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File No. 71670

September 21, 2017

BY CERTIFIED MAIL

Mr. Larry Gallegos
Area Manager, City of Oakland Project Implementation Division
Office of Economic and Workforce Development
250 Frank H. Ogawa Plaza, 5th Floor
Oakland, CA 94612

**Re: Requirement to Exclude the Remnant Parcel from the Exclusive
Negotiating Agreement adopted by City Council Resolution No. 86582**

Dear Mr. Gallegos:

Our client, Oak Knoll Venture Acquisitions, LLC (“Developer”), has learned from the City that there are title issues regarding the City’s right to convey to Developer fee title to a 0.94 acre strip of land along the Mountain Boulevard right-of-way with no Assessor’s Parcel Number (the “Remnant Parcel”). We are writing to confirm that the Remnant Parcel was mistakenly included in the Exclusive Negotiating Agreement adopted by City Council Resolution No. 86582 (the “ENA”) because of the title issues regarding the City’s right to convey to Developer fee title to the Remnant Parcel. Regardless, the Developer is willing to include and maintain the Remnant Parcel as part of the Oak Knoll project’s street scape frontage along Mountain Boulevard and the parties are negotiating a condition of approval addressing this commitment.

On August 7, 2017, the Developer authorized the City to exclude the Barcelona Parcel from the ENA. Thus, the ENA now applies to a single 1.57-acre parcel (APN 037A-3152-008) located along the southern right-of-way portion of Keller Avenue. The Developer wishes to continue negotiations for the parcel covered by the ENA, consistent with the terms of the ENA, and looks forward to reaching agreement regarding purchase of that property.

Sincerely,

A handwritten signature in black ink that reads 'Anne E. Mudge'.

Anne E. Mudge

AEM:mp

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