

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, June 09, 2014 1:21 PM
To: Gallegos, Larry; Lane, Patrick
Cc: Hunter, Gregory
Subject: Seminary Point Walgreens lease

Larry,

Just talked to Michael Redstone the attorney for Walgreens. He is in charge of the lease signing. To get Michael back into the negotiation process to complete the draft lease and move into a final draft, I had to tell him Sunfield is in Contract (DDA) with the city of Oakland to purchase the land.

Please confirm or avoid the issue when talking to Rock, Todd or Michael from walgreens.

Thank you

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, November 26, 2014 1:39 PM
To: Gallegos, Larry; Lopez, Theresa
Cc: Lane, Patrick
Subject: Seminary Walgreen's lease draft

Dear Larry,

We just received revised draft lease from the legal department at W's. This is a significant step since we waited over 8 weeks for it. They now have a new management member called Patrick Tupa who is assigned to approve the final lease. Pat Tupa is not new to W's he may be new to our team. Sandra and Reesa know him very well and have very good working relationship with Pat Tupa. Rock is no longer in the picture.

They are asking for Phase I & II as we discussed. The closing date and the DDA is also requested for their review before final signature.

Let me know if you like to see the draft lease.

Best Wishes

Sid

Siavash Sid Afshar CEO, Founder



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Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Monday, February 10, 2014 5:00 PM
To: sid Afshar
Cc: Gallegos, Larry; Lane, Patrick; Lane, Patrick; Hunter, Gregory
Subject: Strada strikes as development buzz builds around Oakland City Center

Hi Patrick,

Which city owned site this Strada group took over in downtown Oakland?

Thx

Sid

http://www.bizjournals.com/sanfrancisco/blog/real-estate/2014/02/strada-oakland-city-center-hotel-housing.html?s=image_gallery

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, August 13, 2014 4:08 PM
To: Gallegos, Larry
Subject: today's meeting

Hi Larry,
Did you check with 33433 guy to see if you can contract with them?
Sid

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, July 22, 2014 7:47 AM
To: Tang Rock
Cc: Michael Redstone; jane nelson; Tom Nelson; John Clawson; Gallegos, Larry
Subject: Walgreen's Store # 15330 draft lease

Good morning Rock,

I have asked our attorney who is very experience with walgreen's lease to add the site down restaurant exception to our draft lease and send it over to you and Michael Redstone per our conversation of yesterday.

As I mentioned yesterday we are on a tight schedule to get the lease signed this month in order to comply with our financing agreement.

I am also inducing my personal email address for your use.

ssafshar@sbcglobal.net

I will send over the draft lease for your review as soon as I get it ready.

Best
Wishes

Sid

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, August 22, 2014 12:45 PM
To: Gallegos, Larry
Subject: RE: Follow-up

I do not need their proposal. I just need the scope of work you ant covered.

Siavash Sid Afshar CEO, Founder



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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



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----- 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

Siavash Sid Afshar CEO, Founder



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----- 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: Monday, August 25, 2014 3:11 PM
To: Gallegos, Larry
Subject: RE: Follow-up

Hi Larry,

I have a proposal to write up the 33433 . Wil you take a look and let me know if the description of the work is acceptable to you?

A peer review of the KMA analysis and replication of their pro-forma with updated assumptions based on applicant data. The write would reference the KMA memo as starting point for analysis (i.e., no new write up of project background, etc.):

Let me know, please !

SiD

Siavash Sid Afshar CEO, Founder



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To: <sidafshar@sunfielddevelopment.com>

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Subject: RE: Follow-up

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Siavash Sid Afshar CEO, Founder



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Date: Fri, August 22, 2014 12:00 pm
To: <sidafshar@sunfielddevelopment.com>

Here's the list of economic consultants.

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

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Sent from my iPhone

Gallegos, Larry

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Sid

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----- 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: Friday, January 23, 2015 9:22 AM
To: Gallegos, Larry
Subject: RE: Foothill Seminary Environmental Report

Good morning Larry,
Hope all is well.
I wrote you several emails yesterday, and they all bounced back.
Is everything alright with your server?
When will you have the final draft of this report?

Sid

Siavash Sid Afshar CEO, Founder



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

Subject: Foothill Seminary Environmental Report
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, January 20, 2015 6:14 pm
To: <sidadfshar@sunfielddevelopment.com>

Sid,
Here's a copy of the new Environmental Report for the Foothill Seminary site.
Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, January 23, 2015 9:46 AM
To: Gallegos, Larry
Subject: RE: Foothill Seminary Environmental Report

Got it. How long before the final draft? do you know?

Thx

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: Foothill Seminary Environmental Report
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, January 23, 2015 10:26 am
To: <sidafshar@sunfielddevelopment.com>

Yes... Someone sent me a huge file and the network closed my mailbox.
Anyways, once, our Env Svcs Dept tells the consultant that the report is acceptable, the consultant will then mark as final and submit.

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Friday, January 23, 2015 9:22 AM
To: Gallegos, Larry
Subject: RE: Foothill Seminary Environmental Report

Good morning Larry,
Hope all is well.
I wrote you several emails yesterday, and they all bounced back.
Is everything alright with your server?
When will you have the final draft of this report?

Sid

Siavash Sid Afshar CEO, Founder



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

Subject: Foothill Seminary Environmental Report
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, January 20, 2015 6:14 pm
To: <sidafshar@sunfielddevelopment.com>

Sid,
Here's a copy of the new Environmental Report for the Foothill Seminary site.
Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Wednesday, January 21, 2015 8:11 AM
To: Gallegos, Larry
Subject: RE: Foothill Seminary Environmental Report

Good morning Larry,

Thank you for this report.

I am waiting for our team analysis of this report.

Over all it looks clean and not so bad.

we should easily be able to live with this.

My attorney and environmental clean up consultant are looking at this to get back to me with clean up cost.

Best

Sid

Siavash Sid Afshar CEO, Founder



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

Subject: Foothill Seminary Environmental Report
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, January 20, 2015 6:14 pm
To: <sidadfshar@sunfielddevelopment.com>

Sid,

Here's a copy of the new Environmental Report for the Foothill Seminary site.

Thanks,

Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, June 17, 2014 2:30 PM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: RE: Foothill/Seminary

Sure,
I can meet this Friday anytime from 11 to 3.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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

Subject: Foothill/Seminary
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, June 17, 2014 2:25 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: <GHunter@oaklandnet.com>

Hi Sid,
Are you available to meet sometime this Friday either AM or PM and follow-up on our discussion?
Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, February 09, 2015 2:19 PM
To: Gallegos, Larry
Subject: RE: FW: Bus Stop Relocation Seminary and Foothill Blvd

It actually will kill 6 cars stalls.

Siavash Sid Afshar CEO, Founder



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----- 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: Tuesday, May 13, 2014 10:19 AM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther; Hillmer, J H; BEN TIPTON
Subject: RE: Consultants

Patrick,

Talkig to the list of commandeered consultants by you. I have learned that the consultant below is currently engaged in with another Oakland developer competing for the tax allocation set a side for the Sunfield Seminary point project.

He has asked me directly to not accept the NMTC offered to Sunfield so he can ensure the funds for his client in Oakland.

Paul Breckenridge Breckenridge Consulting Services, Inc.

I have also contacted the rest an are waiting for their reply.

Sid

Siavash Sid Afshar CEO, Founder



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510-452-5555
510-452-1651 F

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

Subject: Consultants
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Wed, April 02, 2014 5:47 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>, <JHHillmer@oaklandnet.com>

After our discussion with NCCLF, I discussed consultants with our attorney and came up with several firms that work in the area on NMTC projects. You might want to consider one of the following:

Paul Breckenridge
Breckenridge Consulting Services, Inc.
206.324.0229

paul@breckcs.com

East Bay Asian Local Development Corporation
Jason Vargas
415-944-7140
jvargas@ebaldc.org

Equity Community Builders
John Clawson
John@ecbsf.com
(415) 561-6200 X201

Patrick Lane [<mailto:pslane@oaklandnet.com>]
Development 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, April 03, 2014 2:43 PM
To: Lane, Patrick
Cc: Gallegos, Larry; Chan, Esther; Hillmer, J H
Subject: RE: Consultants

Patrick,

I will contact these consultants later this month.

Thank you

Sid

Siavash Sid Afshar CEO, Founder



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

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Date: Wed, April 02, 2014 5:47 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Chan, Esther" <echan@oaklandnet.com>, <JHHillmer@oaklandnet.com>

After our discussion with NCCLF, I discussed consultants with our attorney and came up with several firms that work in the area on NMTC projects. You might want to consider one of the following:

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Equity Community Builders

John Clawson

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(415) 561-6200 X201

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

Development 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, August 07, 2014 12:23 PM
To: Gallegos, Larry
Subject: RE: Copy of 33433 Report 2012

any news on the updated land appraiser?

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: Copy of 33433 Report 2012
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, August 07, 2014 11:45 am
To: <sidadfshar@sunfielddevelopment.com>

Sid,
Here's a copy of the 33433 Report that was prepared by Keyser Marston in 2012
and was the basis for the \$6,000 re-use value for the land.
Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, August 07, 2014 1:53 PM
To: Gallegos, Larry
Cc: John Clawson
Subject: RE: Copy of 33433 Report 2012

Great,
I have asked john for the latest proforma. I will email it to you as soon as I get it.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
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Oakland, CA 94612
510-452-5555
510-452-1651 F

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

Subject: RE: Copy of 33433 Report 2012
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, August 07, 2014 1:37 pm
To: <sidafshar@sunfielddevelopment.com>

Yes...we've been providing him with a lot of information. BTW...He's also asking for a copy of the latest pro forma.

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Thursday, August 07, 2014 12:23 PM
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Thanks,

Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, August 11, 2014 12:39 PM
To: Gallegos, Larry
Subject: RE: Copy of 33433 Report 2012

Hi Larry,

Please ignore my VM of today. I was having a senior moment. I know exactly where we all are now. I am meeting with John Clowson today regarding the form 33433 and the proforma. He will be studying the proforma and 33433. He will be plugging the proforma numbers in the 33433 form and coming up with the land value. We will share the result of our study and the findings with you as soon as I become available and as we talked last week will request a meeting with you all to go over our findings. Then the ball would be in your court and you will let us know how you would like to move ahead. Our exercise on 33433 is in no way a substitute for your study. This is only suggested as a guideline and test for the numbers. A formal study may take several weeks. This is done to help facilitate a decision on your part and save time.

Best wishes

Sid

Siavash Sid Afshar CEO, Founder



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To: <sidadfshar@sunfielddevelopment.com>

Sid,

Here's a copy of the 33433 Report that was prepared by Keyser Marston in 2012 and was the basis for the \$6,000 re-use value for the land.

Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, August 07, 2014 11:59 AM
To: Gallegos, Larry
Subject: RE: Copy of 33433 Report 2012

Larry,

Thank you for sending this over again. We do have this report on file.
I have instructed John to complete the pro-forma and have it ready for discussion and meeting with you next week.

The numbers in this report will be the same today as they were when it was completed with exception of cost of construction.
The NMTC residual fund of \$1.2MM will be used to offset the increase in construction cost and possible reduction in construction fee since the new loan maybe less.

Best Regards

Sid

Siaavash Sid Afshar CEO, Founder



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

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Thanks,
Larry

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, July 09, 2014 3:17 PM
To: Gallegos, Larry
Subject: Re: Draft of Seminary Sign attached

We are making one more revision and adding walgreens name in the red banner

From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
To: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, July 9, 2014 2:09 PM
Subject: RE: Draft of Seminary Sign attached

Looks great!

From: Sid Afshar [mailto:ssafshar@sbcglobal.net]
Sent: Wednesday, July 09, 2014 12:29 PM
To: Gallegos, Larry; Hunter, Gregory
Subject: Fw: Draft of Seminary Sign attached

Attached please find a copy of the new sign to be placed on Seminary Point site.

----- Forwarded Message -----

From: "Weck, Sandra (PLS)" <Sandra.Weck@colliers.com>
To: Sid Afshar <ssafshar@sbcglobal.net>; "sidafshar@sunfielddevelopment.com" <sidafshar@sunfielddevelopment.com>
Sent: Wednesday, July 9, 2014 11:22 AM
Subject: FW: Draft of Seminary Sign attached

Sid, here is the draft of the new sign for the project.

Sandra Weck
Senior Vice President
CA License No. 00861536
Direct +1 925 227 6230
Main +1 925 463 2300 | Fax +1 925 463 0747
sandra.weck@colliers.com | Add as Contact

Assistant, LeAnn Stuart +1 925 227 6272
leann.stuart@colliers.com

Colliers International
3825 Hopyard Road, Suite 195 | Pleasanton, CA 94588 | United States
www.colliers.com



A charitable giving foundation of Colliers International

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Sunday, November 02, 2014 3:47 PM
To: Lane, Patrick
Cc: john@ecbsf.com; Gallegos, Larry; Luis A. Rodriguez; Colette Drexel
Subject: RE: Extension Letter - Seminary Point

Patrick,
John and I can meet on Nov. 6th at 2:00 PM.
John will call in and I will meet you and Larry if it works for you all in your office.
See below john's availability for the next two weeks.

Hi Sid,

I got your message and am available the next two weeks as follows:

Monday before 2 or 3 to 4
Tuesday before 10, 12 to 1 or after 2
Wednesday before 9:30 or 3 to 4
Thursday before 10 or 2 to 3
Friday before 9 or after 1
Monday any time
Tuesday before 1 or after 2
Wednesday 10 to 11 or after 2
Thursday 10 to 12 or after 2
Friday anytime

Let me know what works for everyone. If it would be best for me to join you in person, I may need some additional travel time within those time slots.

John

Best

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: Extension Letter - Seminary Point

From: "Lane, Patrick" <PLane@oaklandnet.com>

Date: Fri, October 31, 2014 10:28 am

To: <sidafshar@sunfielddevelopment.com>

Cc: <john@ecbsf.com>, "Gallegos, Larry" <LGallegos@oaklandnet.com>,

"Luis A. Rodriguez" <lrodriguez@goldfarbblipman.com>, "Colette

Drexel" <Colette.Drexel@NOVOCO.COM>

Here is the extension letter. You, Larry & I should have a discussion on the status of the project. Esther will set up a call regarding 1800 San Pablo.

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

Development Manager, City Of Oakland

Economic & Workforce Development Department

Project Implementation Division

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: Friday, May 02, 2014 7:03 AM
To: Lane, Patrick
Cc: Hunter, Gregory; Gallegos, Larry; Rogers, Kimani
Subject: RE: Extension Letter - Seminary Point

Patrick,
It looks good at first glance.
I will call you today to discuss. and set up strategy to accomplish our goal and meet the deadline

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: Extension Letter - Seminary Point
From: "Lane, Patrick" <PSLane@oaklandnet.com>
Date: Thu, May 01, 2014 6:26 pm
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Hunter, Gregory" <GHunter@oaklandnet.com>, "Gallegos, Larry" <LGallegos@oaklandnet.com>, "Rogers, Kimani" <KRogers@oaklandnet.com>

Here is the extension letter for the Seminary Point NMTC Project. There are some major activities required to close by August. We need to be sure that these requirements can be met by this date. ORNMTC Inc. needs to be confident that the project will close in time to be included in the next NMTC application as a funded project. Please contact me with any questions or concerns ASAP.

Patrick Lane [<mailto:pslane@oaklandnet.com>]
Development 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: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Monday, October 13, 2014 1:15 PM
To: Lane, Patrick
Cc: Gallegos, Larry
Subject: Re: Extension Letter Seminary Point NMTC Allocation

Hi Patrick,

I talked before the weekend with John Clawson. He is working on some possible avenue to more allocation, however nothing firm yet. There is problem with being able to "close" not "pre-close" by the end of this year. He may find some I am not very optimistic about additional allocation.

We are scheduled to start construction first quarter of next year. It all depends on the permitting process. Perhaps you can write me your questions in detail and I will discuss them with John and reply back.

I am in my office now and we can talk if you like. You may also call me later today. Please use my direct number below.
510 734 7805

From: "Lane, Patrick" <PLane@oaklandnet.com>
To: Sid Afshar <ssafshar@sbcglobal.net>
Cc: "Gallegos, Larry" <L.Gallegos@oaklandnet.com>
Sent: Monday, October 13, 2014 12:47 PM
Subject: Extension Letter Seminary Point NMTC Allocation

I want to confirm a few details before I complete the extension letter. Are you now contemplating a second NMTC allocation for the project? When will construction start? Can we talk soon?

Patrick Lane [<mailto:pslane@oaklandnet.com>]
Development Manager, City Of Oakland
Economic & Workforce Development Department
Project Implementation Division
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: 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

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC

562 14th St.
Oakland, CA 94612
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: Wednesday, May 14, 2014 5:10 PM
To: Gallegos, Larry
Cc: Lane, Patrick
Subject: RE: [FWD: RE: Seminary point in east Okalnd]

Great,
Thank you for your prompt reply to my request. I will take from here.

Best

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: [FWD: RE: Seminary point in east Okalnd]
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Wed, May 14, 2014 4:32 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Lane, Patrick" <PSLane@oaklandnet.com>

Okay, I've taken this about as far as I can. Feel free to cut and paste any of the information you need from this form to any other consultant forms. Let me know if you have any questions.

Thanks,
Larry

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Tuesday, May 13, 2014 11:39 AM
To: Gallegos, Larry
Cc: Lane, Patrick
Subject: [FWD: RE: Seminary point in east Okalnd]

Larry and Patrick,

Will you take a look at the attached questioner and offer some information please?
Fill in everything you now about the area and customers.

Will you also write me the address for the project. I am not sure which address this new final combined parcel is going to have.

Thank 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: Seminary point in east Okalnd
From: "Barrett, Stephanie" <stephanie.barrett@baml.com>
Date: Tue, May 13, 2014 10:49 am
To: "sidafshar@sunfielddevelopment.com"
<sidafshar@sunfielddevelopment.com>

Attached is our NMTC intake form.

From: Barrett, Stephanie
Sent: Tuesday, May 13, 2014 10:37 AM
To: 'sidafshar@sunfielddevelopment.com'
Subject: RE: Seminary point in east Okalnd

Thank you Sid. Here are initial questions about your project.

- * Property address
- * Census tract
- * Project summary including impact (benefits, jobs/services for low income community)
- * What is the story being told?
- * Total development costs
- * Intended source of funds
- * Amount of funds raised to date

Stephanie Barrett
Senior Vice President
Senior Originator
Tax Credit Equity Investments
Bank of America Merrill Lynch
Bank of America, N.A

CA0-222-02-02, 7700 El Camino Real, Suite 202, Carlsbad, CA 92009
T 760.697.9037 F 415.343.6755
stephanie.barrett@baml.com

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Bank of America 
Merrill Lynch

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Tuesday, May 13, 2014 10:35 AM
To: Barrett, Stephanie
Subject: Seminary point in east Okalnd

Hi Stephanie,
It is really nice to get to know you.

Sid

Siavash Sid Afshar CEO, Founder



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

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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, May 13, 2014 12:02 PM
To: Gallegos, Larry
Cc: Lane, Patrick
Subject: RE: [FWD: RE: Seminary point in east Okalnd]

Thank you.

This would be very helpful. I am talking to many consultants and they are all asking for this.

Best

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: [FWD: RE: Seminary point in east Okalnd]
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, May 13, 2014 11:54 am
To: <sidafshar@sunfielddevelopment.com>
Cc: "Lane, Patrick" <PSLane@oaklandnet.com>

Okay, I'll fill-in all the information we have on the project.

Thanks,
Larry

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Tuesday, May 13, 2014 11:39 AM
To: Gallegos, Larry
Cc: Lane, Patrick
Subject: [FWD: RE: Seminary point in east Okalnd]

Larry and Patrick,

Will you take a look at the attached questioner and offer some information please?

Fill in everything you now about the area and customers.

Will you also write me the address for the project. I am not sure which address this new final combined parcel is going to have.

Thank 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: Seminary point in east Okalnd
From: "Barrett, Stephanie" <stephanie.barrett@baml.com>
Date: Tue, May 13, 2014 10:49 am
To: "sidafshar@sunfielddevelopment.com"
<sidafshar@sunfielddevelopment.com>

Attached is our NMTC intake form.

From: Barrett, Stephanie
Sent: Tuesday, May 13, 2014 10:37 AM
To: 'sidafshar@sunfielddevelopment.com'
Subject: RE: Seminary point in east Okalnd

Thank you Sid. Here are initial questions about your project.

- * Property address
- * Census tract
- * Project summary including impact (benefits, jobs/services for low income community)
- * What is the story being told?
- * Total development costs
- * Intended source of funds
- * Amount of funds raised to date

Stephanie Barrett
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stephanie.barrett@baml.com

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Bank of America
Merrill Lynch



From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]

Sent: Tuesday, May 13, 2014 10:35 AM

To: Barrett, Stephanie

Subject: Seminary point in east Okalnd

Hi Stephanie,
It is really nice to get to know you.

Sid

Slavash Sid Afshar CEO, Founder



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Oakland, CA 94612
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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, April 28, 2014 7:40 AM
To: Tang, Rock
Cc: Gallegos, Larry; Hunter, Gregory; BEN TIPTON
Subject: RE: [FWD: Seminary Point- Off Street Parking-Option 1]

Rock,
Thank you for your prompt reply in stating your preference...

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

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

Subject: RE: [FWD: Seminary Point- Off Street Parking-Option 1]
From: "Tang, Rock" <rock.tang@walgreens.com>
Date: Sun, April 27, 2014 4:51 pm
To: "sidafshar@sunfielddevelopment.com"
<sidafshar@sunfielddevelopment.com>
Cc: Larry Gallegos <LGallegos@oaklandnet.com>, Gregory Hunter
<GHunter@oaklandnet.com>, BEN TIPTON <benjy333@sbcglobal.net>

We all prefer the angled parking. Thanks again for the inquiry.

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Thursday, April 24, 2014 1:58 PM
To: Tang, Rock
Cc: Larry Gallegos; Gregory Hunter; BEN TIPTON
Subject: [FWD: Seminary Point- Off Street Parking-Option 1]

Good Morning Rock,

Attached please find the two version of the street parking lay out on Foothill street.
This is a variation that the city engineers and the landscape architect have come up with and it is totally out of our area and it is in public street. However as an courtesy they are asking for our input. No guarantee that they will accept our point of view. It would not hurt to let them know of

any preference. Please try to get back to me as soon as you can since they are ready to start the work.

Thank 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: Seminary Point- Off Street Parking-Option 1
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, April 24, 2014 11:26 am
To: <sidafshar@sunfielddevelopment.com>

Sid,

As mentioned, here's Option 1 with angled parking in front of the Seminary Point development site. The only Cons are that we lose one (1) parking stall in front of the development site and another stall across the street on the next block. In addition, the traffic lanes are slightly out of alignment along Foothill at the Seminary intersection.

Larry-

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Friday, February 07, 2014 3:42 PM
To: David Wilkinson
Cc: Lane, Patrick; Gallegos, Larry; Stephaney Kipple
Subject: Re: Call with Partrick Lane

I talked to Larry. He will be on the call at 3:45
I left a VM for Patrick. He would also be n the call since this the time he said will work for him.

From: David Wilkinson <dwilkinson@ncclf.org>
To: Sid Afshar <ssafshar@sbcglobal.net>
Cc: pslane <PSLane@oaklandnet.com>; "Gallegos, Larry" <LGallegos@oaklandnet.com>; Stephaney Kipple <skipple@ncclf.org>
Sent: Friday, February 7, 2014 3:32 PM
Subject: Re: Call with Partrick Lane

1-415-795-9875

pass code: 301560

We will let everyone know when to start the call, hopefully by 3:45 PM

Thanks,
David

On Fri, Feb 7, 2014 at 3:17 PM, Sid Afshar <ssafshar@sbcglobal.net> wrote:

I talked to Larry
He will be on the call
I assume Patrick will be as well
Just let us all know the conference call in info

Sent from my iPhone

On Feb 7, 2014, at 2:58 PM, David Wilkinson <dwilkinson@ncclf.org> wrote:

Sid,

I have not gotten a confirmation from Patrick Lane on today's 3:45 PM call. Have you?

I will be on another call starting at 3 PM, but will check messages to see if Patrick responds.

Did you say you already have a 3:30 call set up with Patrick?

I can jump on that call when my 3 PM call is complete if you and Patrick would prefer.

Thanks,

David

--

David Wilkinson

Real Estate Consultant

Tel: 415.392.8215



Northern California Community Loan Fund

870 Market Street, Suite 677 / San Francisco, CA 94102

Fax: 415.392.8216 / www.ncclf.org

--

David Wilkinson

Real Estate Consultant

Tel: 415.392.8215



Northern California Community Loan Fund

870 Market Street, Suite 677 / San Francisco, CA 94102

Fax: 415.392.8216 / www.ncclf.org

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Friday, February 07, 2014 3:42 PM
To: David Wilkinson
Cc: Lane, Patrick; Gallegos, Larry; Stephaney Kipple
Subject: Re: Call with Partrick Lane

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From: David Wilkinson <dwilkinson@ncclf.org>
To: Sid Afshar <ssafshar@sbcglobal.net>
Cc: pslane <PSLane@oaklandnet.com>; "Gallegos, Larry" <LGallegos@oaklandnet.com>; Stephaney Kipple <skipple@ncclf.org>
Sent: Friday, February 7, 2014 3:32 PM
Subject: Re: Call with Partrick Lane

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Did you say you already have a 3:30 call set up with Patrick?

I can jump on that call when my 3 PM call is complete if you and Patrick would prefer.

Thanks,

David

--

David Wilkinson

Real Estate Consultant

Tel: 415.392.8215



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Fax: 415.392.8216 / www.ncclf.org

--

David Wilkinson

Real Estate Consultant

Tel: 415.392.8215



Northern California Community Loan Fund

870 Market Street, Suite 677 / San Francisco, CA 94102

Fax: 415.392.8216 / www.ncclf.org

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Thursday, February 06, 2014 12:46 PM
To: Gallegos, Larry
Subject: Re: Clearinghouse CDFI

Larry,

Thank you for the lead. I will follow up.

I talked to Stephanie and her boss yesterday. I explained the situation to them. They can only help none-profit organization. They said there is a way to do Seminary point while being a 501c3 organization. They said they will be contacting you to talk further. They do not work with for profit entities.

Best Regards

Sid

CFrom: "Gallegos, Larry" <LGallegos@oaklandnet.com>
To: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Thursday, February 6, 2014 11:48 AM
Subject: Clearinghouse CDFI

clearinghousecdfi.com

Hi Sid,

I also met with this group when I was down in San Diego and just had a follow-up meeting the other day with this organization. Fathia Macauley (510) 557-5077 ph. is with Clearinghouse CDFI and she has an office right across the street at 505 14th Street. She also another good person to talk to as well about possible project financing.

Best,

Larry

From: Sid Afshar [<mailto:ssafshar@sbcglobal.net>]
Sent: Friday, January 31, 2014 4:37 PM
To: Gallegos, Larry
Subject: Re: NCCLF CDE Introduction

Thank you

Will contact her on Monday.

Best

Sid

From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
To: ssafshar@sbcglobal.net; sidafshar@sunfielddevelopment.com
Sent: Friday, January 31, 2014 3:48 PM
Subject: FW: NCCLF CDE Introduction

Fyi...

From: Stephaney Kipple [<mailto:skipple@ncclf.org>]
Sent: Thursday, January 30, 2014 12:29 PM
To: Gallegos, Larry
Cc: Ross Culverwell
Subject: NCCLF CDE Introduction

Larry,

It was great meeting you last week in San Diego and thank you for sharing some of your concerns regarding your NMTC deployment strategy. I cc'd Ross Culverwell, NCCLF's Director of Lending (also our CDE Director) on this email as an introduction as I thought he would be a great resource to bounce some of your current project ideas off of and give you feedback.

I also wanted to remind you that NCCLF is not only a great nonprofit resource for financial products, but we also have a robust consulting arm (which I am apart). It would super if you had any nonprofit relationships that needed technical assistance in the areas of real estate readiness/finance (including NMTCs, our specialty!) or financial management that you could potentially refer our way. Please see <http://www.ncclf.org/how-we-can-help/consulting/> . Here's to working together in the future!

Happy Chinese New Year!

Warm Regards,

--
Stephaney A. Kipple
Real Estate Consulting Analyst
Northern California Community Loan Fund
870 Market St., Suite 677 / San Francisco, CA 94102
Phone: (415) 392-8215, ext. 339 / Fax: (415) 392-8216 / www.ncclf.org

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, August 26, 2014 12:31 PM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: RE: [FWD: RE: [FWD: Copy of 33433 Report 2012]]

OK Larry . Got it.

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: RE: [FWD: RE: [FWD: Copy of 33433 Report 2012]]
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, August 26, 2014 11:03 am
To: <sidadfshar@sunfielddevelopment.com>
Cc: "Hunter, Gregory" <GHunter@oaklandnet.com>

Sid,

Based on my understanding, we will need an full updated 33433 Report or Option 1 for \$7,000 since a peer review does not seem to provide a full analysis and may not hold up if legally challenged. Let me know if you have any questions.

Thanks,
Larry

From: sidadfshar@sunfielddevelopment.com [<mailto:sidadfshar@sunfielddevelopment.com>]
Sent: Tuesday, August 26, 2014 9:50 AM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: [FWD: RE: [FWD: Copy of 33433 Report 2012]]

Good morning Larry,
Here is one of the proposals from Moody.
Take look and let me know your thoughts.
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: [FWD: Copy of 33433 Report 2012]
From: Jason Moody <jmoody@epsys.com>
Date: Mon, August 25, 2014 2:54 pm
To: "sidafshar@sunfielddevelopment.com"
<sidafshar@sunfielddevelopment.com>
Cc: Michael Nimon <mnimon@epsys.com>

Sid;

Thanks for contacting EPS for this interesting project. I have looked over the material you sent and discussed it with my colleague who would be doing most of the technical analysis (cc'd herein). As requested, here is a quick budget estimate for two alternatives:

- 1) Update to the KMA pro-forma with revised assumptions reflecting changes in costs and other factors of relevance. Write up the findings as an entirely new analysis. Budget estimate: **\$7,000**
- 2) A peer review of the KMA analysis and replication of their pro-forma with updated assumptions based on applicant data. The write would reference the KMA memo as starting point for analysis (i.e., no new write up of project background, etc.): **\$4,000**

Both budget estimates exclude any additional costs associated with any meeting or presentations with/or client, as might be requested.

Feel free to contact me if you have any additional questions or input.

Once again, thanks for considering EPS for this assignment.

JASON MOODY
PRINCIPAL

Economic & Planning Systems (EPS)
One Kaiser Plaza, Suite 1410
Oakland, CA 94612
T 510-841-9190
<http://www.epsys.com>



EPS is excited to announce we have moved to Downtown Oakland.
Please update your records with our new address.

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Friday, August 22, 2014 1:49 PM
To: Jason Moody
Subject: [FWD: Copy of 33433 Report 2012]

FYI

Siavash Sid Afshar CEO, Founder



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

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

Subject: Copy of 33433 Report 2012
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Thu, August 07, 2014 11:45 am
To: <sidafshar@sunfielddevelopment.com>

Sid,
Here's a copy of the 33433 Report that was prepared by Keyser
Marston in 2012 and was the basis for the \$6,000 re-use value for
the land.
Thanks,
Larry

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Monday, August 04, 2014 1:59 PM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: RE: [FWD: RE: Foothill Seminary Project] Existing Utility meters on site

Larry,

I have received the DDA back from the attorney this afternoon. She has some issues that she would like me to discuss with you before finalizing the DDA. Would you let me know when would be a good time for you to discuss these issues on the phone or in person please?

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: [FWD: RE: Foothill Seminary Project] Existing Utility meters on site
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Fri, August 01, 2014 1:34 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: "Hunter, Gregory" <GHunter@oaklandnet.com>

Yes, it's probably a good idea and a lot easier to have your architect, contractor or surveyor go to the site and let the foreman know where you'll need the meter utility connections in the sidewalks before they pour.

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Friday, August 01, 2014 12:51 PM
To: Gallegos, Larry
Cc: Hunter, Gregory
Subject: [FWD: RE: Foothill Seminary Project] Existing Utility meters on site

Larry please read the chain of emails from Brian Thomson regarding the meters so you will be informed. Any suggestion or comment?

Thank 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: Foothill Seminary Project
From: Brian Thompson <bthompson@mcguireandhester.com>
Date: Fri, August 01, 2014 7:55 am
To: sidafshar@sunfielddevelopment.com

Sid,

If your surveyor goes out there, the foreman can show that person where the meters are at. You may want to decide before we install the sidewalk – a week and a half or so. That way, we could extend a pipe from the meter box to the property line; otherwise you'll have to tunnel under the new sidewalk to the meter box. If you want to have someone meet out in the field, please let me know.

Thanks,

Brian L. Thompson

Brian Thompson
Project Manager



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From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]
Sent: Thursday, July 31, 2014 5:04 PM
To: Brian Thompson
Cc: John Clawson; rhumann@pacbell.net; Tracy Hanna
Subject: RE: Foothill Seminary Project

Hi Brian,

Thank you for your update. Very interesting. Your timing is perfect. We are trying to figure out the meter situation with the utility companies as we speak. I would like to ask you to mark the meters for Rick Human to survey. Please do not remove them if you can since we may be able to utilize some. Let me check with our team and get back to you.

Best Regards

Sid

Siavash Sid Afshar CEO, Founder



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510-452-5555
510-452-1651 F

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

Subject: RE: Foothill Seminary Project
From: Brian Thompson <bthompson@mcquireandhester.com>
Date: Thu, July 31, 2014 3:24 pm
To: sidafshar@sunfielddevelopment.com

Sid,

There are currently about 8 EBMUD laterals off of the main with meter boxes for services into the property. EBMUD does not remove those laterals unless there is a "kill" request from the property owner. We will install new boxes in place of the old ones so the sidewalk looks nice, but I'm not sure if you want to do something different - i.e. less meter boxes, new services, etc. If you want to do something different, we are at least a week and a half from pouring that sidewalk. However, when the time comes, we will need to pour the sidewalk and if whatever changes are not made, by then, we will just replace the existing boxes and pour accordingly.

Please let me know if you have any questions or want to look at it in the field.

Thanks,

Brian L. Thompson

Brian Thompson
Project Manager



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From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]

Sent: Wednesday, June 18, 2014 4:09 PM

To: Brian Thompson
Subject: RE: Foothill Seminary Project

Brian,

Thank you for your email and heads up on the construction date start up and congratulations.

Please let me know when you start so I can come by and visit when I can.

Here is our information:

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

Best

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F
510 734 7805 Direct

www.sunfielddevelopment.com

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

Subject: Foothill Seminary Project

From: Brian Thompson <bthompson@mcguireandhester.com>

Date: Wed, June 18, 2014 3:36 pm

To: sidafshar@sunfielddevelopment.com

Sid,

Confirming our phone conversation, here is my contact information. As discussed, we are planning on getting started next week. Once we are out there, I will give you a call and we can meet at the site.

If you would like to forward me the information for an additional ensured endorsement for when Sun Field Development does take possession, I will get that going with our insurance person.

Please let me know if you have any questions or we may be of assistance.

Thanks,

Brian L. Thompson

Brian Thompson
Project Manager



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0064

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Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Friday, October 10, 2014 7:48 AM
To: Gallegos, Larry
Subject: RE: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]

Good Morning Larry,

There are ample evidence that W's refused the living wage ordinance back in early 2012. This issue came up in several time in my discussion with Todd Frank. He wrote an email saying "his will kill the deal". Gregory talked to him. Gregory told me that they accepted since they do not meet the threshold employment of 20. I never heard that from Todd. This what Theresa wrote:

Peter and I talked earlier today about information that I need for the City Council Report for the CED Committee of March 27, 2012. I need information that will help me present the request for the living wage exemption.

The city knew well that a deal with W's will not occur with out the variance. See email from Theresa below. However the staff report which was prepared and approved did not have the variance in and called for W's to apply for one when needed.

This is Walgreen's attorney and Rock are discovering as they look back in their files regarding this project. See Walgreen attorney's email below.

From: Redstone, Michael [mailto:michael.redstone@walgreens.com]
Sent: Friday, September 26, 2014 2:40 PM
To: jane nelson
Cc: Tang, Rock
Subject: RE: Seminary Point, Oakland CA/Walgreen's/TITLE

Jane: We have been investigating the history of discussions between Walgreen's and the landlord regarding the living wage provision. Rock has now confirmed with Todd Frank and Walgreens' senior management that this issue was discussed early on with the landlord and Walgreens at that time advised the landlord that this is an unacceptable requirement.

In any event, it seems that this ordinance is intended to apply to employers who are contracted to supply goods or services to the city. That does not seem to apply to Walgreens' operation of its store, and even if it does Walgreens is going to require that the landlord provide a carveout so that it does not apply to Walgreens' operations at this location.

Please discuss with your client so we can talk on Monday.

Michael Redstone
Director and Managing Counsel - Community & Real Estate Law
Walgreen Co.
104 Wilmot Rd., MS 1420
Deerfield, IL 60015
Direct: 847-315-4530
Fax: 847-315-4825
Michael.redstone@walgreens.com

I will continue talking to rock. I have put together an email comparing the W's pay to the Living wag as we did in 2012. The money is not an issue. This is a policy issue with W's...

Thank you

Sid



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510-452-1651 F

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

Subject: RE: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, October 07, 2014 4:01 pm
To: <sidafshar@sunfielddevelopment.com>

Here's the info I found regarding Walgreen's pay rates last time this issue came up.

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Tuesday, October 07, 2014 3:37 PM
To: Gallegos, Larry
Subject: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]

Apparently, Theresa knew that W's is asking for variance. She said in this email that she will work on getting it.

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

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

Subject: RE: Request for Information Related to Living Wage Exemption for Walgreens

From: "Navarro, Theresa" <TNavarro@oaklandnet.com>

Date: Tue, February 28, 2012 5:48 pm

To: <sidafshar@sunfielddevelopment.com>

Cc: <peter@sunfielddevelopment.com>, "Gallegos, Larry" <LGallegos@oaklandnet.com>

Great! Thank you.

Theresa Navarro-Lopez
Project Manager, Central City East Redevelopment Area
Community & Economic Development Agency
250 Frank Ogawa Plaza, 5th floor
Oakland, CA 94612
Direct line (510) 238-6250
Fax (510) 238-3691
email: tmnavarro@oaklandnet.com
www.business2oakland.com/redevelopment

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]

Sent: Tuesday, February 28, 2012 4:46 PM

To: Navarro, Theresa

Cc: peter@sunfielddevelopment.com; Gallegos, Larry

Subject: RE: Request for Information Related to Living Wage Exemption for Walgreens

I will get working on this right away and have the answers to you no later than tomorrow.

Sid

Siavash Sid Afshar CEO, Founder



Sunfield Development, LLC
562 14th St.
Oakland, CA 94612

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

Subject: Request for Information Related to Living Wage Exemption for Walgreens

From: "Navarro, Theresa" <TNavarro@oaklandnet.com>

Date: Tue, February 28, 2012 5:02 pm

To: <sidafshar@sunfielddevelopment.com>

Cc: <peter@sunfielddevelopment.com>, "Gallegos, Larry" <LGallegos@oaklandnet.com>

Sid,

Peter and I talked earlier today about information that I need for the City Council Report for the CED Committee of March 27, 2012. I need information that will help me present the request for the living wage exemption. The following are the questions that I need answers for:

How many jobs will Walgreens have at this site? Part-time Full-time

Of these jobs how many will start below the living wage?

What are the categories of the jobs? Pharmacist, cashier, etc..

Are these base salaries? Are there increases over time?

What is the delta between the City of Oakland's living wage and Walgreens' wages?

We need data that explains what the difference is between the City of Oakland's living wage ordinance and Walgreens' wages.

I need to have this information as soon as possible. Any information you can provide is helpful. Thank you for your assistance with this request.

Theresa Navarro-Lopez
Project Manager, Central City East Redevelopment Area
Community & Economic Development Agency
250 Frank Ogawa Plaza, 5th floor
Oakland, CA 94612
Direct line (510) 238-6250
Fax (510) 238-3691
email: tnnavarro@oaklandnet.com
www.business2oakland.com/redevelopment

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Thursday, October 09, 2014 9:49 AM
To: Gallegos, Larry
Subject: RE: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]

Hi Larry,
Hope all is well. Any update on this project at all?

Best Regards

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: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>
Date: Tue, October 07, 2014 4:01 pm
To: <sidadfshar@sunfielddevelopment.com>

Here's the info I found regarding Walgreen's pay rates last time this issue came up.

From: sidadfshar@sunfielddevelopment.com [<mailto:sidadfshar@sunfielddevelopment.com>]
Sent: Tuesday, October 07, 2014 3:37 PM
To: Gallegos, Larry
Subject: [FWD: RE: Request for Information Related to Living Wage Exemption for Walgreens]

Apparently, Theresa knew that W's is asking for variance. She said in this email that she will work on getting it.

Siavash Sid Afshar CEO, Founder



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510-452-1651 F

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

Subject: RE: Request for Information Related to Living Wage Exemption for Walgreens
From: "Navarro, Theresa" <TNavarro@oaklandnet.com>
Date: Tue, February 28, 2012 5:48 pm
To: <sidafshar@sunfielddevelopment.com>
Cc: <peter@sunfielddevelopment.com>, "Gallegos, Larry" <LGallegos@oaklandnet.com>

Great! Thank you.

Theresa Navarro-Lopez
Project Manager, Central City East Redevelopment Area
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Direct line (510) 238-6250
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email: tmnavarro@oaklandnet.com
www.business2oakland.com/redevelopment

From: sidafshar@sunfielddevelopment.com [<mailto:sidafshar@sunfielddevelopment.com>]
Sent: Tuesday, February 28, 2012 4:46 PM
To: Navarro, Theresa
Cc: peter@sunfielddevelopment.com; Gallegos, Larry
Subject: RE: Request for Information Related to Living Wage Exemption for Walgreens

I will get working on this right away and have the answers to you no later than tomorrow.
Sid

Siavash Sid Afshar CEO, Founder



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

Subject: Request for Information Related to Living Wage Exemption for

Walgreens

From: "Navarro, Theresa" <TNavarro@oaklandnet.com>

Date: Tue, February 28, 2012 5:02 pm

To: <sidafshar@sunfielddevelopment.com>

Cc: <peter@sunfielddevelopment.com>, "Gallegos, Larry"
<LGallegos@oaklandnet.com>

Sid,

Peter and I talked earlier today about information that I need for the City Council Report for the CED Committee of March 27, 2012. I need information that will help me present the request for the living wage exemption. The following are the questions that I need answers for:

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I need to have this information as soon as possible. Any information you can provide is helpful. Thank you for your assistance with this request.

Theresa Navarro-Lopez

Project Manager, Central City East Redevelopment Area

Community & Economic Development Agency

250 Frank Ogawa Plaza, 5th floor

Oakland, CA 94612

Direct line (510) 238-6250

Fax (510) 238-3691

email: tmnavarro@oaklandnet.com

www.business2oakland.com/redevelopment

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, July 16, 2014 2:36 PM
To: Gallegos, Larry
Subject: Fwd: Seminary Point (Sale) with Reesa Signature
Attachments: image003.png; ATT1119006.htm; image004.png; ATT1119007.htm; Itafs716-e.docx; ATT1119008.htm

FYI

This opinion letter does show similar sales for higher value.

See attached.

Sid

Sent from my iPhone

Begin forwarded message:

From: "Weck, Sandra (PLS)" <Sandra.Weck@colliers.com>
Date: July 16, 2014 at 10:46:29 PM GMT+3
To: Sid Afshar <ssafshar@sbcglobal.net>
Subject: FW: Seminary Point (Sale) with Reesa Signature

Sid, here is the letter for the sale price for the property.

Sandra Weck

Senior Vice President

CA License No. 00861536

Direct +1 925 227 6230

Main +1 925 463 2300 | Fax +1 925 463 0747

sandra.weck@colliers.com | Add as Contact

Assistant, LeAnn Stuart +1 925 227 6272

leann.stuart@colliers.com

Colliers International

3825 Hopyard Road, Suite 195 | Pleasanton, CA 94588 | United States

www.colliers.com

Gallegos, Larry

From: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Wednesday, July 23, 2014 4:27 PM
To: Gallegos, Larry; Lane, Patrick; Hunter, Gregory
Subject: Fwd: Seminary signs

FYI

Sent from my iPhone

Begin forwarded message:

From: "Weck, Sandra (PLS)" <Sandra.Weck@colliers.com>
Date: July 23, 2014 at 4:23:04 PM PDT
To: Sid Afshar <ssafshar@sbcglobal.net>
Subject: FW: Seminary signs

Sid, here is a copy of the sign on the property.

Sandra Weck
Senior Vice President
CA License No. 00861536
Direct +1 925 227 6230
Main +1 925 463 2300 | Fax +1 925 463 0747
sandra.weck@colliers.com | Add as Contact

Assistant, LeAnn Stuart +1925 227 6272
leann.stuart@colliers.com

Colliers International
3825 Hopyard Road, Suite 195 | Pleasanton, CA 94588 | United States
www.colliers.com

A charitable giving foundation of Colliers International

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

From: Tansey, Reesa (OAK)
Sent: Wednesday, July 23, 2014 4:02 PM
To: Weck, Sandra (PLS)
Subject: FW: Seminary signs

Please see below....and attached.

Reesa Tansey
Senior Sales Associate
CA License No. 01730076
Direct +1 510 433 5808
Mobile +1 510 517 1555
Main +1 510 986 6770 | Fax +1 510 986 6775 reesa.tansey@colliers.com

Colliers International
1999 Harrison St. Suite 1750 | Oakland, CA 94612 | United States www.colliers.com

The Links for Life Foundation - California. A charitable giving foundation of Colliers International

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

From: Troy Angelo [<mailto:cvssigns@sbcglobal.net>]
Sent: Wednesday, July 23, 2014 3:58 PM
To: Tansey, Reesa (OAK)
Subject: Seminary signs

Hi, yes they went up yesterday. Sorry about that. Here's a photo.
Dave mentioned he thought he got the best angle for the intersection and side streets. Let me know



Sent from my iPhone

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, July 08, 2014 9:07 PM
To: Gallegos, Larry
Subject: Items requested for Seminary Point

Hi Larry,

Will you email me the old appraiser, Phase 1&II environmental please? Our consultant is asking for them.

Thank you

Sid

Siavash Sid Afshar CEO, Found
Sunfield Development, LLC
562 14th St.
Oakland, CA 94612
510-452-5555
510-452-1651 F

Gallegos, Larry

From: sidafshar@sunfielddevelopment.com
Sent: Tuesday, July 01, 2014 11:35 AM
To: Gallegos, Larry
Subject: Meeting and call of today

HI Larry,
Thank you for your call.
The meeting is set for tomorrow at 11:00 Am with agents.
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: Sid Afshar <ssafshar@sbcglobal.net>
Sent: Monday, January 27, 2014 1:08 PM
To: Gallegos, Larry
Cc: Lane, Patrick; Lane, Patrick; Hunter, Gregory; Ben Tipton
Subject: Meeting to share info on the Tax credit conference in SD.

Dear Larry,

Thank you for taking my call and updating me on your trip for Novogradac & Company Tax Credit conference in San Diego.

Tip and I had plan to attend as well, however the decision was made to pass due to the reasoned stated before.

I would like to request a meeting to share the document and hand out which were distributed during the conference as it was suggested by you. My available times are:

1-29 11:00 Am to 4:00 Pm

1-30 11:00 -4:00 Pm

1-31 10:00-3:00 Pm

Please let me know if any of these times work for you.

Best

Sid Afshar