

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, March 06, 2014 8:00 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther; BEN TIPTON
Subject: RE: FW: ORNMTC Allocation of NMTC

Good news. Let us know how we can help. We are ready and eager to restart. we are on a standby mode to set up shop again.

Do you have any idea about the timing on the DDA for Seminary? Have you started appraiser process on the Seminary yet? What about the demolition of the barber shop, has it been completed? Anyone?

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: RE: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Wed, March 05, 2014 2:54 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>

We did finally get a letter from DoF late last Friday. It was what we expected, a denial. We are working out how to respond. I expect that we won't go to council until late April and the Oversight Board soon after that. From what DoF has said we will need to complete the Compensation Agreement before the Oversight Board can consider individual sales of sites. That may take a couple months. The first site we want to take forward is Seminary Point. Lets

Patrick Lane [mailto:pslane@oaklandnet.com]
Redevelopment Manager, City Of Oakland
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Wednesday, March 05, 2014 9:57 AM
To: Lane, Patrick
Subject: RE: FW: ORNMTC Allocation of NMTC

Hi Patrick,

Have you heard from DOF yet?

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

----- Original Message -----

Subject: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Fri, January 31, 2014 5:14 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, <ghunter@oaklandnet.com>

As discussed, here is the list of bank/investor contacts who were part of our application.

Patrick Lane [mailto:pslane@oaklandnet.com]
Redevelopment Manager, City Of Oakland
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

From: Lane, Patrick
Sent: Thursday, June 20, 2013 7:23 PM
To: jvargas@ebaldc.org; jmccarthy@bridgehousing.com; sidafshar@sunfielddevelopment.com
Cc: timothy.karp@usbank.com; 'Nisbeth, Gina D'; 'Zlotoff, Jacob'; Barrett, Stephanie; tracyburton@wellsfargo.com; lwinslet@wellsfargo.com; Reilein, Matthew R; Walton, Kyle L; Goldsmith,

Kevin R

Subject: ORNMTC Allocation of NMTC

In addition to providing the lenders with information about the approved projects, ORNMTC also promised to send the lender information to the developers. Here is the list of lenders who are interested in NMTC deals with their contact information:

Tim Karp
Assistant Vice President
New Markets & Historic Tax Credit Investments
U.S. Bancorp Community Development Corporation
633 W. Fifth Street, 29th floor
Los Angeles, CA 90071
(P) 213-615-6647 | (M) 310-922-5732 | (F) 213-615-6790
timothy.karp@usbank.com | www.usbank.com/cdc

Gina D. Nisbeth
Director
Citi Community Capital
Municipal Securities Division
gina.d.nisbeth@citi.com
212.723.4233 (direct)
212.723.4205 (main)
or
Jacob Zlotoff
jacob.zlotoff@citi.com

Stephanie Barrett
Senior Vice President
Tax Credit Equity Investments
Bank of America Merrill Lynch
Bank of America, N.A.
7700 El Camino Real, Suite 202
Carlsbad, CA 92009
Tel: 760-697-9037
Fax: 415-343-6755
stephanie.barrett@baml.com

Lee Winslett
Director
Wells Fargo New Markets Tax Credit Program
401 B St., Ste. 304
San Diego, CA 92101
619-699-3037
lwinslet@wellsfargo.com
or
Tracy Burton
(415) 947-1352
tracyburton@wellsfargo.com

Matthew R. Reilein
Senior Vice President

Community Development Banking - New Markets Tax Credits & Intermediaries Lending

Commercial Banking

Chase

312 336 5054

matthew.r.reilein@chase.com | chase.com/cdb

or

Kyle Walton

213.621.8321

Kyle.L.Walton@Chase.com

and

Kevin Goldsmith

kevin.r.goldsmith@chase.com

Patrick Lane [<mailto:pslane@oaklandnet.com>]

Redevelopment Manager, City Of Oakland

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313

Oakland CA 94612

tel (510) 238-7362

fax (510) 238-3691

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, January 29, 2015 5:57 PM
To: Gallegos, Larry
Subject: RE: FW: Phase I Final Report - Foothill-Seminary Area

Thank you.

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: FW: Phase I Final Report - Foothill-Seminary Area
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, January 29, 2015 5:44 pm
To: <sidadfshar@sunfielddevelopment.com>

Fyi...

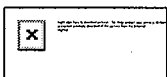
From: Arniola, Mark
Sent: Thursday, January 29, 2015 3:54 PM
To: Gallegos, Larry
Cc: Rogers, Kimani
Subject: FW: Phase I Final Report - Foothill-Seminary Area

Larry,

The final version of the Foothill-Seminary Phase I (including the attachments) is in the linked files below.

Mark

From: BASELINE Environmental [<mailto:delivery@yousendit.com>]
Sent: Thursday, January 29, 2015 3:39 PM
To: Arniola, Mark
Subject: Phase I Final Report - Foothill-Seminary Area



Files have been sent to you

from files@baseline-env.com via Hightail.

Hi Mark,

I received your voice mail. A hard copy of the report was mailed out yesterday along with the electronic files on CD-ROM. I would imagine you would receive them by tomorrow. Enclosed in this message are links to the electronic version of the files. Please let me know if the report is not received.

Thanks,

Todd

todd@baseline-env.com

(510) 987-8782

5 files were sent to you.



13305-02.02293.fnl.rpt.pdf



13305-03.02293.Apx A Data Tables.pdf



13305-03.02293.Apx B EDR.pdf



13305-03.02293.Apx C Questionnaire.pdf



13305-03.02293.Apx D Qualifications.pdf

Download Files

Size: **8.09 MB** Files will be available for download until **February 12, 2015 15:39 PST**.



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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, May 29, 2014 1:46 PM
To: Gallegos, Larry
Subject: RE: Good News!

Hurayehhhhhh

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: Good News!
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, May 29, 2014 1:29 pm
To: <sidadfshar@sunfielddevelopment.com>

Hey Sid,
We just received approval from DOF on the LRPMP...in record time!
Larry-

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, April 07, 2014 3:43 PM
To: Rogers, Kimani
Cc: Gallegos, Larry
Subject: RE: Most Recent Plans/Designs for Seminary Point project

Hi Kimani,
Hope all is well.
I was away and back now. Have you received what you were requesting?
Check with Larry G.

Thank you

Sid
Siavash Sid Afshar CEO, Founder



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562 14th St.
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510-452-1651 F

----- Original Message -----

Subject: Most Recent Plans/Designs for Seminary Point project
From: "Rogers, Kimani" <KRogers@oaklandnet.com>
Date: Thu, March 27, 2014 2:24 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>

Hi Sid,

Just a quick reminder that I am working with the City Of Oakland's Office of Neighborhood Investment on both the Foothill/Seminary streetscape and also assisting with the Seminary Point development project.

I have been working with Public Works staff and others to finalize the last touches of the design for the Foothill/Seminary Streetscape in order to begin construction as soon as possible. The Designer for the streetscape asked for the most recent plans/designs for the Seminary Point project to make sure that the designs are compatible.

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Friday, November 14, 2014 2:30 PM
To: Gallegos, Larry
Subject: Revised lease

Larry,
We will have a revised lease for your review with Dan Rossi on Monday.
Sid

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, July 23, 2014 12:05 PM
To: Gallegos, Larry; Lane, Patrick; Hunter, Gregory
Subject: Seminary Point 7-23-14

Hi Larry,

Hope all is well.

Just checking in with you to let you know we are all working to make this project a success.

John Clawson and I met yesterday and talked about the schedule.

All consultants are selected and ready to start as soon as we get the DDA back from you and sign.

Any update on the DDA?

Fathia has issued an LOI term sheet for the financing of the project we have several others who will also. Walgreen,s is moving along slowly but shortly. Our attorney is working with them to get the lease done.

Dun-ken donuts and Starbucks are looking at the project. T-Mobil is getting us their paper work. UPS is selecting franchise and so is Dun-ken Donuts.

We have a local person who is talking to our agents regarding a shop.

Glad to hear that the street improvement construction started, congratulations to you team.

We are looking to pre-close this year. Start construction early next.

We are meeting with Pankow tomorrow. I think the new lease sign is installed. The new lease brochures all went out yesterday.

Lots is happening.

Be well.

Sid

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, September 10, 2014 3:02 PM
To: Gallegos, Larry; Hunter, Gregory
Subject: Seminary Point 33433

Hi Larry,

I have two original copies of the form 33433 completed and signed by EPS. Would like a copy or does electronic file would be good enough?

have received the new land value appraiser? if so, will you share the new appraised land value with us please?

Sid

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Thursday, July 24, 2014 12:29 PM
To: Gallegos, Larry; John Clawson
Subject: Seminary Point appriaser

Hi Larry,

Remember we talked the other day about the appraiser with the guys from the city i your office?
I asked for their updated opinion or the appraiser's opinion on the land.
Any update on that? we need that number to plug in when you have it.

Thank you

Sid

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, December 02, 2014 10:14 AM
To: Vollmann, Peterson; Lane, Patrick; Gallegos, Larry; Lopez, Theresa
Cc: Glenn Amster; John Clawson
Subject: Seminary Point Conditional use permit

Good morning Pete,

As we move through the lease items with Walgreen's legal department, we need to clarify the "conditional use permit" for allowing W's to apply and obtain liquor sale licence.

Please advise on how to apply for the conditional use permit and if this can be accomplished administratively.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, November 05, 2014 9:01 AM
To: Gallegos, Larry
Cc: jnelson@kantortaylor.com
Subject: seminary point DDA

Good morning Larry

Pursuant to our conversation of yesterday regarding signing the DDA.

I was advised this morning by sunfield legal counsel not to sign the DDA in its current form due to the fact that it calls for living wage ordinance be included in the lease with tenants.

We must wait till December 16th council meeting.

Best regards.

Sid

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, August 20, 2014 9:07 AM
To: Gallegos, Larry; Hunter, Gregory
Subject: Seminary Point DDA 8-20-14

Good morning Larry,
Just a quick note to find out how you are progressing with KMA and the appraiser, Etc?
Will you update me please? Is there anything you need from us?
We have the NMTC investor package ready and want to send it out to get ready for pre-closing next month of the month after.
Need to sign the DDA and lease so we can get the consultants moving forward.

Best

Sid

Siavash Sid Afshar CEO, Founder



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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, September 08, 2014 5:02 PM
To: Lane, Patrick; Hunter, Gregory; John Clawson; Gallegos, Larry
Subject: Seminary Point DDA NMTC Schedule closing Etc

Hi everyone. Here is all you emails. Nice meeting you all.
Sid

Siavash Sid Afshar CEO, Founder



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562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, July 16, 2014 12:26 PM
To: Gallegos, Larry; Hunter, Gregory
Subject: Seminary point DDA

Larry,

Hope all is well.

Had a very productive conversation with my attorney who is reviewing and preparing comments on the DDA. This is the attorney who is working with John Clawson NMTC team specialist. Their firm is now retained by Sunfield.

She was generally pleased with the document and does not have too many comments. She promised to have the DDA ready for your review and sending to Dan Rosi by this Friday. Hopefully you guys will be OK with it so we can execute it in July.

I will send it over to you as soon as I get it.

Best

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, March 21, 2014 11:25 AM
To: Tang Rock
Cc: Gallegos, Larry; Lane, Patrick
Subject: Seminary point in Oakland- Walgreens Store #15330

Good Morning Rock,

It was nice talking to you the other day.

As a follow up to our conversation just wanted to let you know that my office is working on getting a best possible estimated schedule for you as requested.

I wrote the project manager in the city of Oakland and requested an update on the possible timing of the process for control of the land.

I will send you the revised schedule as soon as I get the city project manager's reply to my request. This is in effort to present you the most realistic timeline.

Best Regards

Sid

Siavash Sid Afshar CEO, Founder



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510 734 7805 C
www.sunfielddevelopment.com

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, March 07, 2014 9:36 AM
To: Todd.Frank@walgreens.com; Michael Redstone; Joseph Kazlauskas
Cc: Hunter, Gregory; Gallegos, Larry
Subject: Seminary point in Oakland- Walgreens Store #15330

Good morning Todd,

Long time no talk. Hope all is well with you.

There has been some positive progress made regarding the seminary point Walgreens store # 15330. The state is now reviewing city of Oakland file. This is good news. we had to wait our turn, With 400 city in CA, took us a long time for our turn to get our file review process by the department of finance started. Anyway, we expect there should be forward movement in the second half of this year. Sunfield is expected to take site control by June 2014. Our estimated delivery date would be late 2014 or early 2015.

Just thought to let you guys know. Sorry about all the delay, however the worse is over.

I would like to take this moment and sincerely thank you for your continued support in waiting the process out with us.

Best Regards

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, February 09, 2015 2:16 PM
To: Gallegos, Larry
Subject: RE: FW: Bus Stop Relocation Seminary and Foothill Blvd

The proposed bus stop location will kill 4 parking stalls. I need to run this by Walgreen's since they are very sensitive to the off site and on site parking. They made us number them each separately on the site plan to be approved. It could also invite undesirable element to congregate across the business. You know Larry I have several Boss on this project.

Siavash Sid Afshar CEO, Founder



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562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: FW: Bus Stop Relocation Seminary and Foothill Blvd
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Mon, February 09, 2015 2:56 pm
To: <sidadfshar@sunfielddevelopment.com>

Hi Sid,

Our City transportation engineers would like to consolidate and locate a new bus stop/shelter at the corner of Foothill and Seminary. I met with them recently to review their plans and think their suggestion could only help benefit the project since it would provide direct bus access to the site. Let me know if this okay on your end and I will pass this along to our transportation department.

Thanks,
Larry

From: Chun, Peter
Sent: Monday, February 09, 2015 9:58 AM
To: Gallegos, Larry; Lin, Jing Jing
Cc: Wong, Jing; Chin, John; Atilano, Ruben
Subject: Bus Stop Relocation Seminary and Foothill Blvd

Larry and Jing,

Here is copy of the proposed bus stop relocation and bus shelter installation. The bus stop will be relocated ASAP. The shelter location will need to be confirmed with Clear Channel. We are pretty sure it will work. This location was the only location that would place the shelter to the rear of the planned building at the corner of Foothill and Seminary. The next available location because of the sidewalk utilities and tree wells would be much closer to the front of the building.

Please also note that as part of this the stop at Bancroft will be combined with this location. In the overall Streetscape scheme this will add more parking in the area where as the stop at Walnut would have required a loss of parking.

Larry – Can you let the Developer know about this combined bus stop and proposed shelter? It is our protocol to inform properties of bus stops and shelter located in front of their properties.

Let me know if you have any questions as soon as possible. We would like to issue the work orders by the end of February. Please let us know ASAP if there are any issues.

Peter Chun
Transportation Services
City of Oakland
510-238-7774

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, April 07, 2014 9:08 AM
To: Gallegos, Larry
Subject: RE: FW: Foothill Seminary - Parking (2nd rev)

Hi Larry,
Sure, I will be happy to.
I am looking for them now.
The last plan I remember we have is the approval set. We have not revised them since, I think it was 2010 or 2011.

I will locate them and send them to you.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: FW: Foothill Seminary - Parking (2nd rev)
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, April 04, 2014 1:56 pm
To: <sidadfshar@sunfielddevelopment.com>

Hey Sid,
Can you send me a copy of your most up-to-date set of plans for the Foothill Seminary project? I'd like to forward a copy to our engineering staff so they can coordinate with the streetscape project.

Thanks,
Larry

From: Heredia, Jaime
Sent: Friday, April 04, 2014 1:41 PM
To: Chun, Peter; Alaoui, B. Mohamed; Oluwasogo, Ade; Barati, Mohammad N.; Chin, John
Cc: Rogers, Kimani; Gallegos, Larry
Subject: RE: Foothill Seminary - Parking (2nd rev)

Peter,

Kimani is working on getting latest set of development plans.

I don't have a copy of the previous set.

Jaime

From: Chun, Peter

Sent: Friday, April 04, 2014 1:38 PM

To: Heredia, Jaime; Alaoui, B. Mohamed; Oluwasogo, Ade; Barati, Mohammad N.; Chin, John

Subject: RE: Foothill Seminary - Parking (2nd rev)

Jaime,

Do you have a copy of the site and street level plans for the development project?

Thank you,

Peter

Peter Chun, T.E.

Transportation Services Division

City of Oakland

(510) 238-7774

From: Heredia, Jaime

Sent: Friday, April 04, 2014 12:10 PM

To: Alaoui, B. Mohamed; Oluwasogo, Ade; Barati, Mohammad N.; Chun, Peter; Chin, John

Subject: RE: Foothill Seminary - Parking (2nd rev)

Ade,

Are you available to meet this morning at 2:30 pm to go over comments on Seminary/Foothill concept?

If not, let me know what time works best for you. Thanks.

Jaime

From: Alaoui, B. Mohamed

Sent: Friday, April 04, 2014 10:16 AM

To: Heredia, Jaime

Cc: Oluwasogo, Ade

Subject: RE: Foothill Seminary - Parking

Jaime are these 45 degree or 60 degree angle parking? If it is 45 what are the available lane spacing behind the parking space. What is the turning template for backing out of the stall.

From: Heredia, Jaime

Sent: Tuesday, April 01, 2014 5:39 PM

To: Oluwasogo, Ade; Barati, Mohammad N.; Chun, Peter; Chin, John; Alaoui, B. Mohamed

Cc: Lau, Danny; Tolani, Kany

Subject: FW: Foothill Seminary - Parking

Attached is revised options 1 and 2

Please let me know if you have any comments or require further revisions.

Kany: please combine both options into AutoCAD and plot at twice the size.

Jaime

From: Iris Ip [<mailto:iip@goldenlandarch.com>]

Sent: Thursday, March 27, 2014 6:47 PM

To: Heredia, Jaime

Cc: Leslie Golden

Subject: Foothill Seminary - Parking

Jaime,

Attached are the revisions for Option 1 and Option 2 for your review. Please let me know if there is any changes.

Thank you.

Iris Ip

iip@goldenlandarch.com



LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

4402 MARKET STREET
OAKLAND, CA 94608
t. 510 465 4030
f. 510 465 5325
CALIC 2431

GOLDEN
ASSOCIATES

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, July 08, 2014 2:45 PM
To: Gallegos, Larry
Subject: RE: FW: Foothill Seminary

Thank you kindly.

Siavash Sid Afshar CEO, Founder



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----- Original Message -----

Subject: FW: Foothill Seminary
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, July 08, 2014 2:38 pm
To: <sidadfshar@sunfielddevelopment.com>

Fyi...

From: Vollmann, Peterson
Sent: Tuesday, July 08, 2014 2:30 PM
To: Gallegos, Larry
Subject: RE: Foothill Seminary

I just talked to Scott. We will be issuing the extension.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com |
Website: www.oaklandnet.com/planning

From: Gallegos, Larry
Sent: Tuesday, July 08, 2014 2:25 PM
To: Vollmann, Peterson
Subject: Foothill Seminary

Hey Pete-
Any word on the extension?

Thanks,
L-

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, March 21, 2014 8:40 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther
Subject: RE: FW: ORNMTC Allocation of NMTC

Good morning Patrick,

Just checking in with you regarding Seminary point and others to see if any progress has been made. Are we any closer?

Wallgreens wants a job schedule from me. This is for their internal use and planning purpose. Need to know a possible estimated timeline from you, before I sent them any.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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tel (510) 238-7362
fax (510) 238-3691

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Wednesday, March 05, 2014 9:57 AM
To: Lane, Patrick
Subject: RE: FW: ORNMTC Allocation of NMTC

Hi Patrick,

Have you heard from DOF yet?

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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----- Original Message -----

Subject: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Fri, January 31, 2014 5:14 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>,
<ghunter@oaklandnet.com>

As discussed, here is the list of bank/investor contacts who were part of our application.

Patrick Lane [mailto:pslane@oaklandnet.com]
Redevelopment Manager, City Of Oakland
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

From: Lane, Patrick

Sent: Thursday, June 20, 2013 7:23 PM

To: jvargas@ebaldf.org; jmccarthy@bridgehousing.com; sidafshar@sunfielddevelopment.com

Cc: timothy.karp@usbank.com; 'Nisbeth, Gina D'; 'Zlotoff, Jacob'; Barrett, Stephanie; tracyburton@wellsfargo.com; lwinslet@wellsfargo.com; Reilein, Matthew R; Walton, Kyle L; Goldsmith, Kevin R

Subject: ORNMTC Allocation of NMTC

In addition to providing the lenders with information about the approved projects, ORNMTC also promised to send the lender information to the developers. Here is the list of lenders who are interested in NMTC deals with their contact information:

Tim Karp
Assistant Vice President
New Markets & Historic Tax Credit Investments
U.S. Bancorp Community Development Corporation
633 W. Fifth Street, 29th floor
Los Angeles, CA 90071
(P) 213-615-6647 | (M) 310-922-5732 | (F) 213-615-6790
timothy.karp@usbank.com | www.usbank.com/cdc

Gina D. Nisbeth
Director
Citi Community Capital
Municipal Securities Division
gina.d.nisbeth@citi.com
212.723.4233 (direct)
212.723.4205 (main)
or
Jacob Zlotoff
jacob.zlotoff@citi.com

Stephanie Barrett
Senior Vice President
Tax Credit Equity Investments
Bank of America Merrill Lynch
Bank of America, N.A.
7700 El Camino Real, Suite 202
Carlsbad, CA 92009
Tel: 760-697-9037
Fax: 415-343-6755
stephanie.barrett@baml.com

Lee Winslett
Director
Wells Fargo New Markets Tax Credit Program
401 B St., Ste. 304
San Diego, CA 92101
619-699-3037
lwinslet@wellsfargo.com

or
Tracy Burton
(415) 947-1352

tracyburton@wellsfargo.com

Matthew R. Reilein
Senior Vice President
Community Development Banking - New Markets Tax Credits & Intermediaries Lending
Commercial Banking
Chase
312 336 5054
matthew.r.reilein@chase.com | chase.com/cdb

or

Kyle Walton
213.621.8321
Kyle.L.Walton@Chase.com

and

Kevin Goldsmith
kevin.r.goldsmith@chase.com

Patrick Lane [<mailto:pslane@oaklandnet.com>]
Redevelopment Manager, City Of Oakland
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Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, April 21, 2014 7:22 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther
Subject: RE: FW: ORNMTC Allocation of NMTC

Hi Patrick,
Any news from the DoF on the LRPMP?

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: RE: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Fri, March 21, 2014 5:20 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>

We met with DoF last week. We redrafted the LRPMP and it is almost ready to resubmit. But we asked DoF a question and we are waiting for the answer before we make the last revisions. Hopefully we will submit a draft LRPMP next week to DoF. DoF said they would review the draft quickly before we take it forward for approval. After the approval of the draft we need to take it back to the City Council/Successor Agency Board and the Oversight Board before DoF can give the final approval. DoF indicated that this would be the last time the future development sites would need to go to them. If the DoF letter is clear that this was the last time they need to look at it, we can move forward on the DDAs immediately with no more Oversight Board or DoF review. The only condition will be that we get a Compensation Agreement executed with all of the taxing entities.

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From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Friday, March 21, 2014 8:40 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther
Subject: RE: FW: ORNMTC Allocation of NMTC

Good morning Patrick,

Just checking in with you regarding Seminary point and others to see if any progress has been made. Are we any closer?

Wallgreens wants a job schedule from me. This is for their internal use and planning purpose. Need to know a possible estimated timeline from you, before I sent them any.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

----- Original Message -----

Subject: RE: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Wed, March 05, 2014 2:54 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>

We did finally get a letter from DoF late last Friday. It was what we expected, a denial. We are working out how to respond. I expect that we won't go to council until late April and the Oversight Board soon after that. From what DoF has said we will need to complete the Compensation Agreement before the Oversight Board can consider individual sales of sites. That may take a couple months. The first site we want to take forward is Seminary Point. Lets

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Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Wednesday, March 05, 2014 9:57 AM
To: Lane, Patrick
Subject: RE: FW: ORNMTC Allocation of NMTC

Hi Patrick,

Have you heard from DOF yet?

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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----- Original Message -----

Subject: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Fri, January 31, 2014 5:14 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, <ghunter@oaklandnet.com>

As discussed, here is the list of bank/investor contacts who were part of our application.

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From: Lane, Patrick
Sent: Thursday, June 20, 2013 7:23 PM
To: jvargas@ebalddc.org; jmccarthy@bridgehousing.com;

sidadfshar@sunfielddevelopment.com

Cc: timothy.karp@usbank.com; 'Nisbeth, Gina D '; 'Zlotoff, Jacob '; Barrett, Stephanie;
tracyburton@wellsfargo.com; lwinslet@wellsfargo.com; Reilein, Matthew R; Walton, Kyle L;
Goldsmith, Kevin R

Subject: ORNMTC Allocation of NMTC

In addition to providing the lenders with information about the approved projects, ORNMTC also promised to send the lender information to the developers. Here is the list of lenders who are interested in NMTC deals with their contact information:

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Assistant Vice President
New Markets & Historic Tax Credit Investments
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Los Angeles, CA 90071
(P) 213-615-6647 | (M) 310-922-5732 | (F) 213-615-6790
timothy.karp@usbank.com | www.usbank.com/cdc

Gina D. Nisbeth
Director
Citi Community Capital
Municipal Securities Division
gina.d.nisbeth@citi.com
212.723.4233 (direct)
212.723.4205 (main)
or
Jacob Zlotoff
jacob.zlotoff@citi.com

Stephanie Barrett
Senior Vice President
Tax Credit Equity Investments
Bank of America Merrill Lynch
Bank of America, N.A.
7700 El Camino Real, Suite 202
Carlsbad, CA 92009
Tel: 760-697-9037
Fax: 415-343-6755
stephanie.barrett@baml.com

Lee Winslett
Director
Wells Fargo New Markets Tax Credit Program
401 B St., Ste. 304
San Diego, CA 92101
619-699-3037
lwinslet@wellsfargo.com
or
Tracy Burton
(415) 947-1352
tracyburton@wellsfargo.com

Matthew R. Reilein
Senior Vice President
Community Development Banking - New Markets Tax Credits & Intermediaries Lending
Commercial Banking
Chase
312 336 5054
matthew.r.reilein@chase.com | chase.com/cdb

or

Kyle Walton
213.621.8321
Kyle.L.Walton@Chase.com
and
Kevin Goldsmith
kevin.r.goldsmith@chase.com

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Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, April 21, 2014 10:18 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther; Hunter, Gregory; BEN TIPTON
Subject: RE: FW: ORNMTC Allocation of NMTC

Thank you for the update and the good news. We are scheduled to meet with you the rest oof the team this Wed. the 23rd at 4:00 Pm regarding the next step.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: RE: FW: ORNMTC Allocation of NMTC
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Mon, April 21, 2014 9:48 am
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>, <ghunter@oaklandnet.com>

I thought we discussed this, but our last discussion on the LRPMP was that DoF was OK with the draft LRPMP. Oakland will now take the Final LRPMP to the ORSA Board (scheduled for 5/20), the Oversight Board and then officially submit it to DoF for final approval. They have also said that the Compensation Agreement isn't required to be executed until immediately before transfer of the first property to a developer.

Patrick Lane [mailto:pslane@oaklandnet.com]
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Sent: Monday, April 21, 2014 7:22 AM

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Cc: Gallegos, Larry; Chan, Esther
Subject: RE: FW: ORNMTC Allocation of NMTC

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Siavash Sid Afshar CEO, Founder



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Cc: timothy.karp@usbank.com; 'Nisbeth, Gina D '; 'Zlotoff, Jacob '; Barrett, Stephanie; tracyburton@wellsfargo.com; lwinslet@wellsfargo.com; Reilein, Matthew

R; Walton, Kyle L; Goldsmith, Kevin R
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timothy.karp@usbank.com | www.usbank.com/cdc

Gina D. Nisbeth
Director
Citi Community Capital
Municipal Securities Division
gina.d.nisbeth@citi.com
212.723.4233 (direct)
212.723.4205 (main)
or
Jacob Zlotoff
jacob.zlotoff@citi.com

Stephanie Barrett
Senior Vice President
Tax Credit Equity Investments
Bank of America Merrill Lynch
Bank of America, N.A.
7700 El Camino Real, Suite 202
Carlsbad, CA 92009
Tel: 760-697-9037
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San Diego, CA 92101
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Matthew R. Reilein

Senior Vice President
Community Development Banking - New Markets Tax Credits & Intermediaries
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Chase
312 336 5054
matthew.r.reilein@chase.com | chase.com/cdb

or

Kyle Walton
213.621.8321
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Oakland CA 94612
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fax (510) 238-3691

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, August 22, 2014 12:42 PM
To: Gallegos, Larry
Subject: RE: Follow-up

I just got off the phone with Linda Hausrath. She is will to submit a proposal next week and get it done the same week. She said she knows you.
Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: RE: Follow-up
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, August 22, 2014 12:13 pm
To: <sidafshar@sunfielddevelopment.com>

I'm sure it will be fine... but I'm waiting to hear back from KMA to see if it is okay to send out their proposal.

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Friday, August 22, 2014 12:06 PM
To: Gallegos, Larry
Subject: RE: Follow-up

Thank you Larry,
Send me the proposal from KMA with the scope of work, please?

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

----- Original Message -----

Subject: RE: Follow-up
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, August 22, 2014 12:00 pm
To: <sidafshar@sunfielddevelopment.com>

Here's the list of economic consultants.

Thanks,
Larry

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Friday, August 22, 2014 11:52 AM
To: Gallegos, Larry
Subject: RE: Follow-up

Hi Larry,
Please send the info over and we will get right on it.

Sid

Slavash Sid Afshar CEO, Founder



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562 14th St.
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510-452-5555
510-452-1651 F

----- Original Message -----

Subject: Follow-up
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, August 22, 2014 10:36 am
To: <sidafshar@sunfielddevelopment.com>

We'll call you around 11:30am.
Thanks,
Larry

Sent from my iPhone

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, October 02, 2014 11:02 AM
To: Gallegos, Larry
Subject: Seminary point land appraiser

Larry,

will you be able to share the formal land appraisal for Seminary Point project which was conducted by your real Estate department with Sunfield? Our NMTC consultant John Clawson from ECB, needs it to reflect and revise the NMTC proforma...

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, May 14, 2014 12:49 PM
To: lee.winslett@wellsfargo.com; Hunter, Gregory; Gallegos, Larry
Cc: Lane, Patrick; btipton@sunfielddevelopment.com; BEN TIPTON
Subject: Seminary point neighborhood Walgreens center

Lee,

It was very nice talking to you this afternoon regarding Sunfield Seminary point project.

I am so glad to see your level of interest in our project. I agree with you this project has a very compelling story and enjoys tremendous community support. As you said this is a perfect text book NMTC project.

Please feel free to write me with the list of requested material so we can get them for you.

The city of Oakland management team and I are currently working on completing the Intake form furnished by Tracy from your office.

I will be emailing you the form as soon as it is completed.

During our talk this afternoon you mentioned that you and your team would like to come up and visit the site. Our team welcomes this opportunity to meet you all. I would like to offer to pick you up from the airport and arrange a visit with the city team and Patrick Lane who is the president of the ORNMTC CDE.

We could all visit the site then have lunch. You and your team will be taken back to the airport for your trip back home.

Best Regards

Sid

Siavash Sid Afshar CEO, Founder



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562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F
510 734 7805 C
www.sunfielddevelopment.com

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, October 02, 2014 9:10 AM
To: Gallegos, Larry
Cc: Rogers, Kimani
Subject: Seminary Point New one parcel Phase I & II

Good Morning Larry,

Thank you accepting my request to initiate a process to obtain new combined Phase I & II for Seminary point project.
As you know we have been asked by Walgreen's lawyer to upload the environmental studied to their web site.

I will inform them that the City has started the process on combining all existing environmental documents in to one to reflect the newly created one parcel APN. Once this process is completed the new one parcel Phase I & II will uploaded to their web site for review and approval.

It is important to note, Walgreen's attorney will not authorize the signing of the lease until they receive and clear this item.

Best Regards.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, June 18, 2014 2:31 PM
To: Gallegos, Larry; Hunter, Gregory
Cc: Lane, Patrick
Subject: Seminary Point one parcel title report

Larry,

Our consultants and Walgreens is asking for the new title report on the Seminary Point Parcel.

Sunfield received the title report for the 11 separate parcels in 2011. This is no longer valid. However the city and your staff kindly completed combining the 11 parcel into one in 2013. Teresa did it if I remember it correctly.

We need the title report on that one parcel now.

Will you please forward it to us in a paper format as well as electronic file?

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, September 26, 2014 11:38 AM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: Seminary Point Phase I & II plus DDA.

Good morning Larry,

Please reply to our email regarding the DDA and proposed modification.

Also Walgreen's representative has requested to see the phase I & II on Seminary point soil conditions before they can move ahead with the lase negotiations. Please upload the environmental documents (phase I&II) for seminar to Walgreen's web site. environment.property@walgreens.com as soon as you can.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, November 24, 2014 10:57 AM
To: Gallegos, Larry
Subject: Seminary Point phase I&II

Good morning Larry,
Hope you had a good weekend.
Would like to congratulate you on getting help. and welcome Theresa.
Now that you have Theresa helping you maybe she can help on Seminary point Phase I & II .
We talked to Walgreen last week and they are asking for it. It is a requirement of their lease.

Best

Sid

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, September 09, 2014 10:37 AM
To: John Clawson; Tim Gallup; Rick Humann; Corey Dare
Cc: Gallegos, Larry; Hunter, Gregory
Subject: Seminary Point Start date

John,

Based on your financing requirement all our consultants have agreed to finalize their proposals and contract. They have all also agreed to start ASAP. Some have agreed to start as soon as this week. I am extremely pleased and thankful to my first rate consultant team. we are going to have an excellent working relationship as well as a great project compilation party.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, October 17, 2014 2:19 PM
To: Gallegos, Larry
Cc: Rogers, Kimani
Subject: Seminary Point updated Phase I & II

Larry,

This is to serve as a friendly reminder to check on the status of the one environmental report on all 11 parcels to be uploaded to W's web site.

Please let me know when we can expect this document.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, September 25, 2014 5:16 PM
To: Vollmann, Peterson; Gallegos, Larry
Cc: Hunter, Gregory
Subject: Seminary Point Walgreen's - Liquor and health clinic licence -living wage and equal benefits ordinance, sign ordinance, and hours of operation for the main store plus drive through.

Pete,

As we get close to signing the lease with walgreen's on the Seminary Point project, the attorney Michael Redstone has asked for a copy of the ordinance which will allow them operate their store in this location. Please provide a copy of the requested ordinances below as soon as you can.

The attorney is also requesting the fallowing documents:

- 1- Living Wage & equal benefits ordinance.
- 2- Hours of operation ordinance for store and drive through. (they would like to stay open from 7:00 Am to 10:00 Pm daily).
- 3- Store signage ordinance. They would like to know if electronic signage is allowed.
- 4-Health Clinic ordinance. They would like to operate a health clinic on their store with a nurse practitioner, exam room etc. This is a very useful service for the residence of the area.
- 5- liquor licence ordinance.

They will apply and pay for all these requirements and permits, however they need assurance that they will be granted permission to operate.

Your prompt reply to our request will greatly be appreciated.

Sid Afshar
Direct 510 734 7805

Siavash Sid Afshar CEO, Founder



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