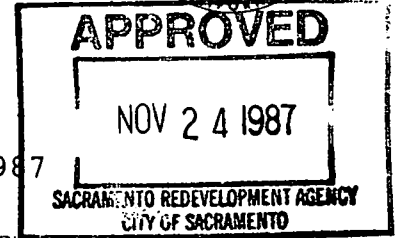




**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



November 16, 1987

CITY MANAGER'S OFFICE

APPROVED BY THE CITY COUNCIL  
NOV 24 1987  
RECEIVED  
NOV 16 1987

Sacramento City Council and  
Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Selection of Developer for 8-9-E Street Property in  
Alkali Flat [PUBLIC HEARING]

SUMMARY

This report recommends that Mr. and Mrs. James Jones be selected to purchase Agency owned vacant property located on the half-block bounded by 8th, 9th and "E" Streets and the alley (see attached Map). The attached City and Agency resolutions authorize the Executive Director to enter into a Disposition and Development Agreement (DDA) with Mr. and Mrs. James Jones; (2) authorizes the City Manager to amend the City's 1988 Community Development Block Grant Program to reflect program income; and (3) authorizes the Executive Director to program the CDBG income for repayment of the Alkali Flat Section 108 Loan.

BACKGROUND

On August 11, 1987 by Resolution 87-064, the Redevelopment Agency accepted title to assessor's parcel 002-104-007 from the City of Sacramento. This particular parcel of land is "land locked" with alley access only. Originally it was purchased by the City along with the Old Salvation Army Warehouse (520 9th Street) which has since been disposed of. As a result, this parcel remained as an essentially unuseable remnant of publicly owned land. In August 1987, staff was granted permission to advertise the property as a limited bid invitation to contiguous property owners. The bid offering was mailed on August 13, 1987. The offering was made subject to certain limitations:

11-24-87

D-1

24

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Sacramento City Council and  
Redevelopment Agency of the  
City of Sacramento  
November 16, 1987  
Page 2

- (1) The property shall be sold to the highest bidder with a complete proposal who proposes a land use which is consistent with the Redevelopment Plan and City Codes.
- (2) The property shall be available only to property owners whose property is contiguous with APN 002-0104-007 since it has no street frontage upon which to base an address.
- (3) The property shall not be utilized as a commercial parking lot, in accordance with Section IV.B.6a. of the Redevelopment Plan.
- (4) The new owner shall request and obtain a lot line merger from the City Planning Department.
- (5) The property shall be developed for use consistent with the Redevelopment Plan not later than two years from the close of escrow.
- (6) The Agency reserves the right to reject any and all bids in its sole discretion.

Bids were received on October 6, 1987. Four proposals were received and reviewed by staff. Please see attached staff analysis (Exhibit B). The bid amounts and proposed uses were as follows:

- 1. \$11,050 (Kinman) Parking for customers/tenants of 816 E Street
- 2. \$10,260 (Jones) Carriage House and 3-car garage
- 3. \$ 5,800 (Masters) Three dwellings units
- 4. \$ 2,280 (Hansen) Four to six dwelling units

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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The selection review committee met on October 12, 1987. The committee members were: Lou Glud, Housing & Redevelopment Commissioner; Catherine Camacho, Alkali Flat PAC; Nadine Ford, Del Paso Heights Planner; and Tim Quintero, PAC Director. The committee had received the bid packets and the staff analysis prior to the meeting and came prepared to rate the proposals based on published review criteria. The unanimous decision of the committee was to select Mr. & Mrs. Jones proposal as the highest bid proposing a land use which is consistent with the Redevelopment Plan and City Codes. The Jones proposal consisted of a "Carriage House" containing three garage spaces and a workshop, as well as a one-bedroom apartment upstairs. The proposal is attached as Exhibit C. Regarding the highest bidder (Kinman), the committee recommends rejection based on incompleteness, and inconsistent land use. Copies of the unsuccessful proposals are on file and will be made available upon request.

FINANCIAL DATA

The City of Sacramento purchased this property with Community Development Block Grant funds in July 1979, and the property was conveyed to the Redevelopment Agency by Grant Deed dated August 18, 1987. All sales proceeds, less escrow fees and costs, received from the Redeveloper will therefore be returned to the City of Sacramento's Block Grant Program Budget for 1988 as program income for the repayment of an Alkali Flat Section 108 loan.

Agency staff has drafted the terms and conditions of the Disposition and Development Agreement as follows:

- (1) The purchase price shall be \$10,260 and title shall be transferred via grant deed;
- (2) The Redeveloper shall carry liability insurance and name the Agency as the additionally insured, on all policies except worker's compensation. Insurance requirements are: Worker's Compensation; Comprehensive General Liability (\$500,000); Property (\$250,000) and Auto (\$300,000); Builder's Fire Insurance - Extended coverage.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council and  
Redevelopment Agency of the  
City of Sacramento  
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Page 4

- (3) Redeveloper agrees to pay liquidated damages of \$15,000 if it is necessary to terminate the DDA under certain conditions. However, if the Redeveloper voluntarily reconveys the property to the Agency within three months after Agency's written notice, these damages shall be reduced to Two Thousand Five Hundred Dollars (\$2,500).
- (4) The Redeveloper shall complete the project within two (2) years as specified in the invitation to bid.

## ENVIRONMENTAL REVIEW

As a private construction project, environmental review will be accomplished as part of the routine review process by the City Planning Division.

## POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and no changes are being recommended.

## VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE (PAC)

At its regular meeting of November 4, 1987 the Alkali Flat Project Area Committee adopted a motion recommending that Mr. and Mrs. Jones be selected as the developers of the 8-9-E Street parcel by the following vote:

- AYES: Booher, Dolinar, Glauz, Finn, Barrientos, Gonzalez, C. Williams
- NOES: None
- ABSENT: Bustamante, Camacho, Huerta, T. Williams, Cabrera, Davila
- VACANCY: Two

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Sacramento City Council and  
Redevelopment Agency of the  
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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 16, 1987 the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve the attached resolution by the following vote:

- AYES: Glud, Moose, Pettit, Sheldon, Simon, Simpson, Wiggins, Wooley, Yew
- NOES: None
- NOT PRESENT TO VOTE: Amundson
- ABSENT: None

RECOMMENDATION

Staff recommends the adoption of the attached resolutions which (1) accept the committee's recommendation to select Mr. & Mrs. Jones as developers of the 8-9-E Street site, and authorizes the Executive Director to execute the Disposition and Development Agreement (DDA) in a form acceptable to Agency Counsel and proceed to schedule a public hearing to transfer title to the land; and (2) authorizes the City Manager to amend the City's 1988 Community Development Block Grant Program to reflect program income of \$10,260, less escrow fees; and (3) authorize the Executive Director to program the above Community Development Block Grant program for repayment of the Alkali Flat Section 108 loan.

Respectfully submitted,

*William H. Edgar*  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slupe*  
WALTER J. SLUPE  
City Manager

- Attachments: Exhibit A - Parcel Map
- Exhibit B - Staff Analysis
- Exhibit C - Jones Proposal

Contact Person: Trish Davey (440-1322)

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# RESOLUTION NO. 87-969

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

November 24, 1987

## AMENDING 1988 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET TO REFLECT REPAYMENT OF PORTION OF SECTION 108 LOAN - ALKALI FLAT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO:

Section 1: The 1988 Community Development Block Grant Budget is hereby amended and increased to reflect program income of \$10,260, less escrow fees and costs, as a result of the sale of property located on the half-block bounded by 8th, 9th, E Streets and alley (Assessor's Parcel 002-104-07).

Section 2: The above 1988 CDBG Program income is hereby budgeted and authorized as repayment for part of the 1985 Alkali Flat Section 108 Loan relating to the purchase of two motels on 12th Street.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED  
BY THE CITY COUNCIL

NOV 24 1987

OFFICE OF THE  
CITY CLERK

204f(b)  
11/9

# RESOLUTION NO. 87-095

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

November 24, 1987

## SELECTION OF DEVELOPER FOR 8-9-E STREET VACANT PARCEL IN ALKALI FLAT

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is hereby authorized to execute a Disposition and Development Agreement (DDA), in a form as approved by the Agency Counsel with James J. Jones and Mary J. Jones, husband and wife, for the purchase and development of property located on the half-block bounded by 8th Street, 9th Street, E Street, and alley identified as assessor's parcel 02-104-07, in Sacramento, California. The Executive Director is further authorized to execute a Declaration of Restrictions and other documents in connection with the DDA.

Section 2: The scope of development, schedule of performance and the evidence of financing for the purchase and development of this real property, as submitted by the developer, are hereby approved.

Section 3: The Executive Director is authorized to amend the Agency's 1988 Community Development Block Grant Budget to reflect program income of \$10,260, less escrow fees and costs as a result of the sale of property identified as assessor's parcel 002-104-07. This program income shall be budgeted as repayment for part of Alkali Flat's Section 108 Loan.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

204F/11-9

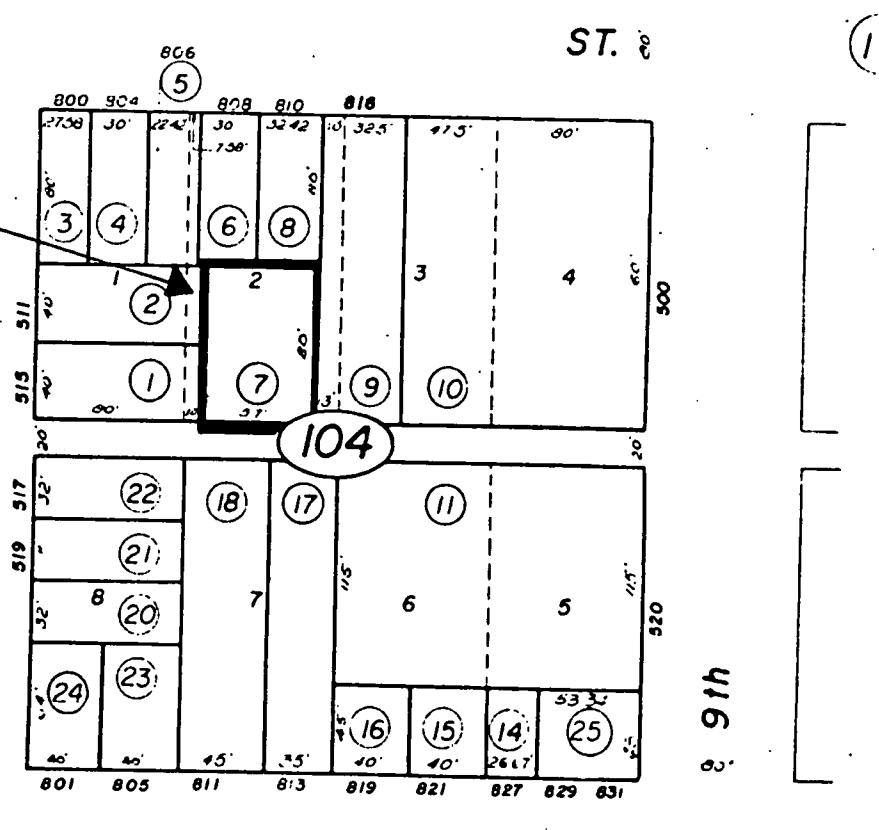
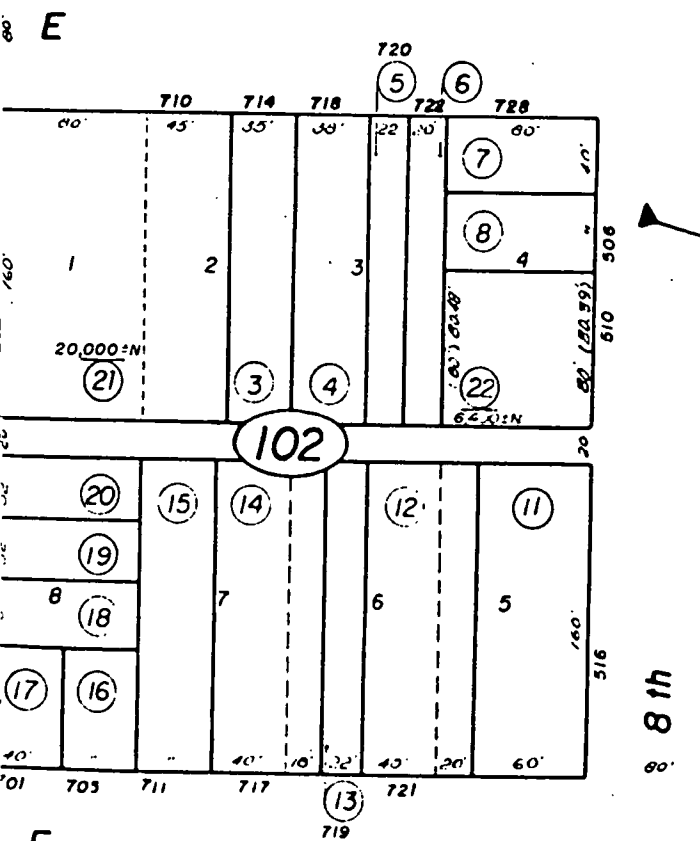
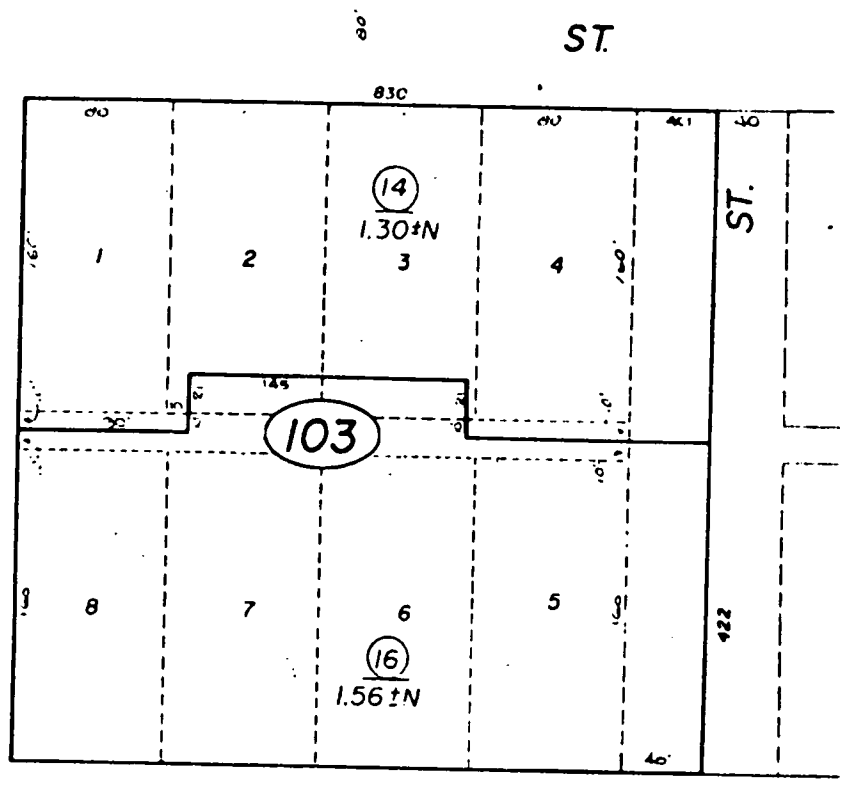
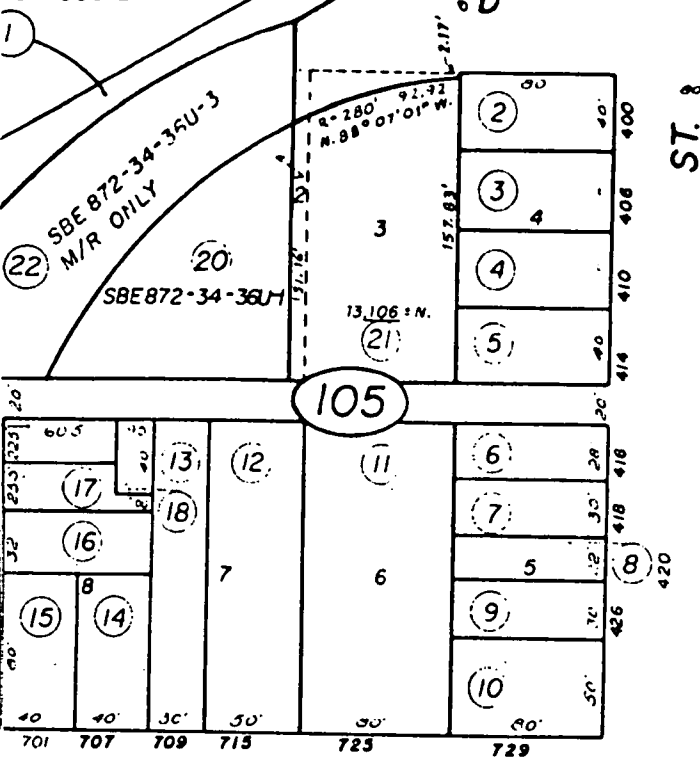


OLD CITY

(06)

Tax Area Code

-34-36U-2



(14)

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO  
Assessor's Map Bk. 2  
County of Sacramento



**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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## Staff Analysis of Bids for 8-9-E Street

The attached staff analysis is for your reference only and is not binding on the committee. Please read it prior to rating the bid proposals.

The process for rating the proposal is as follows:

- (1) determine if the proposal is complete relative to the selection criteria listed below.
- (2) determine if the proposed use is consistent and,
- (3) determine the highest bidder with a complete and consistent proposal.

The published review criteria are:

- (1) The property shall be sold to the highest bidder who proposes a land use which is consistent with the Redevelopment Plan and City Codes.
- (2) The property shall be available only to property owners whose property is contiguous with APN. 002-0104-007 since it has no street frontage upon which to base an address.
- (3) The property shall not be utilized as a commercial parking lot, in accordance with Section IV.B.6.a of the Redevelopment Plan.
- (4) The new owner shall request and obtain a lot line merger from the City Planning Department.
- (5) The property shall be developed for use consistent with the Redevelopment Plan not later than two years from the close of escrow.

**PROPOSAL MUST CONTAIN**

1. A narrative statement attached as Exhibit "A" and describing:
  - (a) Scope of development, proposed uses, parking plan, and theme (if any); and
  - (b) Name of Developer's architect if construction is anticipated.
  - (c) The Developer's estimated development time, in months, to complete the proposed project.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Staff Analysis of Bids  
for 8-9-E Street  
October 9, 1987  
Page 2

2. A narrative statement is attached as Exhibit "B" and describing:
  - (a) Evidence of Developer's Financial Capability in the form of Bank references, Bank Account Balances and Cash on Hand, and/or
  - (b) Letter from lending institution indicating loan participation and loan amount.

Staff will be present with copies of the Redevelopment Plan and the City Zoning Ordinance.

1. George Kinman - 810 E Street

Bid Amount .....	\$11,050
Land Use.....	Paved Parking Lot for tenant & customers of 810 E Street (now vacant)

NOTE: Mr. & Mrs Kinman purchased this property on July 17, 1987 from Mr. & Mrs. James Ray. Their GRANT DEED is on file.

Mr. Kinman's evidence of financing is unclear and apparently incomplete. The proposal references a name and account only. It appears that he would personally finance the project from his credit union although no account balance or verification of loan application is provided as requested in the BID packet. (See criteria on page 1). Mr. Kinman's bid is supported by a 10% deposit.

The proposed use does not clearly conform to one of the bid summary restrictions and limitations which state "The property shall not be utilized as a commercial parking lot, in accordance with Section IV.B.6a. of the Alkali Flat Redevelopment Plan". The Plan itself states " No parking for purposes other than wholly residential purposes shall be permitted in residential land use area."

Staff recommends that this proposal be rejected (1) as non-responsive to the bid offering, because it does not comply with the adopted Redevelopment Plan; and (2) because the financial verification is incomplete.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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Staff Analysis of Bids  
for 8-9-E Street  
October 9, 1987  
Page 3

2. James and Mary Jones - 808 E Street

Bid Amount ..... \$10,260  
Land Use ..... Two-story  
Carriage House;  
Garage below,  
Apartment Above,  
and Garden

This proposal is complete. Mr. and Mrs. Jones bid is supported by a 10% deposit and by a bid guarantee bond from AMWEST. The bid packet also contains a loan commitment from 1st Nationwide Bank for \$84,000.

Mr. & Mrs. Jones have provided a detailed narrative and building footprint for a carriage house. The three-car garage provides parking for the Jones' own use and for their tenant, without overimpacting the predominately single-family neighborhood. There is sufficient land remaining for a back yard and garden. The use is consistent with R3A zoning.

Staff recommends that the committee consider this proposal a complete and responsive proposal.

3. Masters/Glauz/Craig - 515 8th Street

Bid Amount .... \$ 5,800  
Land Use ..... Three dwelling  
units

This proposal is complete. This proposal is supported with a 10% bid deposit and by a check for the full amount of purchase price/BID offered. The financial statement sets forth verifiable assets for purchase and construction of the entire project.

The development team will construct a 1920's period building. Supporting photographs have been enclosed. The development is to meet or "exceed building codes and be sensitive to parking". It is not clear how parking for the three units will be integrated, however. The use is consistent with R3A zoning.

Staff recommends that the committee consider this proposal a complete and responsive proposal.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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Staff Analysis of Bids  
for 8-9-E Street  
October 9, 1987  
Page 4

4. Hansen and Erickson, et al - 816 E Street

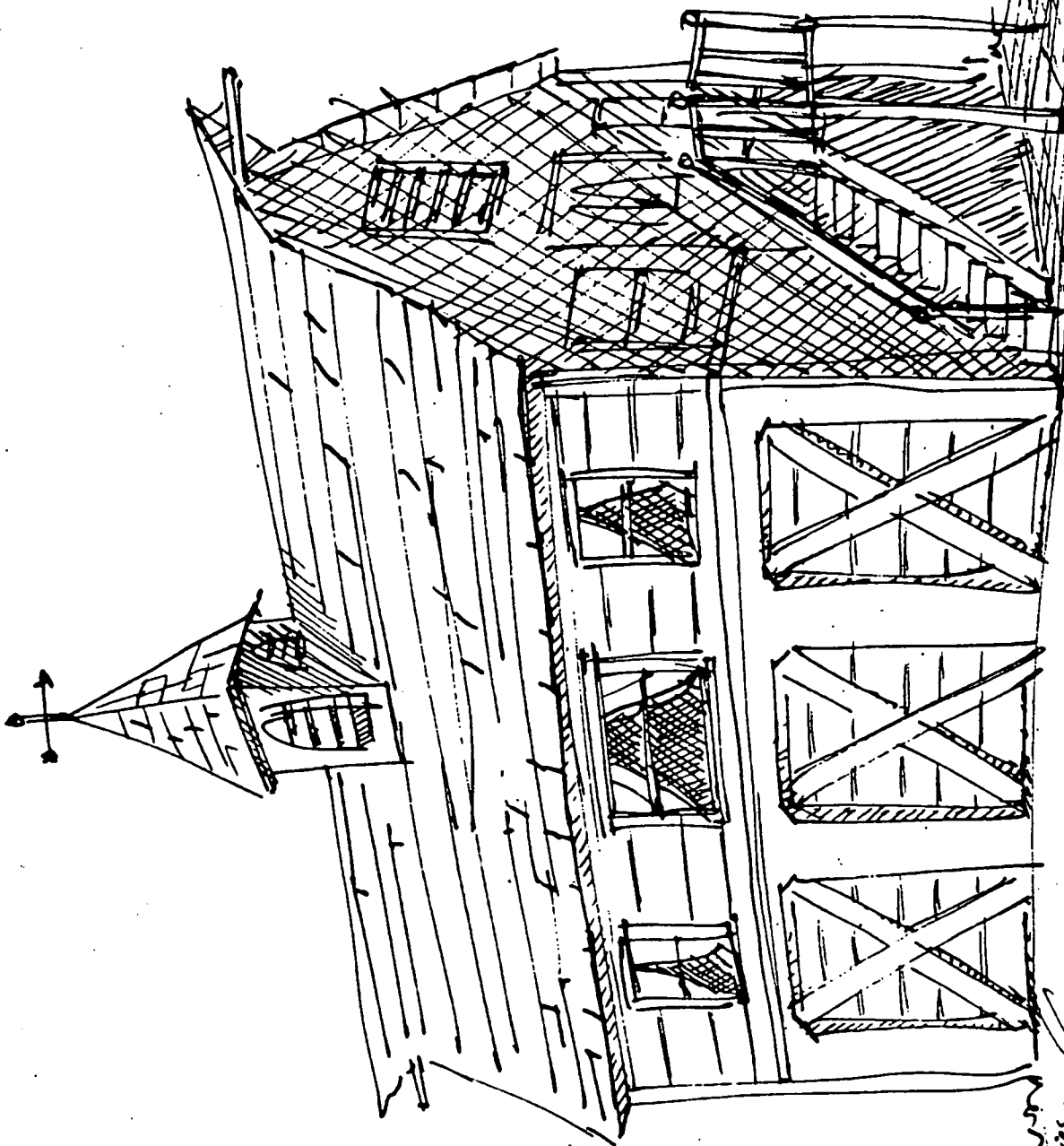
Bid Amount ..... \$ 2,280  
Land Use ..... 4-6 dwelling units  
on merged  
properties

This proposal is supported by a 10% Bid deposit. The proposed residential land use is consistent with the Redevelopment Plan however, it is not clear from the proposal how the 4-6 units will conform to the density and setback requirements of the zoning code.

This proposal is also apparently incomplete in that the developers have not submitted the type of financial verification requested in the BID Packet, i.e. Bank Account balances, cash on hand, or letter from lending institution indicating loan participation. Please refer to criteria on page 1. Mr. Erickson has provided a narrative explaining how he will finance the proposed project, however, he has not given verifiable evidence of his ability to do so. Mr. Erickson's 1985 "Letter of Satisfaction" from Sacramento Savings does not speak to this project.

Staff recommends that the committee consider this proposal incomplete because it does not contain verifiable financial information in the form requested in the bid packet.

0511Q



*W. Jones*

JONES

<u>SUBJECT</u>	<u>PAGE(S)</u>
INDEX	1
PROPOSAL (AGENCY FORMS)	2,3,4
EXHIBIT A (NARRATIVE)	5,6
TIME SCHEDULE	7
EXHIBIT B (FINANCIAL CAPABILITY)	8
1ST NATIONWIDE FUNDING LETTER	9
BID BOND	10,11,12
PRELIMINARY CONCEPT DRAWINGS	13,14,15,16

BID FOR PURCHASE AND DEVELOPMENT OF LAND

ALKALI FLAT REDEVELOPMENT PROJECT AREA (PROJECT NO. 6)

Assessor's Parcel 002-0104-007  
Sacramento, California

SEP 17 10 33 AM '81  
SACRAMENTO HOUSING  
AND REDEVELOPMENT  
AGENCY

TO: Mr. William H. Edgar, Executive Director  
Sacramento Housing and Redevelopment Agency  
630 I Street, Sacramento, California 95814

The undersigned, JAMES J. & MARY J. JONES,  
(hereinafter called the "Developer"),

Post Office Address:

Street 808 E STREET  
City SACRAMENTO State CA. Zip 95814-1304,

hereby submits a bid for Assessor's Parcel Number 002-0104-007 which is subject to the Redevelopment Plan for Project Number 6 and the Declaration of Restrictions to be prepared prior to the execution of the Land Disposition Agreement. The Developer agrees that all of the following information and the submitted materials are the exclusive property of the Sacramento Housing and Redevelopment Agency and need not be returned.

A deposit is attached to this proposal based on 10% of the bid amount, but not less than \$1,000. This deposit shall serve as a bid guarantee until such time as the developer is selected. Such deposit is in the form of: 1) a Cashier's Check, 2) a Time Certificate made out in the name of the Agency with interest payable to Developer, or 3) an unconditioned, irrevocable letter of credit in favor of the Agency and good for an indefinite period of time. The selected Developer's deposit shall remain with the Agency until Certificate of Completion is issued by the Agency. The deposit will not be applied to the purchase price. Upon selection of a successful Developer at a public hearing, deposits will be returned to all non-selected Developers immediately.

PROPOSAL MUST CONTAIN

1. A narrative statement attached as Exhibit "A" and describing:

- (a) Scope of development, proposed uses, parking plan, and theme (if any); and
- (b) Name of Developer's architect if construction is anticipated.
- (c) The Developer's estimated development time, in months, to complete the proposed project.

2. The Developer's preliminary estimate of development costs are as follows:

(a) Purchase/Bid price	<u>\$ 10,260.00</u>
(b) Basic structures and on-and off-site improvements	70,670.00
TOTAL . . .	<u>\$ 80,930.00</u>

3. A narrative statement is attached as Exhibit "B" and describing:

- (a) Evidence of Developer's Financial Capability in the form of Bank references, Bank Account balances and cash on Hand, and/or
- (b) Letter from lending institution indicating loan participation and loan amount.

4. A Bid Guarantee Bond for the full bid amount made out to "The Redevelopment Agency of the City of Sacramento". This bond must be valid for 45 days.



The Developer further understands and agrees that the submission of such a bid and accompanying documents in no way obligates the Agency. The Agency reserves the right to reject any and all proposals in its sole discretion. The Agency's decision in the selection of a Developer will be made after a public hearing, as required by law.

Submitted this 16 day of SEPTEMBER, 1987.

By: James Jones  
Mary Jones  
(Signature)

Address 808 E STREET  
SACRAMENTO, CA. 95814-1304

Telephone No. (916) 441-3216

Fed ID# or Social Security #:  
513-22-4662

0236Q  
6/30/87

## EXHIBIT A

## NARRATIVE STATEMENT OF PROPOSED LAND USE

Should this proposal be accepted and we are allowed to pursue development of this parcel, we intend to construct a 28 x 37 ft., two story carriage house - garage below and an apartment above. With the constraints of two easements on the property we feel that this is the largest building that can be placed on the lot and still provide adequate parking and green areas. (See attached preliminary drawings.)

The structure will be designed to reflect the same construction as is common in the rest of this neighborhood. It will be wood frame with double hung wood sash windows and wood siding to closely resemble the siding of the other Victorian buildings in close proximity. This corner, 8th and E streets, is a collection of unique Victorians and we feel very strongly that any structure on this lot must enhance this image and not detract from the period setting.

The lower level of the carriage house will be divided into three separate garages - one for the tenant and two for our personal use. The structure will be located far enough from the alley that additional cars can be parked between the structure and the alley. This will provide a total of at least six parking locations and take care of all parking requirements. The on-street parking conditions that currently exist in this neighborhood will be greatly improved. The two garages reserved for our personal use will be large enough to provide a workshop and gardening center where, we would anticipate, local youth will feel welcome to pursue hobbies and projects.

The second or upper level of the carriage house will be developed into an apartment. The apartment will be single bedroom but will provide large comfortable rooms throughout. An entrance will be provided from the accompanying garage so that the tenants can park their car, close the garage door electronically, and go up to the apartment without exposing themselves to the elements. A second entrance will be from the outside stairs, protected by an alarm system. We are presently investigating the possibility of installing fire sprinklers to provide additional safety for the tenants.

Because of the alley location, the primary entrance is less than optimum and will detract from the desirability of this rental, we therefore feel that the finish and appliance provisions must be superior. For these reasons we intend to finish the interior in natural wood including kitchen cabinets. Dishwasher, garbage disposal, microwave, range with oven, and refrigerator will be provided and of a higher than normal quality for rentals. Provisions for a clothes washer and dryer will be provided.

We intend to do most of the design work ourselves; however, David Mogavero, AIA, has agreed to provide consultation and supervision as required. Mr. Mogavero, as current president of the Sacramento Old City Association, has an avid interest in preservation as we do and we believe the structure will reflect this care and interest.

While the structure is large for a one bedroom apartment, there is still plenty of room on the lot to accommodate a vegetable garden and still leave ample space for grass, flowers, fences, and fountains to enhance the landscape and add charm and desirability to the neighborhood.

As an owner builder, with no current employees, pursuing this project will require hiring some unskilled help from the local work force as well as skilled workers for specific functions. All these would be new positions.

Although there are some unknown delays with the legal process of a lot line merger, this project will be completed in one year or less. Financing has been arranged and our sole pursuit will be to complete this project.

As resident owners, my wife and I have made a commitment to this neighborhood. We take great pride in the renovation of our own house at 808 E St. and believe we have contributed to the economic and social stature of the neighborhood. We believe our plan for this lot complies in every respect with the Redevelopment Plan for Alkali Flat and will be a positive asset to the community.

Thank you for your consideration in this matter. We hope for your favorable response to this proposal and are anxious to pursue the plan to its conclusion.

PROPOSED TIME SCHEDULE

PROPOSAL OPENING	6 OCT. '87	
PROPERTY CONVEYANCE	1 DEC. '87	*
LOT LINE MERGER	1 FEB. '88	*
PLAN APPROVAL	15 FEB. '88	*
START CONSTRUCTION	15 FEB. '88	
CERTIFICATE OF COMPLETION	15 AUG. '88	

\* LIBERAL TIME ALLOWED; HOWEVER, NOT UNDER MY CONTROL

EXHIBIT B

Evidence of Financial Capability

Funding for this project will be through the proceeds of a loan from 1st Nationwide Bank. Their funding letter is attached as page 9 of this proposal.

Although the loan amount is greater than the total projected development costs, additional funds can be made available from our personal checking and savings accounts should cost overruns be incurred.

The required bid bond covering the amount of the bid is attached as pages 10 and 11.

# AMWEST SURETY INSURANCE COMPANY

WOODLAND HILLS, CALIFORNIA



## BID BOND

PREMIUM: \$50.00

BOND NUMBER: 1135555

BID DATE: October 6, 1987

KNOW ALL MEN BY THESE PRESENTS, That we, James J. Jones  
808 E Street, Sacramento, CA 95814

(hereinafter called the Principal), as

Principal, and AMWEST SURETY INSURANCE COMPANY, a corporation, organized and existing under the laws of  
the State of California and authorized to transact a general surety business in the State of California

(hereinafter called the Surety), as Surety, are held and firmly bound unto Sacramento Housing and  
Redevelopment Agency

(hereinafter called the Obligee) in the penal sum of one hundred percent (100 %) not to exceed  
\*\*Ten Thousand Two Hundred Sixty and No/100\*\*\*\* Dollars (\$ 10,260.00\*\*\*\*)

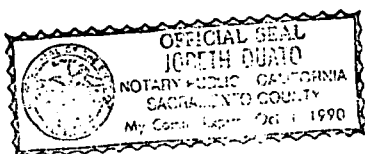
for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors  
and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, whereas the Principal has submitted or is about to  
submit a proposal to the Obligee on a contract for purchase and development of vacant  
land in Alkali Flat Redevelopment Area

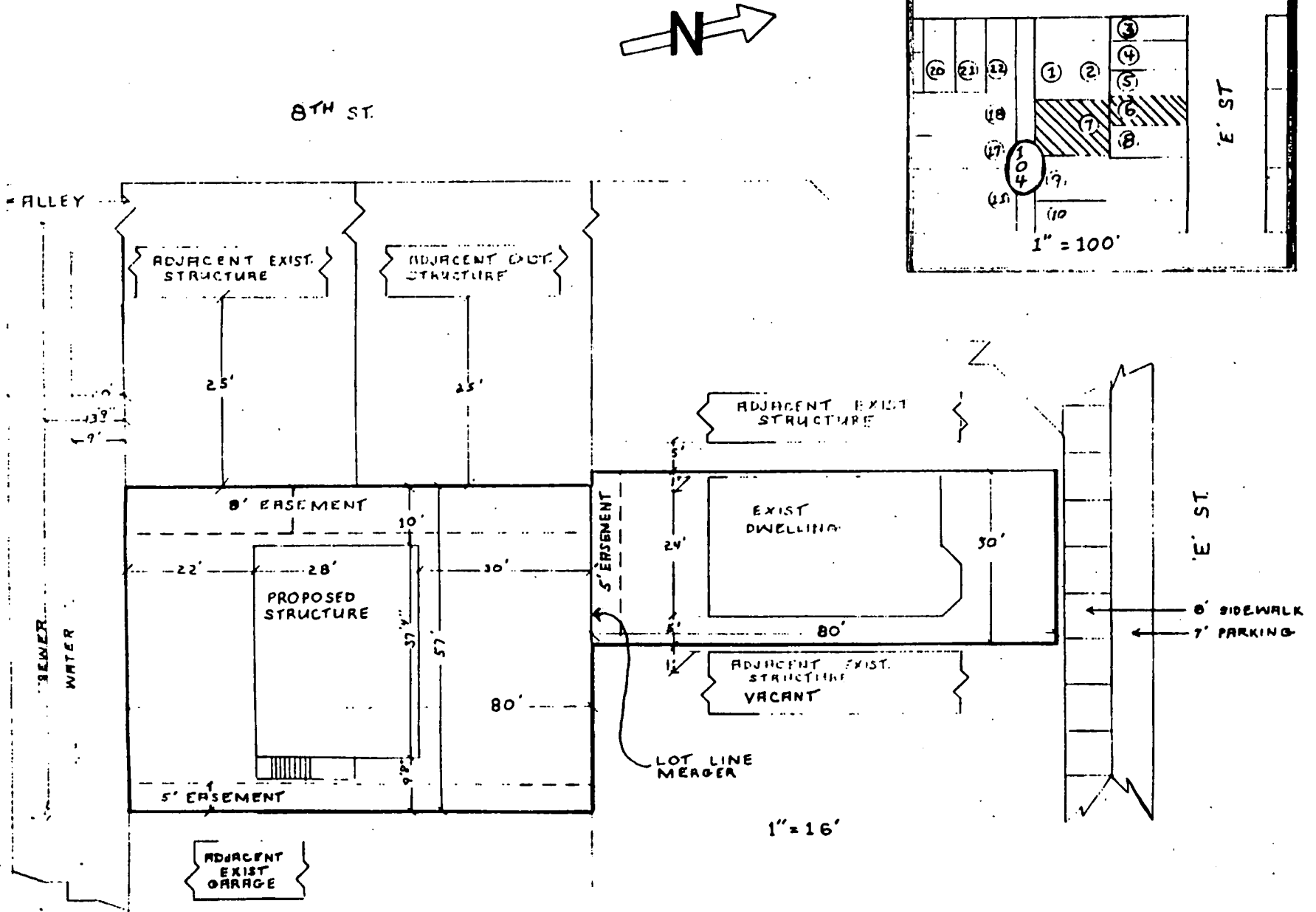
NOW, THEREFORE, if the said contract be awarded to the Principal and the Principal shall, within such time as may  
be specified, enter into the contract in writing, and give bond, with surety acceptable to the Obligee for the faithful per-  
formance of the said contract; or if the Principal shall fail to do so, pay to the Obligee the damages which the obligee  
may suffer by reason of such failure not exceeding the penalty of this bond, then this obligation shall be void: otherwise

STATE OF CALIFORNIA, COUNTY OF Sacramento ss.

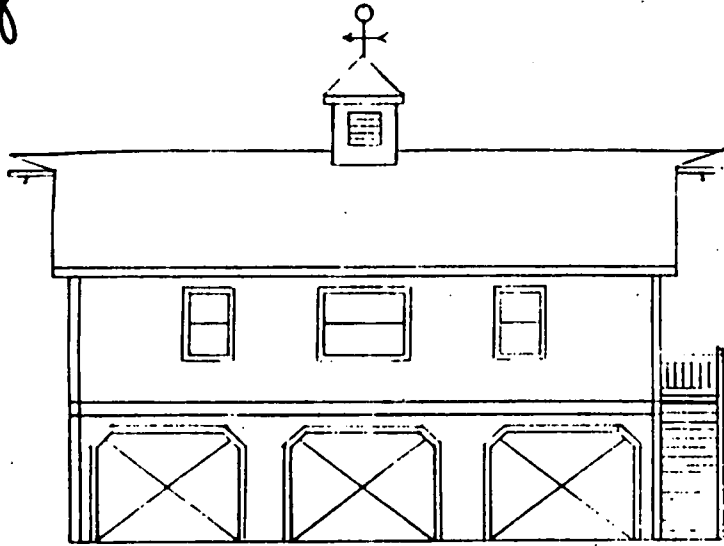
On September 11, 1987, before me a Notary Public, within and for the said  
County and State, personally appeared Renee Ramsey, known  
to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument  
as the Attorney in Fact of and for the AMWEST SURETY INSURANCE COMPANY, and acknowledged to me that he  
subscribed the name of the AMWEST SURETY INSURANCE COMPANY thereto as Surety, and his own name as Attorney  
in Fact.



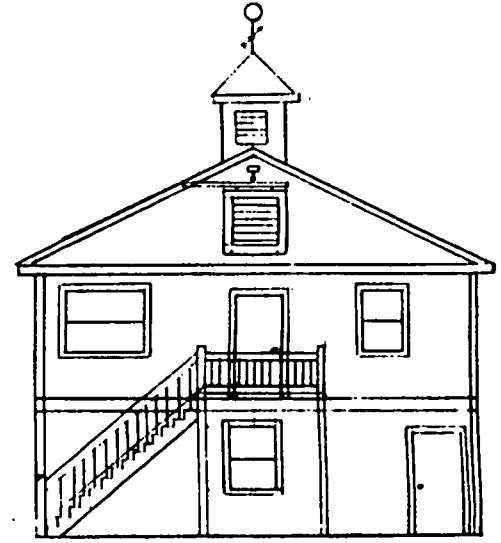
J. Beth Dumas  
NOTARY PUBLIC



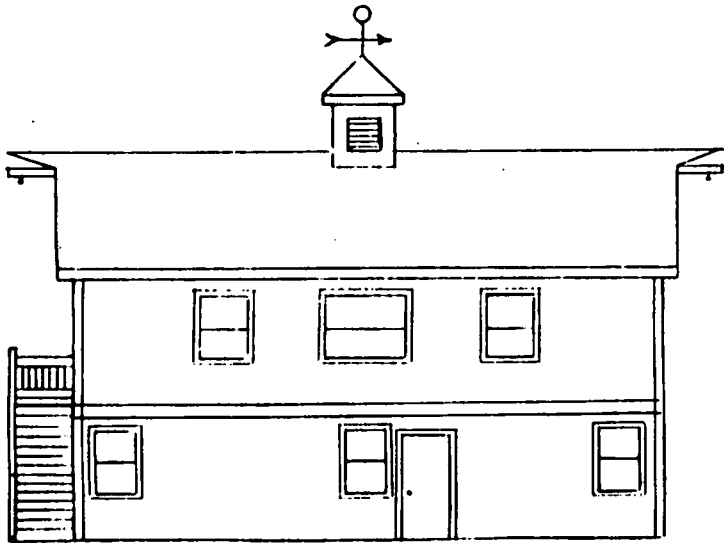
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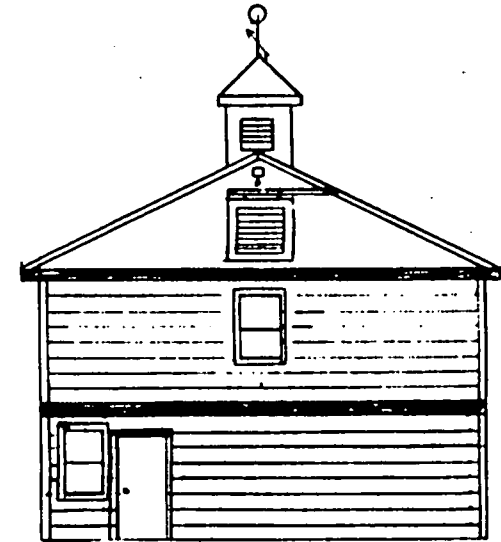
NORTH VIEW



WEST VIEW

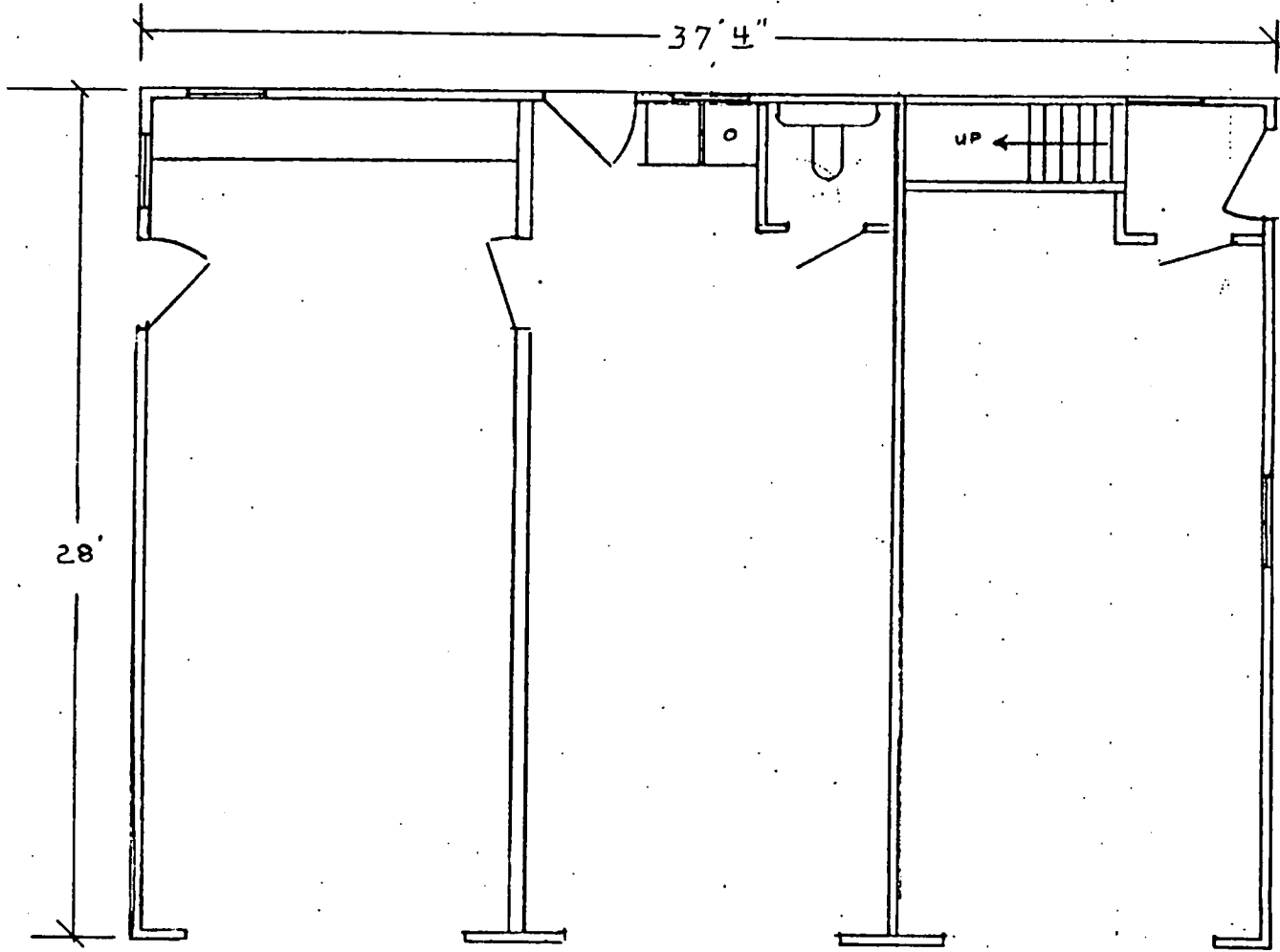


SOUTH VIEW

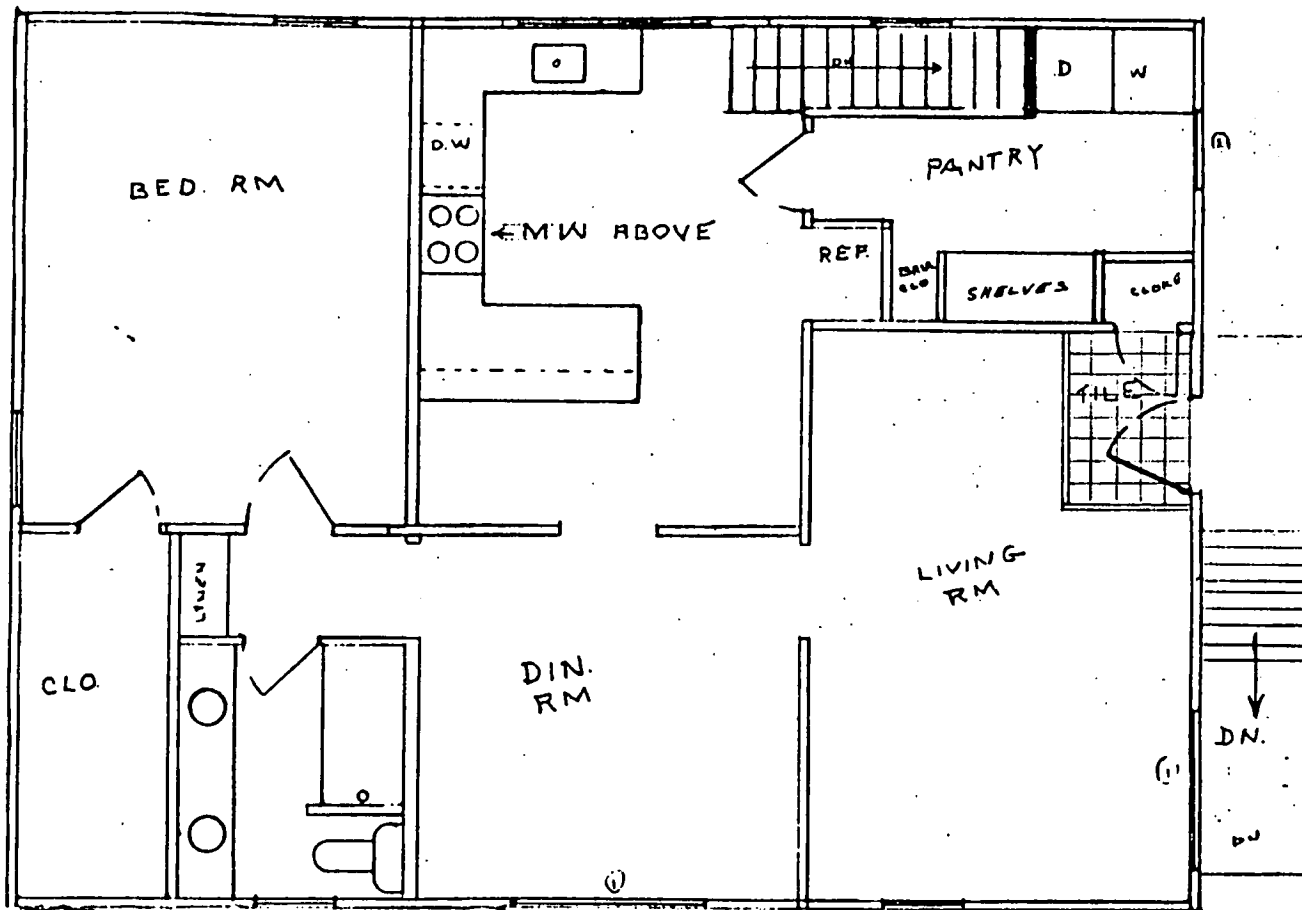


EAST VIEW





1st FLOOR (GARAGE) PLAN



2ND FLOOR PLAN

24



**GIBRALTAR SAVINGS**

Member Gibraltar Financial Group  
3111 Wilshire Boulevard  
Beverly Hills, California 90210

69011633

90-7000/3222

Sept. 11, 1987

PAY TO THE ORDER OF Sacramento Housing Redevelopment Agency

\*\*\* \$1,100.00 \*\*\*

GIBRALTAR SAVINGS 1100<sup>00</sup>

DOLLARS

TWO SIGNATURES REQUIRED

**CASHIER'S CHECK**

*Barbara Allison Jones*  
*Robert J. [unclear]*

⑈0006901163⑈ ⑆322270000⑆0⑈09995106003⑈

Deposit for 8-9-E Street Bid  
Received 9/17/87