efforts to obtain outside and provide matching funds for this project, and two different preliminary plans now under consideration for the actual development.
2. The fair market value of the property as of March 12, 1984 was \$2,365,000. The City has negotiated a price that is \$534,000 less than that (see Exhibit 16).
3. The City believes that the requested \$831,000 is the "least cash investment" in relation to the fair market value (35 percent) and the amount of open space being acquired for public recreational purposes. We are prepared to negotiate a period that would satisfy the "least amount of time" criterion.
4. Although the City of East Palo Alto is relatively new, we have successfully demonstrated our ability to complete revitalization projects. Most notable in this regard is the Bell Street Gymnasium, a project costing approximately \$200,000 and also involving the use of CDBG and State funds.
5. As pointed out above and in the attached exhibits, the requested PAR Fund investment will be more than matched

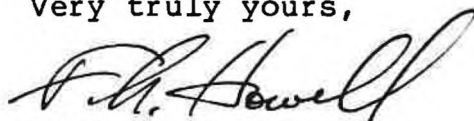
Thomas J. Mills  
September 18, 1985  
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by other sources of financing primarily through the use of CDBG funds already committed to this project and currently available.

We sincerely appreciate your expression of flexibility in approaching this potential transaction. With respect to securing TPL's interest, one possible scenario would utilize the title to the initial 12-acre acquisition. Let me underscore the importance of being able to obtain the full \$831,000. This would clearly preclude development and generate savings from preparing an EIR, rezoning the property, and entering into a development agreement with the School District.

Do let me know your reaction to the materials provided here and if anything additional is needed. I look forward to working with you on this major project for our new City.

Very truly yours,



Frederic A. Howell  
City Manager

FAH:jk

cc: City Council  
R. Hoover, Community Services Director  
D. Provost, Community Development Director  
J. Smith III, Public Works Director  
J. White, Assistant City Manager/Finance Director

East Palo Alto has a balanced mix of renter and owner-occupied housing units. In 1980, 53% (3,564) of the units were renter-occupied, 43% (2,912) were owner-occupied, and 4% (307) were vacant. The average household size was 2.80 persons with an estimated 6.5% of the households classified as being "overcrowded".<sup>4</sup>

### Economic Characteristics<sup>5</sup>

East Palo Alto is an economically depressed urban area. It has many households with very modest incomes; a large number of single-parent families headed by women; very high unemployment; and a small commercial sector.

#### A. Median Family Income

In 1970, the median family income in East Palo Alto was \$9,401 as compared with \$13,922 in San Mateo County. In 1980, the median family incomes were \$16,128 and \$26,400 respectively. The census data indicates that 14% of the families in 1970 and 1980 had incomes below the poverty level.<sup>6</sup>

#### B. Unemployment

Recently published statistics indicate that the national unemployment rate is 10.4% and the state unemployment rate is 10.7%. It has also been reported that the national unemployment rate among teenagers and young adults is about 25%.<sup>7</sup> Since unemployment among Blacks in urban areas is usually more than double the national average, it is likely that East Palo Alto has at least 25% adult unemployment and 60% teenage unemployment.

#### C. The Labor Force and Job Market

In 1980, there were approximately 9,270 individuals in the civilian work force. About 43% of the employed work force had jobs in white collar firms, 35% had blue collar jobs, and 22% had jobs in the service industry. A 1975 study indicated that there were about 1,200 jobs in the community, mostly in public agencies and in small retail and service firms. Although this study did not estimate the number of these local jobs held by community residents, one can reasonably conclude that the vast majority of the residents are employed outside of the community. Current estimates are that the job market in the community has remained stable over the past decade.

#### D. Industrial and Commercial Development

East Palo Alto is a residential community with very limited industrial and commercial development. No major national corporations have headquarters or branch offices in the community. Thus, most of the industry serves a regional market while the commercial firms serve a local market. A recent survey by CDI

TABLE 9A

INCOME AND ETHNICITY OF FAMILIES IN EAST PALO ALTO  
 (All Numbers are Rounded Percentages of Total Families)

<u>INCOME</u>	<u>ETHNICITY</u>				<u>Total</u>
	<u>Black</u>	<u>White</u>	<u>Spanish Origin</u>	<u>Asian &amp; Indian</u>	
Less than \$10,000	16	5	3	3	27
\$10,000 - \$20,000	20	8	6	2	36
\$20,001 - \$35,000	19	6	3	2	30
\$35,001 - \$50,000	5	1	0	0	6
\$50,000+	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	61	21	12	6	100

Source: 1980 U.S. Census

**TABLE 10  
REGIONAL INDICATORS OF GROWTH IN THE  
NINE-COUNTY SAN FRANCISCO BAY REGION**

	1980	1985	1990	1995	2000	2005
Population	5,179,784	5,521,000	5,809,000	6,084,000	6,298,000	6,517,000
Household Population	5,058,613	5,386,000	5,665,000	5,937,000	6,143,000	6,357,000
Households	1,970,549	2,094,000	2,242,000	2,402,000	2,541,000	2,652,000
Labor Force	2,702,000	2,944,000	3,279,000	3,517,000	3,787,000	3,993,000
Annual Average Net Migration over 5-Year Period		1986-1990	1991-1995	1996-2000	2001-2005	
	---	23,000	30,000	30,000	28,000	
Mean Household* Income in Constant 1980 \$	\$26,357	\$28,700	\$30,700	\$32,200	\$33,900	\$35,900
Total Births Over 5-Year Period		1986-1990	1991-1995	1996-2000	2001-2005	
	---	403,500	372,000	356,000	368,000	
Household Size	2.57	2.57	2.53	2.47	2.42	2.40

\* 1980 Base differs from 1980 Census estimate of average household income because dollars are expressed in 1980 values, not 1979 values as found in the 1980 Census.

Estimates are for April 1 of each year.

Source: ABAG Regional Economic-Demographic Information System.

**TABLE 28  
SAN MATEO COUNTY PROJECTIONS**

Employment	1980	1985	1990	1995	2000	2005
Agriculture, Mining	4,558	4,200	3,900	3,800	3,600	3,300
Construction	13,880	13,300	15,000	16,700	17,900	18,400
Manufacturing	40,920	38,700	43,800	45,800	45,800	49,000
Comm., Util., Transp.	32,220	35,100	40,000	43,600	46,000	52,300
Wholesale Trade	18,580	21,300	23,300	24,600	27,300	29,400
Retail Trade	42,870	48,600	52,800	56,200	58,900	62,200
F.I.R.E.	20,390	22,200	25,700	28,100	32,200	32,800
Services	67,850	72,600	79,000	85,500	90,400	99,000
Government	18,520	18,900	19,200	19,500	19,700	19,600
<b>Total</b>	<b>259,780</b>	<b>274,900</b>	<b>302,800</b>	<b>323,800</b>	<b>341,800</b>	<b>366,000</b>
Population	587,329	607,550	616,800	625,550	631,900	640,600
Household Population	580,517	600,250	609,100	617,800	623,850	632,450
Households	225,201	233,170	244,410	254,700	262,310	268,090
Employed Residents	314,242	331,800	360,100	376,700	391,000	401,200
Average Household Income	\$31,185	\$34,200	\$36,600	\$37,600	\$39,100	\$41,000

Source: 1980 Population data based on 1980 Census. Forecasts are for April 1 of each year. Base year employment data is estimated from the California Employment Development Department (EDD). Income is expressed in 1980 dollars; Base data for income comes from the Census, but adjusted by 1.128 to convert 1979 dollars to 1980 dollars.



MEAN HOUSEHOLD INCOME (CONSTANT IN 1980 DOLLARS)

<u>SUBREGIONAL AREA</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>
ATHERTON	78784	81000	84600	87000	88400	90800
BELMONT	33367	36600	39100	40200	41100	43100
BRISBANE	25340	27400	29300	30000	31500	32500
BURLINGAME	28792	32600	34900	35700	36800	37500
COLMA	24804	25700	28300	29400	30400	33900
DALY CITY	26862	29100	31400	32100	32900	34500
EAST PALO ALTO	19351	22300	24100	24900	25400	26700
FOSTER CITY	39150	42000	44700	45800	46600	49000
HALF MOON BAY	31742	34700	37400	38600	40100	41800
HILLSBOROUGH	81732	83300	87000	89300	90000	93500
MENLO PARK	32864	36400	38700	39800	40200	42700
MILLBRAE	33933	37700	40300	41400	42900	44100
PACIFICA	28564	32600	35000	35900	37600	39700
PORTOLA VALLEY	63757	64300	67000	69100	69300	76200
REDWOOD CITY	26436	29700	31600	32700	35100	37700
SAN BRUNO	28047	32100	34500	35400	35800	37600
SAN CARLOS	32580	35500	38000	39000	39700	41800
SAN MATEO	30108	32800	35300	36300	37200	40000
SOUTH SAN FRANCISCO	26850	29700	32100	32900	33400	35000
WOODSIDE	63330	64300	67000	68800	69700	75200
SF AIRPORT	50	50	50	50	50	50
REMAINDER	32952	36600	39100	39700	41800	44900

<b>SAN MATEO</b>	<b>31184</b>	<b>34200</b>	<b>36600</b>	<b>37600</b>	<b>38600</b>	<b>40800</b>
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CERTIFICATE OF COMPLETION

EXHIBIT 2

Pursuant to Government Code Sections 56450-56451, this Certificate is hereby issued by the Executive Officer of the Local Agency Formation Commission of San Mateo County, California:

1. Short-form designation, as designated by LAFCo is Reorganization of unincorporated territory in the area of East Palo Alto, consisting of the municipal incorporation of said area and the dissolution of the Ravenswood Recreation and Park District and San Mateo County Service Area No. 5.

2. The names of each district or city involved in this change of organization or reorganization and the kind or type of change or organization ordered for each such city or district are as follows:

<u>City or District</u>	<u>Type of Change of Organization</u>
<u>Ravenswood Recreation &amp; Park Dist.</u>	<u>Dissolution</u>
<u>San Mateo County Service Area No. 5</u>	<u>Dissolution</u>
<u>Unincorporated area of East Palo Alto</u>	<u>incorporation</u>

3. The above listed cities and/or districts are located within the following county(ies): San Mateo

4. A description of the boundaries of the above cited change of organization or reorganization is shown on the attached map and legal description, marked Exhibit A and by reference incorporated herein.

5. The territory involved in this change of organization or reorganization is inhabited (inhabited/uninhabited).

5. This change of organization or reorganization has been approved subject to the following terms and conditions, if any: see resolutions No. 44269 & 44583 attached hereto as Exhibits B & C and incorporated by this reference herein.

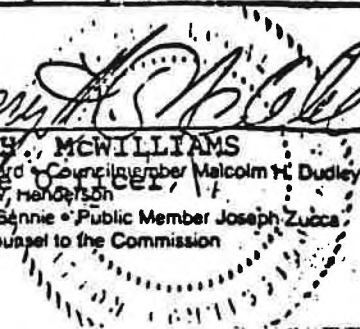
7. A certified copy of the resolution ordering this change of organization or reorganization without election, or confirming an order for this change after confirmation by the voters, was adopted on February 24, and June 14, by San Mateo County Board of Supervisors and is marked Exhibit B & C and by reference incorporated herein.

I hereby certify that I have examined the above cited resolution and the map and legal description and have found these documents to be in compliance with LAFCo Resolution No. 671, adopted on January 31, 1983

Dated: 6/16/83

*Gregory H. McWilliams*  
 EXECUTIVE OFFICER

COMMISSIONERS: Supervisor Arlen Gregorio, Chairman • Supervisor John M. Ward • Councilmember Malcolm H. Dudley  
 Councilmember William H. Hardwick • Public Member Mary W. Hanson  
 ALTERNATE: Supervisor William Schumacher • Councilmember Patricia F. Bennie • Public Member Joseph Zucca  
 OFFICERS: Gregory H. McWilliams, Executive Officer • L. M. Summey, Counsel to the Commission



DRA

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

\* \* \* \* \*

RESOLUTION ORDERING THE REORGANIZATION OF UNINCORPORATED TERRITORY IN THE AREA OF EAST PALO ALTO, CONSISTING OF MUNICIPAL INCORPORATION AND THE DISSOLUTION OF THE RAVENSWOOD RECREATION AND PARK DISTRICT, AND SAN MATEO COUNTY SERVICE AREA NO. 5

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, a resident-voter petition for the proposed captioned reorganization, containing the legally required number of valid resident-voter signatures, was submitted to the San Mateo County LAFCo, the chief petitioners thereof being Mrs. Carmaleit Oakes, Barbara A. Mouton, and John Tikisa Anderson; and

WHEREAS, LAFCo assigned to said proposed reorganization the designation as amended herein of "Reorganization of unincorporated territory in the area of East Palo Alto, consisting of the Municipal Incorporation of all of said area, and the dissolution of the Ravenswood Recreation and Park District and San Mateo County Service Area No. 5" (LAFCo File No. 82-21); and

WHEREAS, in connection with said proposed reorganization, LAFCo examined, approved, and certified an Environmental Impact Report which included responses, together with mitigation measures related thereto after hearings thereon, it duly considered a Sphere of Influence Report concerning said territory and each affected public agency, together with an updated report pertaining to the fiscal viability of all alternatives to be considered in connection with said proposed reorganization and sphere study; and

/LMS:gg  
18/83

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

ORIGINAL DOCUMENT RECORDED  
ON JUN 17 1983 AS NO. 83060775

THIS COPY HAS NOT BEEN COMPARED WITH THE ORIGINAL DOCUMENT.

San Mateo County Recorder

EXHIBIT B PAGE 1 OF 7

WHEREAS, LAFCo thereafter made the necessary findings and determinations with regard to the relevant Environmental Impact Report (LAFCo Resolution No. 669) and LAFCo also made the necessary findings and determinations with regard to the relevant spheres of influence in the affected areas (LAFCo Resolution No. 670); and

WHEREAS, the reasons for said proposal are for the purpose of attaining a localized municipal government that is able to provide the highest level of municipal urban services; and

WHEREAS, by its Resolution No. 671, LAFCo approved said proposal for reorganization with certain amendments and conditions, a copy of which resolution is on file in the Office of LAFCo, County Government Center, Redwood City, California, and by this reference is incorporated herein; and

WHEREAS, in its Resolution No. 671, LAFCo designated the Board of Supervisors of San Mateo County as the conducting authority to conduct subsequent proceedings with regard to said proposed reorganization; and

WHEREAS, upon the conclusion of said public hearing, this Board finds that the value of the written protests in opposition to said reorganization which have been filed and not withdrawn, represent less than fifty percent of the registered voters residing within the area affected by said reorganization; and

WHEREAS, it is now the desire of this Board to approve and order said proposed Reorganization subject to the conditions hereinafter set forth and subject to confirmation of the voters of the affected territories.

NOW, THEREFORE, IT IS HEREBY FOUND, ORDERED AND DETERMINED as follows:

Section 1. That LAFCo duly considered and approved as complete and adequate the EIR, the Sphere of Influence Report, and conducted duly noticed hearings and made the necessary

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AGENCY FORMATION COMMISSION  
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REDWOOD CITY, CA 94063

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and appropriate findings and determinations thereon, as above reviewed.

Section 2. That the captioned proposal for reorganization of the unincorporated area of East Palo Alto was initiated and the preliminary proceedings thereon were conducted by the San Mateo LAFCo (File No. 82-21), as above reviewed, and that the boundaries of said area proposed for reorganization are as more particularly set forth on Exhibit "A", attached hereto and by this reference made a part hereof.

Section 3. That after conducting a public hearing thereon and after duly considering all protests and presentations both for and against the proposal, together with all documents, reports and evidence of record including said Environmental Impact Report and sphere study and subject to the conditions hereinafter set forth, this Board of Supervisors hereby approves and orders said proposed reorganization, subject to a confirmation of the voters, by majority vote, in the affected territories of the Ravenswood Recreation and Park District, and San Mateo County Service Area No. 5, and hereby calls a special election, for this purpose and for the purpose of electing members to the city council of such new city, to be held on June 7, 1983, within the boundaries of said Recreation District and San Mateo County Service Area No. 5.

Section 4. That said petition for Reorganization was amended by LAFCo as follows:

(a) To specify that the name of such proposed new city shall be the City of East Palo Alto.

(b) To state a condition that if such reorganization receives the necessary voter approval, a city manager form of government will be enacted with all other city officers to be appointive.

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
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EXHIBIT B PAGE 3 OF 2

(c) To specify that a five member city council be elected on the same election date as the reorganization issue, to serve as the governing body of the new city if said reorganization is approved. The method of electing city council members shall be by the qualified voters at large.

(d) To reflect that the proposed boundaries of the new city are coterminous with the boundaries set forth in the sphere of influence designation for said new city pursuant to LAFCo Resolution No. 670 as more particularly set forth on the map attached as Exhibit "B" and by this reference made a part hereof.

Section 5. Said reorganization shall be subject to the following terms and conditions:

(a) The effective date of incorporation shall be July 1, 1983. The districts shall remain in existence until July 2, 1983, and the new city shall assume responsibility for district operations on July 2, 1983. The county shall continue to provide all public services that it presently provides during the 1983-84 fiscal year. Except with the dissolution of County Service Area No. 5, police service can be cut back to normal county levels.

(b) That the appropriations limit for the proposed new city shall be \$2,654,000 for fiscal year 1983-84.

(c) That the amount of property tax to be transferred from the County and affected districts pursuant to the mandates of Section 54790.3 shall be as provided in Exhibit "C", pursuant to statutory directives with the recommendation that the Ravenswood Highway Lighting District be dissolved and the Board of Supervisors make the appropriate property tax transfer.

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EXHIBIT B PAGE 4 OF 7

(d) That the county shall finance major street improvements as described in Exhibit "D".

(e) That in the event of voter approval of the conducting authority's order for said reorganization, the County may immediately thereafter appoint a city manager and a city attorney to serve until the effective date of said reorganization, i.e., July 1, 1983, at which time the City Council shall assume responsibility for filling said positions.

(f) That a five-member City Council shall be elected by voter approval on the same election date and on separate ballot measures as the reorganization question. The method of electing the five-member Council in the initial election and all subsequent elections shall be by the qualified voters at large.

(g) That upon the effective date of said reorganization, the employees of the Ravenswood Recreation and Park District shall be transferred to the newly incorporated city.

(h) That in the event of a subsequent dissolution or reorganization of the East Palo Alto County Waterworks District, the new city is urged to provide services to the areas in the City of Menlo Park and the remaining unincorporated areas that are presently being served.

(i) That all the above stated terms and conditions are contingent upon subsequent approval of the reorganization by this Board of Supervisors of San Mateo County and the approval of the majority of registered voters residing in said districts' present jurisdictional boundaries.

Section 6. It is hereby ordered and directed that said reorganization will consist of:

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(a) Incorporation of the subject area pursuant to all applicable statutes, amendments and conditions.

(b) Dissolution of Ravenswood Recreation and Park District pursuant to all applicable statutes, amendments and conditions.

(c) Dissolution of County Service Area No. 5, pursuant to all applicable statutes, amendments and conditions.

Section 7. That the question to be submitted to the voters shall be as more particularly set forth on Exhibit "E", attached hereto and by this reference made a part hereof.

Section 8. That the County Clerk be and he is hereby directed to conduct said special elections on June 7, 1983, including elections for city council members of said new city and to give notice thereof in conformity with the general election provisions of the Election Code.

Section 9. That the clerk of this board shall transmit, forthwith, a copy of this Resolution to the Clerk of the County of San Mateo.

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT B PAGE 6 OF 7



PROPOSED REORGANIZATION OF UNINCORPORATED TERRITORY IN THE AREA KNOWN AS EAST PALO ALTO, CONSISTING OF THE MUNICIPAL INCORPORATION THEREOF AND THE DISSOLUTION OF THE RAVENSWOOD RECREATION AND PARK DISTRICT AND SAN MATEO COUNTY SERVICE AREA NO. 5

Beginning at an iron pipe monument set on the north-south centerline, of Section 30, Township 5 South, Range 2 West, Mount Diablo Base and Meridian, said monument being set by and shown on that Record of Survey filed December 29, 1960 in Book 4, Licensed Land Survey Maps of San Mateo County, Page 100, said monument being at an angle point in the corporate limits of Menlo Park as reorganized July 20, 1976 by Resolution No. 36264; THENCE along said corporate limits as shown on said reorganization North 66°26' East 1677.60 feet, North 12°55' West 177.20 feet, and South 66°26' West 2605 feet, more or less, to the easterly boundary of the Rancho de las Pulgas and a point in the corporate limits of Menlo Park adopted July 14, 1959 by Ordinance No. 318; THENCE in a general northerly direction along said Rancho line and said corporate limits, (Ordinance No. 318) to the southeasterly right of way line of the Lands of the S.P.R.R. Co., (Dumbarton Branch); THENCE leaving said Rancho line southwesterly along said right of way line and said corporate limits 2500 feet, more or less, to said Rancho line; THENCE southwesterly along said Rancho line 550 feet, more or less, to the intersection thereof with an angle point in the corporate limits of the City of Menlo Park as established by Menlo Park Ordinance No. 306, adopted August 12, 1958, by the City Council of said City, said angle point being the most northeasterly corner of said annexation; THENCE leaving said Rancho line along said corporate limits, (Ordinance No. 306) in a southerly direction 1850 feet, more or less, to the intersection thereof with the southerly line of the 25 foot planting strip as shown on the "AMENDED MAP OF FLOOD PARK ESTATES", recorded in Volume 43 of Maps at Pages 11 and 12, Records of San Mateo County; THENCE southwesterly along said southerly line 1892.08 feet to the westerly boundary of said subdivision; THENCE southwesterly along said westerly boundary and its southwesterly prolongation 733.13 feet, more or less, to the intersection thereof with the northerly line of that certain map of "BAYSHORE PARK" recorded in Volume 14 of Maps at Pages 60 to 62 inclusive, Records of San Mateo County; THENCE northwesterly along said northerly line and said corporate limits 2076.36 feet, more or less, to the intersection thereof with the easterly line of Willow Road, said intersection being in the corporate limits of the City of Menlo Park as established by that certain annexation to said City by Ordinance No. 217, (Willow Road Annexation) adopted March 25, 1962, by the City Council of said City; THENCE southwesterly along said easterly line and said corporate limits to the intersection thereof with the southwesterly line of the Bayshore Highway as shown on the Official Map of San Mateo County, copyright 1950, said intersection being in the corporate limits of the City of Menlo Park as established by that certain annexation to said City by Ordinance No. 211, (North Palo Alto), adopted July 3, 1951, by the City Council of said City; THENCE southeasterly along said southwesterly line and said corporate limits to an angle point in said corporate limits; THENCE leaving said southwesterly line of Bayshore Highway and running in a general southeasterly direction along said corporate limits by Ordinance No. 211, and those by Ordinance No. 582, Ordinance No. 314, Resolution No. 3490, and Ordinance No. 329 to the intersection thereof with the center of San Francisquito C

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 SAN MATEO COUNTY LOCAL  
 AGENCY FORMATION COMMISSION  
 COUNTY GOVERNMENT CENTER  
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and the boundary common to the County of San Mateo and the County of Santa Clara; THENCE in a general southeasterly direction along the center of San Francisquito Creek and said common boundary to the intersection thereof with the P 2 centerline of the Bayshore Freeway at California State Highway Engineer's Station D 2 322+68.88 P.O.T. as said Engineer's Station and said common boundary is designated on "AS BUILT - PLAN AND PROFILE OF STATE HIGHWAY IN SAN MATEO AND SANTA CLARA COUNTIES, BETWEEN 0.3 MILE SOUTH OF WILLOW ROAD AND 0.5 MILE SOUTH OF SAN MATEO - SANTA CLARA COUNTY LINE", - San Mateo, Santa Clara Route 68, Section D., A., accepted June 4, 1958; THENCE northeasterly along said boundary 105 feet, more or less, to the point of beginning of the dividing line between the County of San Mateo and the County of Santa Clara, as said dividing line was established by San Mateo County Board of Supervisors Ordinance No. 1619, adopted October 15, 1963, by said Board, last mentioned point being the southwesterly terminus of that certain course "South 40°47' West" designated "Sta. 78+45+ End of Work" as said course and said station are shown on "MAP AND GENERAL CONSTRUCTION PLANS OF ZONE NW-1 "NORTHWEST", PROJECT NO. 2, SAN FRANCISQUITO CREEK IMPROVEMENT FROM BAYSHORE HIGHWAY TO SAN FRANCISCO BAY, SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, SANTA CLARA COUNTY, CALIFORNIA, DATED SEPTEMBER 1958" - said plans on file in San Mateo County Engineer's Office in Case 3, H-1691; THENCE along said dividing line, said line being the centerline of said San Francisquito Creek improvement, North 40°47' East 128.12 feet, more or less, to Station 77+16.88 of said centerline; THENCE on a curve to the right, said curve having a radius of 305.00 feet and a central angle of 82°30' an arc distance of 439.17 feet; THENCE South 56°43' East 235.00 feet; THENCE South 61°43' East 204.00 feet; THENCE on a curve to the left said curve having a radius of 250.00 feet and a central angle of 49°00' an arc distance of 213.80 feet; THENCE North 69°17' East 404.14 feet; THENCE on a curve to the left said curve having a radius of 425.00 feet and a central angle of 96°45' an arc distance of 717.66 feet; THENCE North 27°28' West 367.46 feet; THENCE on a curve to the right said curve having a radius of 455.00 feet and a central angle of 28°15' an arc distance of 224.38 feet; THENCE North 0°47' East 295.00 feet; THENCE on a curve to the left said curve having a radius of 855.00 feet and a central angle of 13°37' an arc distance of 203.20 feet; THENCE North 12°50' West 1075.00 feet; THENCE on a curve to the right, said curve having a radius of 300.00 feet and a central angle of 65°35' an arc distance of 343.39 feet; THENCE North 52°45' East 1250.00 feet; THENCE North 50°20' East 820.00 feet; THENCE on a curve to the right said curve having a radius of 300.00 feet and a central angle of 20°00' an arc distance of 104.72 feet; THENCE North 70°20' East 500.00 feet to Station 3+00, designated "Beginning of Project" on said San Francisquito Creek Improvement; THENCE continuing along last mentioned course North 70°20' East 300.00 feet, more or less, to a point in the corporate limits of the City of Menlo Park, as established by the above mentioned annexation to the City of Menlo Park by Ordinance No. 318, adopted July 14, 1959, by the City Council of said City; THENCE in a general northwesterly direction along said corporate limits to the Point of Beginning.

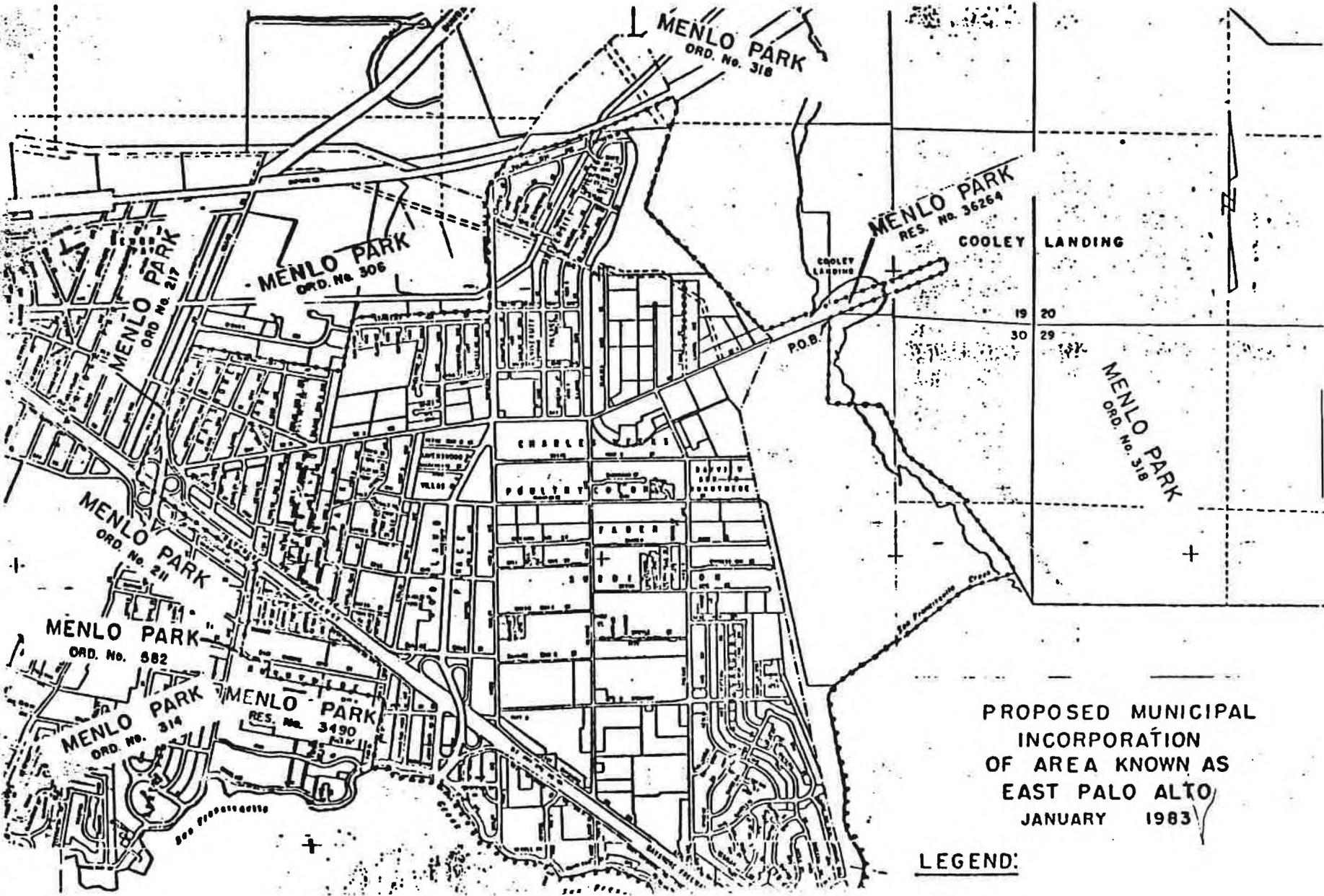
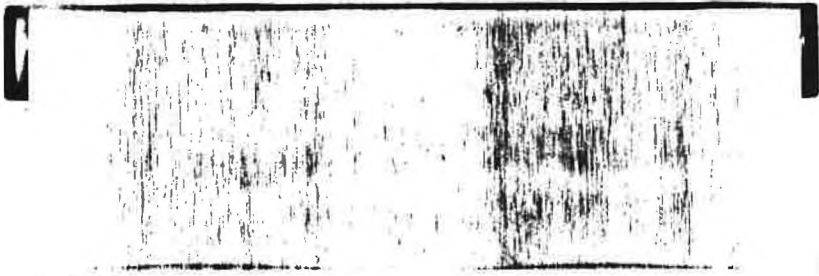
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AGENCY FORMATION COMMISSION  
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REDWOOD CITY, CA 94063

- 2 -

FYHIRIT

PAGE 2 OF 3

Exhibit "A" - Page 2



PROPOSED MUNICIPAL  
INCORPORATION  
OF AREA KNOWN AS  
EAST PALO ALTO  
JANUARY 1983

LEGEND:

**APPROVED**

SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT A PAGE 3 OF 3

Exhibit "B"  
Resolution No. 44760

**THE PROPERTY TAX TRANSFER TO AN INCORPORATED CITY  
OF EAST PALO ALTO**

Actual 1981-82 Expenditures from General Purpose Revenues in Thousands of 1981-82 Dollars (1)

	San Mateo County	EPA San. CSA #5 District	Ravenswood Rec. & Park	Ravenswood Lighting
Property Tax as Percent of Total General Purpose Revenues (2)	44.7	78		92.6
<b>TOTAL COST FOR MUNICIPAL SERVICES</b>				
EPA Municipal Council (3)	238			
County Administration (4)	26			
Sheriff's Patrol (4)	518	553		
Planning (4)	35			
Building Inspection (4)	33			
Street Construction and Maintenance (4), (5)	0			
Public Works - Other (4), (5)	10			
Civil Defense (4)	7			
Animal Control (4)	27			
Refuse Collection (3)		203		
Community Resource Center (4) Library (4)	51			
Sanitary Sewer Service (3)				
Parks and Recreation (3)				123
Street Lighting (3)				
<b>TOTAL COST</b>	<b>945</b>	<b>756</b>		<b>123</b>
Property Tax Transferred (6)	422	590 <i>CS</i>		114
<b>TOTAL TRANSFER</b>				
1983/84 (7), (8)	582			
Future Years (7)	1126			

**NOTES**

- (1) Assuming that the official property tax transfer calculation is done by LAFCo in the Spring of 1983, the prior year will be 1981/82 for purposes of the calculations specified in Government Code Section 54790.3(b).
- (2) Property tax as a percent of total revenues available for general purposes was calculated by the San Mateo County Controller's Office. (R-18)
- (3) Estimate based on 1981/82 actual expenditures (R-13) and on interviews with San Mateo County Controller's Office.
- (4) Estimates based on interviews with service providers.
- (5) Includes annual expenses and capital expenditures from General Fund only; does not include Road Fund expenditures.
- (6) Total cost in 1981/82 for those services which a City of East Palo Alto would assume, multiplied by property tax revenues as a percent of total general purpose revenue.
- (7) Actual property tax transfer from the County and the CSA will not occur until 1984/85. If the new city does not assume responsibility for the special districts until after the 1983/84 property tax entitlements have been established, the new city would receive the districts' entitlements for 1983/84.
- (8) Includes a one-time transfer of \$468,000 from CSA #5, contingent upon incorporation.

**SOURCE:** As noted. Compiled by McDonald & Associates.


EXHIBIT "D"

COUNTY OF SAN MATEO

INTER-DEPARTMENTAL CORRESPONDENCE

DATE December 20, 1982

TO: Board of Supervisors

FROM: Paul T. Scannell, Assistant County Manager 

SUBJECT: Incorporation and Annexation East Palo Alto/Menlo Park

Angus McDonald & Associates have requested the Board of Supervisors to consider a series of questions concerning the possible incorporation or annexation of East Palo Alto. These questions are outlined in the letter from McDonald & Associates dated December 15, 1982. These questions are based on the report prepared by the firm dated July 10, 1981, which is a report to LAFCO concerning the spheres of influence of East Palo Alto and the letter to the Board of Supervisors from David Nichols dated September 14, 1981.

Regarding the questions posed by McDonald, the county staff makes the following recommendations:

A. Capital Improvements

1. Roadway Improvements

The Department of Public Works in their five-year plan has proposed to make the various road improvements as listed in the attachment to the Nichols' letter of September 14, 1981. The department has revised their cost estimates as to contributions from the county road fund based on the current cost of such improvements. To improve Newbridge Street, that is to widen it to four lanes between Willow Road and Bay Road, the department now estimates the cost to be \$2.2 million. That amount is included in the current five-year plan. The improvements to Bay Road from Newbridge to University Avenue,

previously listed at \$2 million, now are estimated to cost \$2.2 million. In addition, the Department of Public Works continues to recommend that the county contribute toward other street improvements in the area if an assessment district or series of assessment districts were formed. Those contributions would be as listed in the Nichols' memo. The Department would recommend, however, that there be a time limit placed on the county's commitment. That is, unless the new city or Menlo Park undertook the formation of the assessment districts within the five-year period from the date of takeover by either entity, the county would no longer be committed. The Department of Public Works is not planning to widen Bay Road from Pulgas Avenue to Cooley Landing. That project is not recommended as part of the county's five-year plan.

## 2. Recreation Facilities

The improvements to the gymnasium at the Ravenswood Recreation and Park site are planned by Housing and Community Development. In fact, the initial report from the department is on the agenda for consideration at the Tuesday, December 21, meeting. McDonald's question as to whether or not the county would continue to have responsibility for additional financing is not clear. If that means that the county would be obligated within reason to complete the project, that would be a reasonable assumption. Additional funding, however, would not be planned. The county staff is not, at this time, planning to finance an operating swimming pool either through the purchase of the Ravenswood High pool or through the rehabilitation of the existing Recreation District pool.

## B.1 The Municipal Council Building

The assumption that space in the Municipal Council building, devoted to municipal functions, would be made available to a new city or to Menlo Park for a rent comparable to that now being charged is accurate. A further assumption implicit in that statement is that the cost would not be fixed but would be subject to the pressures of the real estate market in the future as determined by our General Services Department.

Board of Supervisors  
December 20, 1982  
Page 3

**C. Annexation Compared to Incorporation**

The assumption that in the event of annexation by Menlo Park the county would agree to an equal property tax transfer is correct. The assumption that the specified capital improvements would be financed by the county is also correct. However, there is a legal distinction between an annexation and incorporation. The distinction, I assume, will be pointed out in the final McDonald report. The county in the case of incorporation will continue to provide municipal services at county expense until July 1, of the next calendar year. In the case of annexation, the city would assume the delivery of such service immediately.

If any additional information regarding this letter or regarding the incorporation/annexation issue is needed by any member of the Board I would be glad to furnish it.

bb

cc: Thomas F. Casey, Chief Deputy, District Attorney's Office  
Paul Koenig, Director of Environmental Management  
Robert Sans, Director of Public Works  
Robert Sorensen, Director of General Services

EXHIBIT "E"

REORGANIZATION OF EAST PALO ALTO

Proposition A      Shall the order adopted by the Board of Supervisors of the County of San Mateo, State of California, dated February 24, 1983 ordering the reorganization of unincorporated territory in the area of East Palo Alto consisting of the municipal incorporation of said area and dissolution of San Mateo County Service Area No. 5 and Ravenswood Park and Recreation District be confirmed and the maximum appropriation limit for such new city in the amount of \$2,654,000 for the 1983-84 fiscal year be approved (subject to the terms and conditions specified in said order.)



Regularly passed and adopted this 24th day of February

19 83.

AYES and in favor of said resolution:

Supervisors: K. JACQUELINE SPEIER

JOHN M. WARD

ANNA G. ESHOO

ARLEN GREGORIO

WILLIAM J. SCHUMACHER

NOES and against said resolution:

Supervisors: NONE

Absent Supervisors: NONE

Chairman, Board of Supervisors  
County of San Mateo  
State of California

ATTEST:

Clerk of said Board of Supervisors  
(SEAL)

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT B PAGE 2 OF 2



STATE OF CALIFORNIA } ss.  
COUNTY OF SAN MATEO }  
MINERVA L. TAKIS, Clerk of the Board of  
Supervisors, does hereby certify that the above  
and foregoing is a full, true and correct copy of

Resolution No. 44269

entered in the minutes of said board.  
In Witness Whereof, I have hereunto set my hand and the  
seal of said Board this 24th day of Feb. 1983

MINERVA L. TAKIS, Clerk of the Board

RESOLUTION NO. 44269

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

A RESOLUTION DECLARING RESULTS OF SPECIAL ELECTION HELD JUNE 7, 1983, IN THE PROPOSED GENERAL LAW CITY OF EAST PALO ALTO FOR THE PURPOSE OF DETERMINING WHETHER THE SAME SHALL BECOME INCORPORATED, FOR THE PURPOSE OF ELECTING FIVE CITY COUNCILMEMBERS, AND THE DISSOLUTION OF THE RAVENSWOOD RECREATION AND PARK DISTRICT, AND SAN MATEO COUNTY SERVICE AREA NO. 5 AND DECLARING THE PERSONS RECEIVING THE HIGHEST NUMBER OF VOTES ELECTED.

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, this Board of Supervisors on the 24th day of February, 1983, adopted its Resolution No. 44269 containing an order fixing the final boundaries of the proposed incorporated territory to be known as the "City of East Palo Alto"; and

WHEREAS, this Board on said date adopted its Resolution No. 44269 providing for the holding within said territory of a special election on the 7th day of June 1983, for the purpose of determining whether such proposed City of East Palo Alto should become incorporated as a general law city and for the purpose of electing five (5) city councilmembers; and

WHEREAS, this Board on the 24th day of February, 1983, adopted its Resolution No. 44269 ordering and directing said special election will consist of:

- a) Incorporation of the subject area pursuant to all applicable statutes, amendments and conditions;
- b) Dissolution of Ravenswood Recreation and Park District pursuant to all applicable statutes, amendments and conditions;
- c) Dissolution of County Service Area No. 5, pursuant to all applicable statutes, amendments and conditions; and

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

WHEREAS, pursuant to said resolution above mentioned, and in the manner provided by law, the County Clerk of the County of San Mateo has canvassed the results of said special election, including the results of absentee ballots, in the manner provided by law and has found and has certified to this Board of Supervisors the result of said canvass, as appears by the Certificate of County Clerk of The Statement of Result of Votes Cast for the purposes stated; and

WHEREAS, this Board of Supervisors has duly convened and examined said Certificate and finds to its satisfaction that said Certificate accurately sets forth the total number of votes cast at said special election, the names of the persons voted for at said special election, the number of votes given at each precinct to each person and for and against the measure voted upon at said special election, and the number of votes given to each person and for and against the measure at said special election; and

WHEREAS, it further appears that the County Clerk, in the manner provided by law, has duly canvassed the results of all absentee ballots voted at said special election and has determined the number of votes cast for and against the measure voted upon at said special election and has determined the number of votes cast for each of the persons voted upon for the purpose of electing five (5) councilmembers:

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED as follows:

1. That a special election was held on the 7th day of June, 1983, in the proposed general law city of East Palo Alto for the purpose of determining whether or not the same should become incorporated and for the purpose of electing five (5) city councilmembers, and the dissolution of the Ravenswood Recreation and Park District, and San Mateo County Service Area No. 5 as particularly described in Resolution No. 44269 of the Board of Supervisors, adopted on the 24th day of February, 1983.

- 2 -

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT C PAGE 2 OF 5

2. That sixteen (16) election precincts were established for the purpose of said special election, as follows:

The unincorporated area of San Mateo County known as Bay, precincts 1 through 12, Menlo Outside, precincts 3 through 6.

3. That the proposition submitted to the qualified electors of the area proposed to be incorporated as a general law city was as follows:

Shall the order adopted by the Board of Supervisors of the County of San Mateo, State of California, dated February 24, 1983 ordering the reorganization of unincorporated territory in the area of East Palo Alto consisting of the municipal incorporation of said area and dissolution of San Mateo County Service Area No. 5 and Ravenswood Recreation and Park District be confirmed and the maximum appropriation limit for such new city in the amount of \$2,654,000 for the 1983-84 fiscal year be approved (subject to the terms and conditions specified in said order).

4. That the offices voted for at said special election were the offices of five (5) city councilmembers.

5. That the total number of votes cast at the polls at said special election was 3,436; that 274 Absentee Ballots were cast at said special election, resulting in a total number of 3,710 votes cast at said special election.

6. That the names of the persons voted for at said special election, the number of votes given at each precinct to each person and for and against the measure voted upon at said special election, and the number of votes given to each person and for and against the measure at said special election, including the results of absentee ballots cast in connection with said special election are set forth in Exhibit "A", attached.

7. That said election was duly and regularly held and conducted and the votes cast thereat were received and canvassed and the returns thereof made and canvassed at the times and in the forms and manner required by law.

8. That a majority of the votes cast at said special election were for the incorporation of said proposed general law city of East Palo Alto.

9. That the territory within which said special election was held as above mentioned, which territory was described in said Resolution No. 44269 above mentioned, and is hereinafter described, shall be, and the same is hereby, declared incorporated as a general law city.

10. That this Board of Supervisors shall, and does hereby, give said general law city the name of East Palo Alto, and further declares that the name of said general law city shall be and is East Palo Alto.

11. That the territory so incorporated as the general law city of East Palo Alto consists of that territory of the County of San Mateo, State of California, situate, included and described within the limits and legal boundaries hereinafter set forth in Resolution No. 44269,

12. That the names of the five (5) persons receiving the highest number of votes for the offices of city councilmembers of said city shall be, and are hereby, declared to be as follows, to wit:

Gertrude Wilks  
Barbara A. Mouton  
Frank O. Satterwhite  
Ruben Abrica  
James E. Blakey, Jr.

That each of said persons shall be, and he is hereby, declared to be elected to the office of Member of the City Council.

.....

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT C PAGE 4 OF 5

Regularly passed and adopted this 14th day of JUNE

19 83

AYES and in favor of said resolution:

Supervisors: K. JACQUELINE SPEIER

JOHN M. WARD

ANNA G. ESHOO

ARLEN GREGORIO

WILLIAM J. SCHUMACHER

NOES and against said resolution:

Supervisors: NONE

Absent Supervisors: NONE

Chairman, Board of Supervisors  
County of San Mateo  
State of California

ATTEST:

Clerk of said Board of Supervisors  
(SEAL)

**APPROVED**  
SAN MATEO COUNTY LOCAL  
AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CA 94063

EXHIBIT C PAGE 5 OF 5



STATE OF CALIFORNIA  
COUNTY OF SAN MATEO  
MINERVA L. TAKIS, Clerk of the Board of Supervisors, does hereby certify that the above and foregoing is a full, true and correct copy of  
RESOLUTION NO. 44583  
entered in the minutes of said board.  
In Witness Whereof, I have hereunto set my hand and the seal of said Board this 14th day of June, 19 83  
MINERVA L. TAKIS, Clerk of the Board  
 Deputy

Department of Environmental Management  
Housing and Community Development Division



# COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • REDWOOD CITY • CALIFORNIA 94063 (415) 363-4451

BOARD OF SUPERVISORS  
ANNA G. ESHOO  
TOM NOLAN  
WILLIAM J. SCHUMACHER  
K. JACQUELINE SPEIER  
JOHN M. WARD

June 17, 1985

HAND DELIVERED

Fred Howell, City Manager  
City of East Palo Alto  
2415 University Avenue  
East Palo Alto, CA 94303

Dear Mr. Howell:

I am attaching copies of two letters dated June 17, 1985, from HUD, and my letter of June 13, 1985, to HUD. The shorter letter from HUD spells out HUD's views on the acquisition of the Ravenswood High School and states that its acquisition is an eligible activity. We will, of course, have to comply with pertinent federal regulations but I will work with you to draft the formal agreement so that we have no problem meeting this compliance requirement.

The longer letter spells out HUD's approval of our entire budget for next year which includes the total of \$1,000,000 budgeted by the County for the Ravenswood High School acquisition.

If you have any questions please call me.

Very truly yours,

William F. Dempsey  
Real Estate Coordinator

WFD:br

Department of Environmental Management  
Housing and Community Development Division



# COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • REDWOOD CITY • CALIFORNIA 94063 (415) 363-4451

BOARD OF SUPERVISORS  
ANNA G. ESHOO  
TOM NOLAN  
WILLIAM J. SCHUMACHER  
K. JACQUELINE SPEIER  
JOHN M. WARD

June 13, 1985

VIA MESSENGER

Ricardo Rivas  
Program Manager, Team B  
U.S. Department of Housing  
and Urban Development  
450 Golden Gate Avenue  
San Francisco, CA 94102

Dear Mr. Rivas:

We have been asked by the City and the Sequoia School District to confirm that HUD has approved the County's use of \$1,000,000 of CDBG funds for the acquisition of the Ravenswood High School in East Palo Alto in order to use the property for park and open space purposes.

I need the response letter early in the day on Monday, June 17, so please call me and I will have someone pick it up.

Very truly yours,

  
William F. Dempsey  
Real Estate Coordinator

WFD:br





U.S. Department of Housing and  
San Francisco Regional Office, Region IX  
450 Golden Gate Avenue  
San Francisco, California 94102-3448

EXHIBIT 5

JUN 17 1985

Mr. Paul Koenig, Director  
Department of Environmental Management  
County Government Center  
Redwood City, CA 94063

Dear Mr. Koenig:

SUBJECT: B-85-UC-06-0006  
Ravenswood High School  
East Palo Alto

We are responding to the request from your office dated June 13, 1985 concerning the acquisition of the subject site.

As you know, we do not review all of the specific projects and activities which a grantee funds with its annual entitlement grant. If you have determined that the acquisition of Ravenswood School site is a local priority, and that it is an eligible activity, and you have complied with all pertinent Federal regulations, then we have no objections to the use of Community Development Block Grant funds for this purpose.

We are pleased to note that the County is reprogramming funds from slow moving projects from prior years. This is an important management control to ensure that Block Grant funds are expended expeditiously for local priorities. These reprogrammed funds in addition to the fiscal year 1985 grant award of \$2,909,000 will enable the County to carry out a variety of activities.

If you have any questions, please call Sharman R. Lancefield, Community Planning and Development Representative at (415) 556-3751.

Sincerely,

*Ricardo E. Rivas*  
Ricardo E. Rivas  
Program Manager, Team B  
Office of Community Planning  
and Development



San Francisco Regional Office,  
450 Golden Gate Avenue  
San Francisco, California 94102-3448

17 JUN 1985

Ms. K. Jacqueline Speier, Chairperson  
County Board of Supervisors  
County Government Center  
Redwood City, CA 94063

Dear Ms. Speier:

SUBJECT: Grant Award  
Community Development Block Grant Program  
Program Number B-85-UC-06-0006  
County of San Mateo

I am pleased to transmit to you the Fiscal Year 1985 Community Development Block Grant (CDBG) Entitlement Grant for the County of San Mateo in the amount of \$2,909,000. The program year for your community begins on July 1, 1985.

Enclosed is the Grant Agreement and Funding Approval (HUD-7082) (three copies), which constitutes the contract between the Department of Housing and Urban Development and the County of San Mateo. You should note particularly any special conditions included in Item 13 of the Funding Approval.

The Special Condition in your Grant Agreement and Funding Approval concerning the review procedures under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs and HUD's implementing regulations at 24 CFR Part 52 (See the June 24, 1983 FEDERAL REGISTER, pages 29206-29221), restricts the obligation or expenditure of funds for the planning or construction of water or sewer facilities until the completion of the review process and receipt of written release of funds from HUD. Since you have not submitted your final statement for review under E. O. 12372, we assume you do not propose to use funds for activities subject to review. However, the condition requires that in the event you amend or otherwise revise your final statement to use funds for the planning or construction of water or sewer facilities, you must receive written release of funds from HUD before obligating or expending funds for such activities.

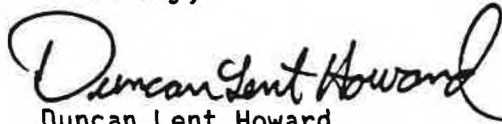
In order to amend your Letter of Credit to reflect the Fiscal Year 1985 grant, it will be necessary for you to execute all copies of the Grant Agreement and return two copies to DHUD attention: Ricardo E. Rivas, Program Manager, Team B.

Upon receipt of the executed Grant Agreement (two copies) and other forms required to amend your Letter of Credit, HUD will transmit to you a copy of the Letter of Credit, which will reflect your FY 1985 grant amount and indicate when drawdowns may commence.

You are reminded that certain activities are subject to the provisions of 24 CFR Part 58 (Environmental Review Procedures for Community Development Block Grant Program). Funds for such activities may not be obligated or expended unless the release of funds has been approved in writing by HUD. A request for the release of funds must be accompanied by an environmental certification. Appropriate forms are enclosed. You are also reminded that your Grantee Performance Report for the 1985 program year is due in this office no later than August 30, 1985.

If you have any questions or desire assistance in connection with this letter or other items related to the CDBG program, please contact Sharman R. Lancefield, Community Planning and Development Representative of this office at (415) 556-3751.

Sincerely,



Duncan Lent Howard  
Regional Administrator/  
Regional Housing Commissioner

cc: Paul Koenig, Director  
Department of Environmental Management

RESOLUTION NO. 106-84

**A RESOLUTION APPROVING ALLOCATIONS OF  
COMMUNITY DEVELOPMENT BLOCK GRANT CARRYOVER AND  
FISCAL YEAR 1984-1985 FUNDS**

**WHEREAS**, the City of East Palo Alto has carryover CDBG funds in the amount of approximately \$730,643 from previous projects that were not completed; and

**WHEREAS**, the City expects to receive funds in the amount of approximately \$400,000 for fiscal year 1984-1985; and

**WHEREAS**, the City intends to utilize the carryover funds on three major, eligible activities in a timely fashion; and

**WHEREAS**, the City held two public hearings to discuss the allocation of these funds.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Palo Alto that the carryover and fiscal year 1984-1985 allocations of CDBG funds be made as follows:

<u>Activity</u>	<u>Carryover</u>	<u>1984-1985</u>
Bell Street Gymnasium	\$220,543	
Ravenswood High School Acquisition	\$475,000	
Martin Luther King Park Acquisition		\$100,000
Economic Development Prog.		\$100,000
Housing Rehabilitation		\$200,000
Spring Clean-up Program	\$ 35,100	
<b>Total</b>	<b>\$730,643</b>	<b>\$400,000</b>

**PASSED AND ADOPTED** this 21st day of May, 1984, by the following vote:

**AYES:** ABRICA, BLAKEY, MOUTON, SATTERWHITE, WILKS

**NOES:** NONE

**ABSENT:** NONE

*Barbara A. Mouton*  
Barbara A. Mouton  
Mayor

ATTEST:

*Russell V. Overhart*  
Russell V. Overhart  
Interim City Clerk

**RESOLUTION NO. 00164**

**A RESOLUTION APPROVING ALLOCATIONS OF  
COMMUNITY DEVELOPMENT BLOCK GRANT CARRYOVER AND  
FISCAL YEAR 1985-1986 FUNDS**

**WHEREAS**, the City of East Palo Alto has carryover CDBG funds in the amount of approximately \$651,516 from a previous project that was not completed; and

**WHEREAS**, the City expects to receive funds in the amount of approximately \$350,000 for fiscal year 1985-1986; and

**WHEREAS**, the City intends to utilize the carryover funds on a major eligible activity in a timely fashion; and

**WHEREAS**, this major project involves the continued use of CDBG funds in concert with other local funding sources to provide needed recreational open space for the community; and

**WHEREAS**, the City held a public hearing to discuss the allocation of these funds.

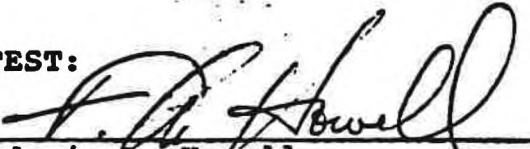
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the East Palo Alto that the carryover and fiscal year 1985-86 allocation of the CDBG funds be made as follows:

<u>Activity</u>	<u>Carryover</u>	<u>1985-86</u>	
Ravenswood High School Acquisition	\$651,516	\$ 0	350 651
Recreational Open Space Development	<u>0</u>	<u>\$350.00</u>	1,001,516
<b>Total</b>	<b>\$651,516</b>	<b>\$350,000</b>	

**PASSED AND ADOPTED** this 18th day of March, 1985, by the following vote:

**AYES:** BLAKEY, MOUTON, SATTERWHITE, WILKS  
**NOES:** NONE  
**ABSENT:** ABRICA

*Barbara A. Mouton*  
 \_\_\_\_\_  
 Barbara A. Mouton  
 Mayor

**ATTEST:**  
  
 Frederic A. Howell  
 City Clerk

**CAPITAL IMPROVEMENTS PROGRAM 1985-1990**

Proj. Number	Project	Funding Source	Prev Approp.	1985-86	1986-87	1987-88	1988-89	1989-90	Total Estimated Project Cost
85-01	<u>Martin Luther King Park acquisition</u>	CDBG LWCF	\$100,000	\$0	\$0	\$0	\$0	\$0	\$200,000
85-02	<u>Bell Street Gymnasium Renovation</u>	CDBG SPR	\$326,000	24,000	0	0	0	0	\$350,000
85-03	<u>Ravenswood High School Site Acquisition</u>	CDBG OAS	\$500,000	500,000	250,000	250,000	250,000	250,000	2,000,000
85-04.1 through 85-04.8	<u>Transit Street Repair</u>	FAU OAS GT GF	53,196	46,804	50,000	0	0	0	150,000
86-01	<u>Ravenswood Industrial Park Access Road</u>	TDA OAS R	0		50,000	200,000	500,000	500,000	18,000,000
86-02	Civic Center	OAS GF CIPR	\$0	\$100,000	\$200,000	\$400,000	\$1,300,000	\$2,000,000	\$ 5,000,000
86-03	Storm Drainage	FAU OAS R	0	50,000	100,000	200,000	1,500,000	2,000,000	35,000,000



# CITY OF EAST PALO ALTO

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

TEL. (415) 853-3100

PUBLIC WORKS DEPARTMENT  
Jesse Smith III, P.E., Director

## MEMBERS OF THE COUNCIL

BARBARA A. MOUTON  
Mayor  
JAMES E. BLAKEY, JR.  
Vice-Mayor  
RUBEN ABRICA  
OMOWALE SATTERWHITE  
GERTRUDE WILKS

FREDERIC A. HOWELL  
City Manager

AUGUST 14, 1985

ORSEE Design Associates  
245 Clement Street  
San Francisco, California 94118

Re: EAST PALO ALTO PARKS & OPEN SPACE MASTER PLAN

Gentlemen:

As we discussed, there are several critical dates for citizen input and grant funding. Two (2) special meetings are currently scheduled and will require your attendance and input.

August 20, 1985	Meeting with Parks and Recreation Commission and Community for design and community dialog and approach.
-----------------	--

August 27, 1985	Meeting with Parks and Recreation Commission to review Parks and Open Space linkage and specific recommendations for Ravenswood High School.
-----------------	--

Additionally, please note that the deadline for submission of grant applications for Park Development (Ravenswood High School) is October 1, 1985. We have attached the grant application for your information and input.

Sincerely,

Jesse Smith III, P.E.  
Director of Public Works

JSIII:mst

cc: Robert S. Hoover, Community Services Director

# CITY OF EAST PALO ALTO

**ACTION MINUTES  
PARKS & RECREATION COMMISSION, TUESDAY, AUGUST 20, 1985  
PUBLIC HEARING  
COUNCIL CHAMBERS, 2415 UNIVERSITY AVENUE, 7:00 P.M.**

**1. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Chairperson Stamper at 7:20 p.m.

Commissioners Present: Stamper, Jennings, Perry,  
Bowen, and Fontaine

Commissioners Absent: Brown-Dean (excused)  
Navarro (unexcused)

Staff Present: Hoover, Smith, Blossom

**2. PUBLIC HEARING**

**(A) Masterplan for City's Park System**

Chairperson Stamper advised the audience that the purpose of the Public Hearing was to get input from local residents on how they would like to see Ravenswood High School, along with seven (7) other sites, developed under the Masterplan for City's Park System. Sites to be developed include: Martin Luther King, Jr. Park; Bell Street Recreation Center; Jack Farrell Park; Ravenswood High School Site; Ravenswood Middle School; Costano School; Brentwood Oaks School; and the Hetch-Hetchy Right-of-Way.

Stamper went on to explain that the first site to be developed would be Ravenswood High School site because it will be the Civic Center or the hub of the community.

Some residents that had expressed their concerns to Chairperson Stamper included: the need to have lighting for outdoor basketball at night; the need for the track, baseball field and swimming pool to be repaired, and also the need for more soccer fields.

Commissioner Fontaine was concerned about the mental anguish the community had experienced by not having adequate recreational facilities for so many years and felt that the Masterplan should deal with the psychological aspect of recreation as well as the physical aspect of recreation.

The Commissioners inquired whether or not Orsee Design and Associates would be present at the Public Hearing. Public Works Director, Jesse Smith responded that the architectural firm had been invited and that he would make them aware of the Commission's concerns regarding their attendance.



**CITY OF EAST PALO ALTO  
PROJECT PROPOSAL  
FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT ASSISTANCE IN FY 1985-86**

The City of East Palo Alto, a municipal corporation of the State of California, County of San Mateo, hereby submits the following project proposal requesting financial assistance to purchase a real property for recreational and open space use:

**A. Project Title**

Recreational Open Space Development

**B. Project Sponsor**

City of East Palo Alto  
2415 University Avenue  
2nd Floor- City Council Office  
East Palo Alto, California 94303

Contact Person: Don A. Provost, Community Development  
Director

**C. Project Eligibility**

Subpart C. 570.201(a). Acquisition.

Acquisition in whole or in part by a public agency or private nonprofit entity by purchase, lease, donation, or otherwise of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of Section 570.207(a).

**D. Description of Project**

**1. Purpose**

The City of East Palo Alto is in need of additional real property for use as recreational open space. The City currently is acquiring Martin Luther King Park (5.4 acres), and owns Jack Farrell Park (3.1 acres), and Bell Street Park (3.5 acres). This would give the City a total of 12.00 acres of land for recreational open space use. Based upon the City's current population and anticipated growth rate, this total acreage places the City below the standards for available recreational land outlined by the Urban Land Institute (Urban Land, Volumn 20, No.5, 1000 18th Street, N.W. Washington, D.C.). Thus, implementation of this

project would double the City's inventory of available recreational open space and facilitate planning for programming to accommodate the projected buildout population.

**2. Nature of Project**

This is a physical project that involves the acquisition of approximately 12 acres of undeveloped real property to be used as a public good.

**a. Specific Project Objectives**

The specific project objectives are to: (1) purchase undeveloped real property; and (2) develop real property for a comprehensive recreational open space program.

**b. Specific Work Tasks**

1. Collection of base data;
2. Preparation of preliminary alternative schematic drawings
3. Refinement of schematic drawings, preparation of development cost estimates, and drafting a comprehensive park and recreation plan; and
4. Presentations at public meetings and preparation of a final plan.

**c. Location of the Project**

The project is located in the City of East Palo Alto and It is part of the Ravenswood High School site located at the intersection of Cooley Avenue and Donohoe Street. The proposed project consists of approximate 12 acres of the site's total 29.3 acres.

**d. Time Frame**

<u>Specific Work Tasks</u>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1. Collection of base data	x	(3)	--	x												
2. Prepare preliminary alternative schematic drawings																
3. (a) Refine drawings																
(b) Prepare cost estimates																
(c) Draft plan																
4. (a) Public meetings																
(b) Prepare final plan																

(Total Time = 16 weeks)

**e. Project Impact**

The proposed project focuses on the need for the City to have a comprehensive recreational open space plan, facilities, and programming designed to accommodate all community residents.

**f. Similar service provided by other governmental entity or private organization**

The Ravenswood City School District controls approximately 35 to 40 acres of undeveloped open space at three locations within the City boundaries. However, the District offers no recreational programming on a community basis.

**E. Project Benefit**

The service area for the proposed recreational open space program activity will be the legal boundaries of the City of East Palo Alto, consisting of census tracts 6118, 6119, 6120 and 6121 (portion).

The proposed project is expected to bring benefit to all residents in the City (18,106, according to the official census count as certified February 28, 1984 by the United States Department of Commerce, Bureau of the Census).

**F. Operation and Maintenance**

The City of East Palo Alto will assume full responsibility for the administration, operation, and maintenance of this project.

**G. Citizen Participation**

The City Council is the official citizen participation body for this project. In addition to the City Council, citizen participation will be provided by the Parks & Recreation Commission, Arts & Culture Commission, and Human Services Commission.

**H. (see attached budget form)**

**I. Budget Narrative**

The other committed funding sources are based upon the long-standing, community priority of acquiring and developing the project site for the purposes stated above.

SAN MATEO COUNTY COMMUNITY DEVELOPMENT BUDGET

PROPOSED BUDGET - FY 1985-86

**PROJECT TITLE:** Open Space Recreation Project    **AGENCY/SPONSOR:** City of East Palo Alto

**FUNDING PERIOD:** October 1986 through September 30, 1986

**SOURCES OF FUNDS**

BUDGET LINE ITEM	HCD	OTHER			SUBTOTAL
		City of EPA	Public		
H. 1. Purchase 12 acres of real property	350,000.-				350,000
2. Inkind City staff		25,000			25,000
3. Volunteer workers (weekends)			15,000		15,000
4. Local Cash-Citizens Donation			15,000		15,000
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$25,000</b>	<b>\$30,000</b>		<b>\$405,000</b>

# CITY OF EAST PALO ALTO

## RAVENSWOOD HIGH SCHOOL SITE PROGRAMMING (for Trust for Public Land)

The City is in the process of developing a masterplan for its park system. In the plan, Ravenswood High School is seen as the primary civic and recreational facility for the community and the hub of the entire park system and recreation program.

Ravenswood High School will be home base for the Community Services Department. It will provide permanent offices for all staff, meeting rooms, centralized storage for equipment and supplies, facilities for the daily recreation, cultural and youth development center activities, facilities for community organization meetings and programs, facilities for major events of all types, and primary facilities for all athletic events.

This facility will be the crown jewel of the City and the hub of community activity. As such it will serve many functions including, but not limited, to the following:

- o House a variety of human service organizations;
- o Provide facilities for banquets, weddings, conferences and meetings;
- o Recreation and cultural classes;
- o Provide picnic facilities for large groups;
- o Provide lighted athletic facilities with seating;
- o Provide practice and game fields for youth athletic teams. The Little League Baseball program is the only youth athletic program that has a useable field in East Palo Alto at the present time;
- o Provide outdoor and indoor facilities for large community events (i.e., concerts, festivals, etc); and
- o Provide vocational classrooms to address the high unemployment rate in the community.

The Community Service Department will operate the following programs at the site:

### **CULTURAL PROGRAMS**

- o Classes in the cultural arts;
- o Major events (i.e., concerts, plays, and art exhibits);
- o Special events (Cinco de Mayo, Juneteenth, etc.); and

- o Forums on the arts; and
- o Multicultural and bilingual programming.

#### **HUMAN SERVICES**

- o A Youth Development Center - This center will be the hub of a variety of services for youth. It will identify the needs (individual and collective) of youth and either provide services (tutoring, counseling, motivational activities, etc.) or refer young people to other agencies in the Youth Task Force for services. The Youth Task Force is a group of human service agencies that have come together to form a network of services for youth.

The Youth Development Center will serve as focal point through which the coordination of activities for agencies involved in the Youth Task Force will occur.

- o The Coordination of Human Service agencies that provide services for the general population.

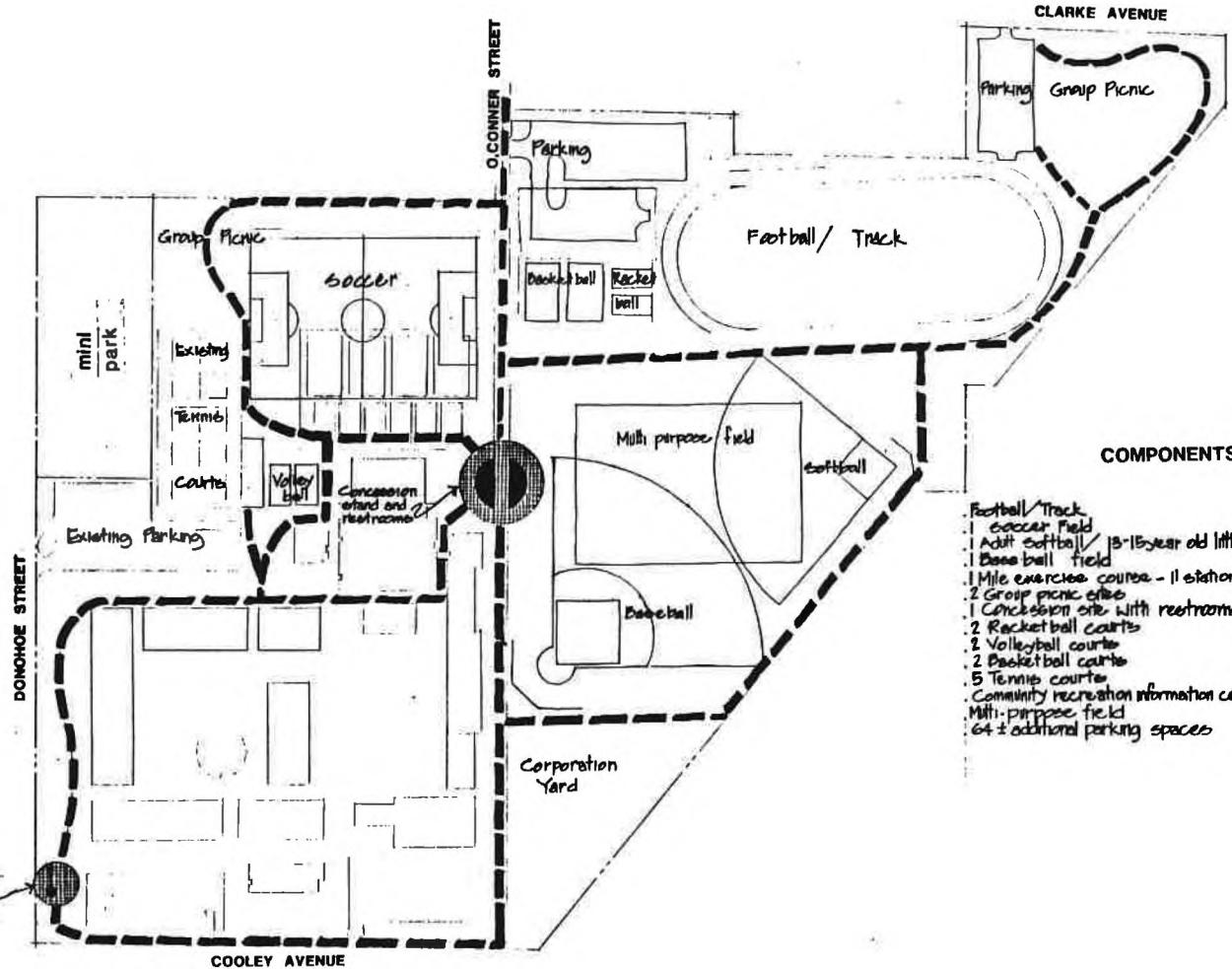
#### **PARKS & RECREATION**

- o Provide facilities for and assistance to independent youth athletic programs such as Little League Baseball, A.Y.S.O. Soccer, Pop Warner Football, Babe Ruth Baseball, Boxing, and the A.A.U. Track Club;
- o Facilities and administration for leagues in basketball, flag football, volleyball, softball, etc.;
- o Open play and instruction in basketball, football, baseball, softball, golf, tennis, etc.;
- o Jogging, exercise, and general fitness programs;
- o Swimming - the pool at Ravenswood will be the only pool in the community. There are no useable swimming facilities in the community at the present time;
- o Weight training;
- o Gymnastics (instruction);
- o Community social events (cookouts, dances, etc.);
- o Game rooms;
- o Tutoring and counseling;

Ravenswood High School Site Programming  
Page 3

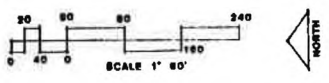
- o Snack bar;
- o Quiet rooms for study;
- o Lounges;
- o Movies - There is no movie theater in East Palo Alto;  
and
- o Recreation classes such as cooking, sewing, karate, etc.





- COMPONENTS**
- 1 Football/Track
  - 1 Soccer field
  - 1 Adult softball / 13-15 year old little league field
  - 1 Baseball field
  - 1 Mile exercise course - 11 station jogging path
  - 2 Group picnic sites
  - 1 Concession site with restrooms
  - 2 Racket ball courts
  - 2 Volleyball courts
  - 2 Basketball courts
  - 5 Tennis courts
  - Community recreation information center and plaza
  - Multi-purpose field
  - 64 ± additional parking spaces

**PRELIMINARY RECREATION MASTER PLAN - SCHEME A**



CHUCK BROWN ARCHITECTS  
 2000 S. CLAYTON STREET  
 SAN FRANCISCO, CALIFORNIA 94116  
 (415) 563-2266

REVISION	BY

**RAVENSWOOD HIGH SCHOOL SITE**  
 EAST PALO ALTO, CA

DATE	BY



# Appraisal REPORT

APPRAISAL OF:

Ravenswood High School  
Cooley Avenue at Donohoe Street  
East Palo Alto, California

*Clevenger*  
REALTY APPRAISAL CO.

APPRAISAL OF:

Ravenswood High School  
Cooley Avenue at Donohoe Street  
East Palo Alto, California

Prepared for:

Frederic A. Howell  
City Manager  
City of East Palo Alto  
2415 University Avenue  
East Palo Alto, California 94303

By:

Floyd D. Clevenger, MAI, SRPA  
Lawrence E. Wills, ASA, SRPA

Date of Valuation:

March 12, 1984

# Clevenger

REALTY APPRAISAL COMPANY

FLOYD D. CLEVINGER, M.A.I., S.R.P.A., A.S.A.  
CHARL B. WITTMAN  
LAWRENCE E. WILLS, A.S.A., S.R.P.A.  
AVID L. SNIVELY  
ARSHA L. DENIS

2363 PRUNERIDGE AVENUE  
SANTA CLARA, CALIFORNIA 95050  
TELEPHONE (408) 241-2787

March 14, 1984

Frederic A. Howell  
City Manager  
City of East Palo Alto  
2415 University Avenue  
East Palo Alto, Ca. 94303

Ref: Appraisal of Ravenswood High School, Cooley Avenue at Donohoe Street,  
East Palo Alto, California

Dear Mr. Howell:

In compliance with your recent request, we have made a study of the property listed above. The purpose of the appraisal is to estimate the property's fair market value, as of March 12, 1984 given its current City zoning and previous County zoning.

The fair market value definition used in this report is defined as follows:

The highest price estimated in terms of money which the property will bring if exposed for sale in the open market by a seller who is willing but not obliged to sell, allowing a reasonable time to find a buyer who is willing but not obliged to buy, both parties having full knowledge of all the uses to which it is adapted and for which it is capable of being used.

Your attention is directed to the body of this report for the factual data, analysis and correlation of that data and assumptions and limiting conditions made in arriving at the final value estimate. In arriving at our value conclusion we have assumed typical market terms for the disposal of this property.

We have made a personal inspection of this property and have analyzed the primary discoverable factors and conditions which index the enclosed value estimate.

By reason of our investigation and by virtue of our experience, we have formulated an opinion that as of March 12, 1984, the fair market value of the property, in fee simple is:

Current Zoning: \$880,000.00

Previous Zoning: \$2,365,000.00

Respectfully submitted,  
CLEVINGER REALTY APPRAISAL COMPANY

*Floyd D. Clevenger*  
Floyd D. Clevenger, M.A.I., SRPA  
*Lawrence E. Wills*  
Lawrence E. Wills, ASA, SRPA

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INTRODUCTION

PART I

---o0o---

SUMMARY OF FACTS AND CONCLUSIONS

LOCATION: The subject is located at the southeast corner of the intersections of Cooley Avenue and Donohoe Street in the City of East Palo Alto.

OWNERSHIP: The property is shown to be in the ownership of the Sequoia Union High School District located at 480 James Street, Redwood City, California 94062

LAND AREA: 29.73± acres (1,295,039± sq. ft.)

PRINCIPAL IMPROVEMENTS: The site is improved with the Ravenswood High School, now vacant, and the improvements include classrooms and offices at the northwest corner of the site with related play field improvements on the balance of the site. The streets are fully improved along Cooley Avenue and Donohoe Street with concrete curbs, gutters and sidewalks.

HIGHEST AND BEST USE:

Current zoning: Under the current zoning, it is assumed that a private individual purchasing this property in the open market would in all probability have a legal right to request a zone change to a higher use, such as; single family residential.

Under previous zoning: The highest and best use under the previous zoning would be in the nature of medium density residential development.



Summary of facts and conclusions, cont'd.

VALUATION DATE: March 12, 1984

ESTIMATED MARKET VALUE:


Assume current zoning: \$ 880,000.00

Assume previous zoning: \$2,365,000.00

## CERTIFICATION

The undersigned does hereby certify that, as otherwise noted in this appraisal:

1. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. To the best of my knowledge and belief the statement of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report. The report is delivered subject to the limiting conditions herein set forth.
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the American Institute of Real Estate Appraisers of the National Association of Realtors.
6. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
7. The value concluded in this assignment was not in any way contingent upon the employment or compensation to make said appraisal.
8. The property which is the subject of this appraisal has been personally inspected by one or all of the undersigned.

  
\_\_\_\_\_  
Floyd D. Clevenger, MAI, SRPA

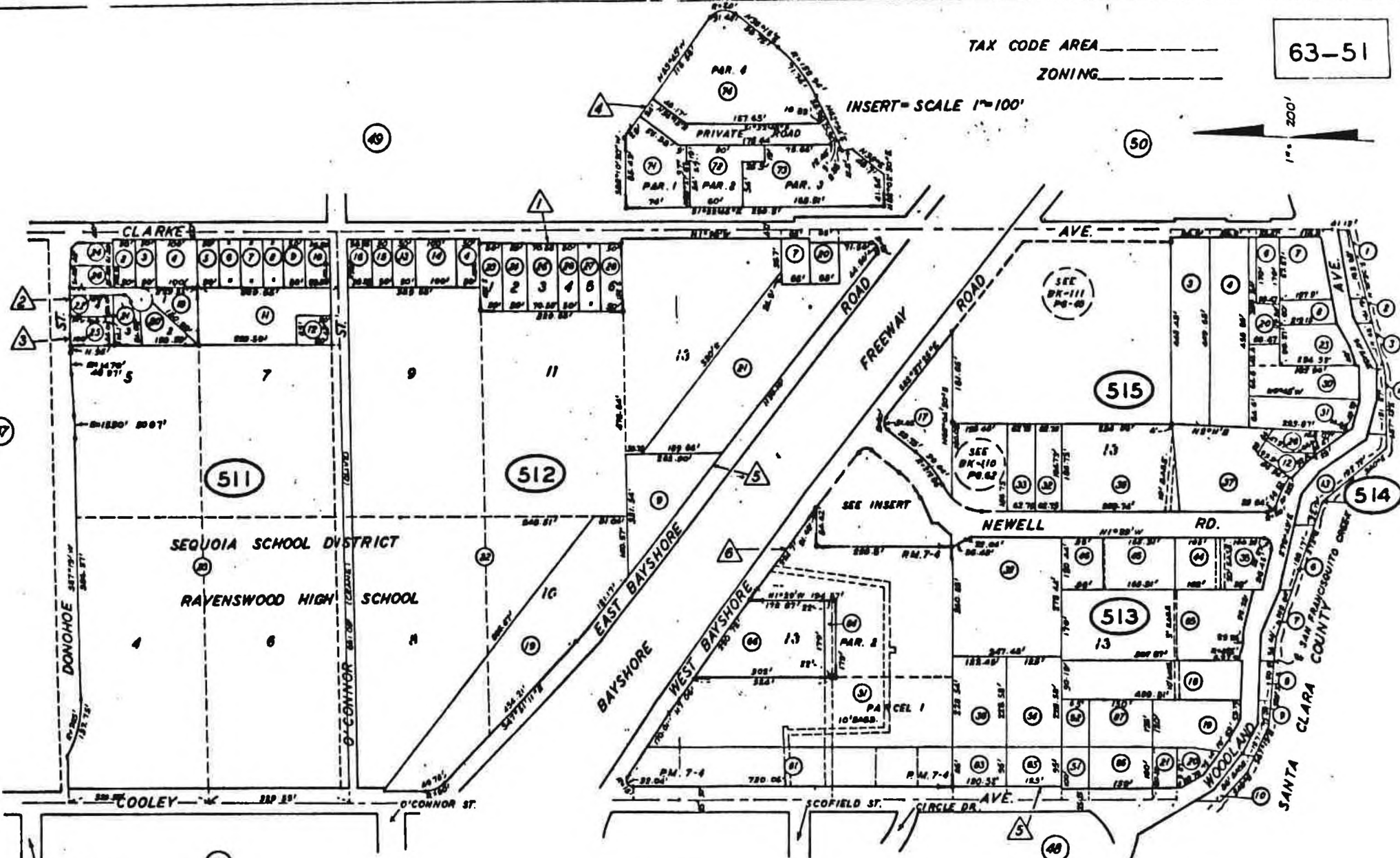
  
\_\_\_\_\_  
Lawrence E. Wills, ASA, SRPA

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAIs and RMs who meet the minimum standards of this program are awarded periodic educational certification. I, Floyd D. Clevenger, am certified under this program through December 31, 1986.

TAX CODE AREA \_\_\_\_\_  
 ZONING \_\_\_\_\_

63-51

INSERT = SCALE 1"=100'



- 1 RICHARDSON SUB RSM 95/95-96
- 2 PARCEL MAP VOL 20/5
- 3 PARCEL MAP VOL 12/49

- 4 PARCEL MAP VOL 2/8
- 5 FABER SUB RSM 8/31
- 6 PARCEL MAP VOL 7/4

AREA TO BE DESIGNATED INSTITUTIONAL

EXHIBIT B-2

DONOHUE STREET

COOLEY AVENUE

CLARKE AVENUE

AREA TO BE DESIGNATED  
GENERAL OPEN SPACE

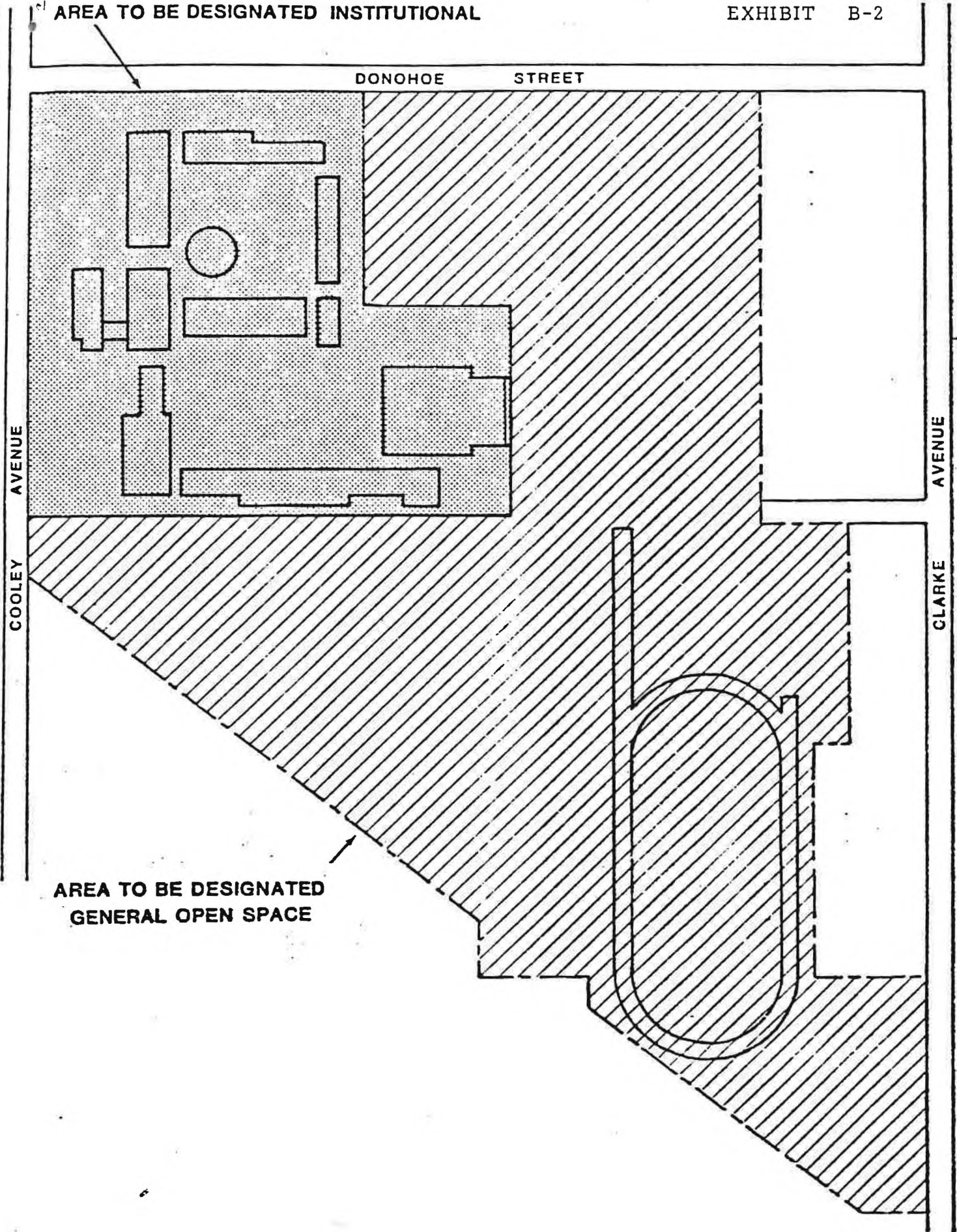


Figure 1.