

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Monday, August 25, 2014 2:02 PM  
**To:** Gallegos, Larry  
**Cc:** Hunter, Gregory  
**Subject:** [FWD: RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments] and 33433 update

Hi Larry,

Below you will find chain of correspondence between our attorney and Walgreen's Copr Attorney. We are almost there. It is now set for next week, when we will hear back from Walgreen's.

I am waiting for two proposals to conduct the 33433. I will get them going as soon as I get an acceptable one.

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, Oakland CA/Walgreen's Lease/KT comments  
**From:** jane nelson <jnelson@kantortaylor.com>  
**Date:** Mon, August 25, 2014 1:51 pm  
**To:** "Redstone, Michael" <michael.redstone@walgreens.com>  
**Cc:** Tom Nelson <tnelson@kantortaylor.com>, "john@ecbsf.com" <john@ecbsf.com>, "sidafshar@sunfielddevelopment.com" <sidafshar@sunfielddevelopment.com>

Michael: Thank you for taking my call. I am assured that we are in your lease review queue, because you can see the lease on your desk and sounds like you already took a quick look at it. I realize you just got back from vacation and that you are inundated, but hope that you take a look at it this week, but sounds like you will for sure look at it (early?) next week.

Thanks (and as I said) I'll give you a friendly call at the end of this week.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Thursday, August 21, 2014 9:21 AM  
**To:** Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: We understand that you return to the office tomorrow and are hoping to get to the top of your "to do" list. I imagine Friday will be quite busy for you. Can we talk on Monday?

Thank you,

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Friday, August 15, 2014 11:01 AM  
**To:** Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: I am leaving the office for the rest of the day shortly. Can we talk on Monday?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Thursday, August 14, 2014 10:05 AM  
**To:** Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: Can we talk tomorrow morning?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Tuesday, August 12, 2014 9:43 AM

**To:** Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: Yesterday got away from me and I didn't call. Have you had a chance to review our mark up to the lease?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Thursday, August 07, 2014 11:15 AM  
**To:** jane nelson; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Got it.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Thursday, August 07, 2014 12:11 PM  
**To:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Probably more appropriate for me to follow up, lawyer to lawyer. Once you are represented he should contact me not you. But I know how to nag, so I'll give him a call Monday if I don't hear from him before then. (Michael, I guess that is a warning about my nagging☺)

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Thursday, August 07, 2014 10:07 AM  
**To:** jane nelson; Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Good morning Jane,  
Are you following up with Michael from Walgreen's or do you want me to keep following up with him?  
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, Oakland CA/Walgreen's Lease/KT comments  
From: jane nelson <[jnelson@kantortaylor.com](mailto:jnelson@kantortaylor.com)>  
Date: Wed, August 06, 2014 3:19 pm  
To: "Redstone, Michael" <[michael.redstone@walgreens.com](mailto:michael.redstone@walgreens.com)>  
Cc: "sidafshar@sunfielddevelopment.com" <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>, Tom Nelson <[tnelson@kantortaylor.com](mailto:tnelson@kantortaylor.com)>, "john@ecbsf.com" <[john@ecbsf.com](mailto:john@ecbsf.com)>

Michael: Attached is a redlined version of the Lease, along with our comments. Once you've had an opportunity to review it, let me know when we discuss any questions or comments you may have. As we discussed on the phone, this project will be financed using New Market Tax Credits, a program which has very particular statutorily and lender/investor prescribed requirements. For instance, we know that the lender/investor will be very sensitive to any rights the tenant has to terminate the lease or offset against rent owed. I have tried to soften these provisions so they will pass muster with the lender/investor. In addition, the City is contributing the land at a very discounted price, as well as provide a portion of the NMTC allocation for the transaction. Consequently, the City has also imposed some requirements. I have tried to balance the needs of all of the interested participants, so please be patient with me as we work through these issues.  
Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Wednesday, July 30, 2014 3:11 PM  
**To:** jane nelson  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease

Thanks Jane: Monday is a bit tough but I could do a call at 8:00 your time. Otherwise, I am available Tuesday afternoon.

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](mailto:Michael.redstone@walgreens.com)



Every day I help people **get, stay and live well.**

This email message, including attachments, may contain information that is proprietary, confidential, privileged and/or exempt from disclosure. Please hold it in confidence to protect privilege and confidentiality. If you are not the intended recipient, then please notify the sender and delete this message. Any viewing, copying, publishing, disclosure, distribution of this information, or the taking of any action in reliance on the contents of this message by unintended recipients is prohibited and may constitute a violation of the Electronic Communications Privacy Act. Unintended transmission does not create an attorney-client relationship or constitute a waiver of any legal privilege.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Wednesday, July 30, 2014 5:06 PM  
**To:** Redstone, Michael  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** Seminary Point, Oakland CA/Walgreen's Lease

Michael: Sid Afshar suggested that I contact you so that we could discuss the lease for the Walgreen's store at Seminary Point in Oakland, CA. I have several meetings on Friday, but am fairly open on Monday. What time works for you?

Jane

**Jane Rakay Nelson**  
Shareholder



Kantor Taylor Nelson Evatt & Decina PC  
901 Fifth Avenue | Seattle, WA 98164  
t 206.812.2498 | f 206.625.9951  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

This statement is required by IRS regulations: The advice expressed in this email, if it is an opinion at all, is an opinion limited to the Federal tax issues addressed in it. Additional issues may exist that could affect Federal tax treatment of the transaction or matter that is the subject of this advice, and the advice does not consider or provide a conclusion with respect to any additional issues. With respect to any significant Federal tax issues outside the limited scope of the advice provided, the advice cannot be used by any person for the purpose of avoiding penalties that may be imposed on that person.

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Wednesday, August 06, 2014 3:25 PM  
**To:** Gallegos, Larry  
**Cc:** Hunter, Gregory  
**Subject:** [FWD: RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments]  
**Attachments:** image001.gif; image002.jpg; MGR Draft 12-5-11.doc

Fyi

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

Subject: RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

From: jane nelson <jnelson@kantortaylor.com>

Date: Aug 6, 2014 3:19 PM

To: "Redstone, Michael" <michael.redstone@walgreens.com>

CC: "sidafshar@sunfielddevelopment.com" <sidadfshar@sunfielddevelopment.com>, "Tom Nelson" <tnelson@kantortaylor.com>, "john@ecbsf.com" <john@ecbsf.com>

Michael: Attached is a redlined version of the Lease, along with our comments. Once you've had an opportunity to review it, let me know when we discuss any questions or comments you may have.<br/>As we discussed on the phone, this project will be financed using New Market Tax Credits, a program which has very particular statutorily and lender/investor prescribed requirements. For instance, we know that the lender/investor will be very sensitive to any rights the tenant has to terminate the lease or offset against rent owed. I have tried to soften these provisions so they will pass muster with the lender/investor. In addition, the City is contributing the land at a very discounted price, as well as provide a portion of the NMTC allocation for the transaction. Consequently, the City has also imposed some requirements.<br/>I have tried to balance the needs of all of the interested participants, so please be patient with me as we work through these issues.<br/>Jane<br/><br/>Jane Rakay Nelson<br/>901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164<br/><br/>Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221<br/>www.KantorTaylor.com<br/><br/><br/><br/>From: Redstone, Michael

[mailto:michael.redstone@walgreens.com]<br/>Sent: Wednesday, July 30, 2014 3:11 PM<br/>To: jane nelson<br/>Cc: sidafshar@sunfielddevelopment.com; Tom Nelson; john@ecbsf.com<br/>Subject: RE: Seminary Point, Oakland CA/Walgreen's Lease<br/><br/>Thanks Jane: Monday is a bit tough but I could do a call at 8:00 your time. Otherwise, I am available Tuesday afternoon.<br/>Michael Redstone<br/>Director and Managing Counsel - Community & Real Estate Law<br/>Walgreen Co.<br/>104 Wilmot Rd., MS 1420<br/>Deerfield, IL 60015<br/>Direct: 847-315-4530<br/>Fax: 847-315-

4825<br/>Michael.redstone@walgreens.com<br/>mailto:Michael.redstone@walgreens.com<br/><br/>[cid:image002.gif@01CE0516.D71FD4D0]<br/><br/>This email message, including attachments, may contain information that is

proprietary, confidential, privileged and/or exempt from disclosure. Please hold it in confidence to protect privilege and confidentiality. If you are not the intended recipient, then please notify the sender and delete this message. Any viewing, copying, publishing, disclosure, distribution of this information, or the taking of any action in reliance on the contents of this message by unintended recipients is prohibited and may constitute a violation of the Electronic Communications Privacy Act. Unintended transmission does not create an attorney-client relationship or constitute a waiver of any legal privilege.<br/><br/><br/><br/>From: jane nelson [mailto:jnelson@kantortaylor.com]<br/>Sent: Wednesday, July 30, 2014 5:06 PM<br/>To: Redstone, Michael<br/>Cc:

sidadfshar@sunfielddevelopment.com<br/>mailto:sidadfshar@sunfielddevelopment.com>; Tom Nelson; john@ecbsf.com<br/>mailto:john@ecbsf.com><br/>Subject: Seminary Point, Oakland CA/Walgreen's

Lease<br/><br/>Michael: Sid Afshar suggested that I contact you so that we could discuss the lease for the Walgreen's store at Seminary Point in Oakland, CA. I have several meetings on Friday, but am fairly open on Monday. What time works for you?<br/>Jane<br/>Jane Rakay Nelson<br/><br/>Shareholder<br/><br/><br/>[Kantor Taylor Nelson Boyd &

Evatt PC]  
Kantor Taylor Nelson Evatt & Decina PC  
901 Fifth Avenue | Seattle, WA  
98164  
t 206.812.2498 | f

206.625.9951  
[www.KantorTaylor.com](http://www.kantortaylor.com)  
<http://www.kantortaylor.com/>  
This statement is required by IRS regulations: The advice expressed in this email, if it is an opinion at all, is an opinion limited to the Federal tax issues addressed in it. Additional issues may exist that could affect Federal tax treatment of the transaction or matter that is the subject of this advice, and the advice does not consider or provide a conclusion with respect to any additional issues. With respect to any significant Federal tax issues outside the limited scope of the advice provided, the advice cannot be used by any person for the purpose of avoiding penalties that may be imposed on that person.

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Tuesday, October 14, 2014 12:46 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: RE: Seminary Point, Oakland CA/Walgreen's/living wage]

Hi Larry,

Please take a look at the chain of email below.

Here is the a complete correspondence between W's and Sunfield Attorney for your record.

Please note the latest email from Rock to our attorney. Rock's email has information regarding his point of contact in the city as well as confirmation to move a head with the lease.

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: Seminary Point, Oakland CA/Walgreen's/living wage  
From: "Tang, Rock" <rock.tang@walgreens.com>  
Date: Tue, October 14, 2014 12:29 pm  
To: jane nelson <jnelson@kantortaylor.com>, "Redstone, Michael" <michael.redstone@walgreens.com>  
Cc: "sidafshar@sunfielddevelopment.com" <sidadfshar@sunfielddevelopment.com>, "john@ecbsf.com" <john@ecbsf.com>, Tom Nelson <tnelson@kantortaylor.com>, "Frank, Todd" <todd.frank@walgreens.com>

Hi Jane,



Yes, that is my understanding as well. I spoke with Arturo Sanchez, the Interim Assistant City Administrator and have a call planned with him the week of the 27<sup>th</sup> to flesh out the details.

I am fine proceeding with the lease drafting process at this time.

Thank you,  
Rock

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Tuesday, October 14, 2014 12:47 PM  
**To:** Redstone, Michael  
**Cc:** Tang, Rock; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); [john@ecbsf.com](mailto:john@ecbsf.com); Tom Nelson  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/living wage

I hope that Rock has talked to you, updating you on the living wage issue. My understanding is that the City is granting an exemption to the Living Wage requirement. Consequently, we no longer need the provision in the Lease. Now that is fixed (yeah!), when can we expect the next draft of the Lease?

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Friday, October 10, 2014 11:13 AM  
**To:** Redstone, Michael  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/living wage

How do we break this stalemate?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Tuesday, October 07, 2014 3:53 PM  
**To:** Redstone, Michael  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/living wage

Michael: so what's happening with this?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

---

**From:** jane nelson  
**Sent:** Monday, October 06, 2014 10:05 AM  
**To:** Redstone, Michael  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/living wage

As a recap:

- The living wage requirement is by ordinance.
- It applies only after W's has 20 employees.
- It applies for only 5 years (after the start of construction).
- W's can apply for a waiver (but I think only after it is applicable).
- This is not a new issue.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Thursday, October 02, 2014 1:05 PM  
**To:** jane nelson  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/living wage

Jane: I am waiting to speak to the Walgreens business people. They were/are at a conference.

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](mailto:Michael.redstone@walgreens.com)



Every day I help people **get, stay and live well.**

This email message, including attachments, may contain information that is proprietary, confidential, privileged and/or exempt from disclosure. Please hold it in confidence to protect privilege and confidentiality. If you are not the intended recipient, then please notify the sender and delete this message. Any viewing, copying, publishing, disclosure, distribution of this information, or the taking of any action in reliance on the contents of this message by unintended recipients is prohibited and may constitute a violation of the Electronic Communications Privacy Act. Unintended transmission does not create an attorney-client relationship or constitute a waiver of any legal privilege.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Thursday, October 02, 2014 1:14 PM  
**To:** Redstone, Michael

**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** FW: Seminary Point, Oakland CA/Walgreen's/living wage

**Michael:** Below is an email from the Development Manager regarding the Living Wage requirement, along with the ordinance. When can we discuss this?

**From:** "Lane, Patrick" <[PSLane@oaklandnet.com](mailto:PSLane@oaklandnet.com)>

**Date:** October 1, 2014 at 6:38:24 PM PDT

**To:** "Sid Afshar" <[ssafshar@sbcglobal.net](mailto:ssafshar@sbcglobal.net)>

**Cc:** <[ghunter@oaklandnet.com](mailto:ghunter@oaklandnet.com)>, "Gallegos, Larry" <[LGallegos@oaklandnet.com](mailto:LGallegos@oaklandnet.com)>

**Subject:** RE: Living Wage requierment for walgreen's

I am not sure what can be done to eliminate the Living Wage for the Seminary Point Project give both the below market purchase price and NMTC allocation. The Living Wage Ordinance requires "a wage no less than the minimum compensation of \$12.27 per hour with health benefits, or \$14.10 per hour without benefits", see the required form at:

<http://www2.oaklandnet.com/oakca1/groups/contracting/documents/webcontent/dowd007361.pdf>

This is a little complicated because it is applied differently for real estate projects with a subsidy, for more information try the following link and go to Section 2.28 of the Municipal Code:

<https://library.municode.com/index.aspx?clientId=16308>

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

## Jane Rakay Nelson

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson

**Sent:** Monday, September 29, 2014 4:57 PM

**To:** [michael.redstone@walgreens.com](mailto:michael.redstone@walgreens.com)

**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tom Nelson

**Subject:** FW: Seminary Point, Oakland CA/Walgreen's/living wage

Michael: A couple of things:

- First, attached is the 3/26/12 City of Oakland staff report for the project. It describes the City's analysis in approving this project. You will see on page 5 the discussion about the Living Wage, which clearly is a key component and threshold requirement for the City to participate. It is also clear that Walgreen was aware of this requirement. In fact, my understanding is that Todd (from Walgreen) met with Greg Hunter (from the City) and discussed this issue. It looks like Walgreen determined that it would be exempt, because it would not have the requisite 20 employees to be subject to this ordinance and, if at some point in the future it did (but no

more than 5 years after the start of construction), it would seek a waiver. This is a threshold issue that Walgreen crossed in 2012. Nothing has changed since then. This is a City requirement. If unacceptable to Walgreen, then that should have been made known in 2012.

Second, in looking at the Lease again (section 18), I realized that it does not provide for any late payment fee if payments are not made on time. Please add. In addition, LL should have the same ability to charge default interest as Tenant has in section 18(b).

The Living Wage issue is a major hurdle here that we should resolve before going further. I'm not meaning to be overly dramatic, but this is a deal killer and is better to know sooner rather than later. Of course, if it is, then it would have been far more appropriate to have been told in 2012.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t.206.812.2498 | c.206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**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 Walgreens 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](mailto:Michael.redstone@walgreens.com)



Every day I help people **get, stay and live well.**

This email message, including attachments, may contain information that is proprietary, confidential, privileged and/or exempt from disclosure. Please hold it in confidence to protect privilege and confidentiality. If you are not the intended recipient, then please notify the sender and delete this message. Any viewing, copying, publishing, disclosure, distribution of this information, or the taking of any action in reliance on the contents of this message by unintended

recipients is prohibited and may constitute a violation of the Electronic Communications Privacy Act. Unintended transmission does not create an attorney-client relationship or constitute a waiver of any legal privilege.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Tuesday, September 23, 2014 2:21 PM  
**To:** Redstone, Michael; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Cc:** Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

I just sent the invite.

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Tuesday, September 23, 2014 11:31 AM  
**To:** jane nelson; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Cc:** Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

OK. How about Thursday at 2:00 your time?

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Tuesday, September 23, 2014 1:29 PM  
**To:** Redstone, Michael; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Cc:** Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

Let's postpone it then. (I was on a call yesterday with someone who was reading as we were talking and it wasn't very effective☺. Tomorrow?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Tuesday, September 23, 2014 11:16 AM  
**To:** jane nelson; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Cc:** Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

I have 11:30 your time, but I just want to let you know I have not had a chance to review your last draft and I have a meeting I must attend at noon your time.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Tuesday, September 23, 2014 12:03 PM  
**To:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Redstone, Michael  
**Cc:** Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

Michael: confirming our call at 11 (PST) call.

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Friday, September 19, 2014 11:21 AM  
**To:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Redstone, Michael  
**Cc:** Tang, Rock; Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); Kathleen McCusker  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's/TITLE

Michael: Although I realize that the Lease calls for using Chicago Title, the City has already engaged Old Republic, which has issued a title report (attached). We prefer to use Old Republic ,also, because we have worked with them on NMTC deals before so they are familiar with the requirements. I believe that California has filed rates so that the cost wouldn't be different (but LL is paying for it anyway).

Thanks,  
Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Thursday, September 18, 2014 6:02 PM  
**To:** jane nelson; Redstone, Michael  
**Cc:** Tang, Rock; Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

correct.  
Please include all provisions. It will not affect them now.

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, Oakland CA/Walgreen's Lease/KT comments  
From: jane nelson <[jnelson@kantortaylor.com](mailto:jnelson@kantortaylor.com)>  
Date: Thu, September 18, 2014 5:39 pm  
To: "Redstone, Michael" <[michael.redstone@walgreens.com](mailto:michael.redstone@walgreens.com)>  
Cc: "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>, "Tang, Rock"  
<[rock.tang@walgreens.com](mailto:rock.tang@walgreens.com)>, Tom Nelson <[tnelson@kantortaylor.com](mailto:tnelson@kantortaylor.com)>,  
"john@ecbsf.com" <[john@ecbsf.com](mailto:john@ecbsf.com)>

I should have added, that the living wage provision that I included in this draft is required by the City. Looking back though my notes I realized that I didn't include it in the prior draft, because I thought this would just be a construction requirement, but I don't believe that is true. My understanding is that the 20 employee condition will keep Walgreens exempt from this requirement.

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Thursday, September 18, 2014 5:28 PM  
**To:** Redstone, Michael  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tang, Rock; Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

*(Ignore email from about an hour ago that I tried to recall.)*

Michael: Attached is the lease redlined to reflect the changes we made and based on our conversation earlier this week. I tried to note the issues that are still open. Hope you had a nice (short) vacation. Talk to you on Tuesday.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Tuesday, September 09, 2014 3:25 PM  
**To:** jane nelson

**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tang, Rock  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Jane: attached is a revised draft of the lease wherein my changes to your draft of August 6 are blacklined. Please contact me once you have a chance to review the attached document.

I am also attaching the Walgreens' form SNDA.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Tuesday, September 09, 2014 1:50 PM  
**To:** Redstone, Michael  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

When can you talk or do you just want to send the redraft and talk after I review it?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Tuesday, September 09, 2014 6:15 AM  
**To:** jane nelson  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Jane: I have literally only a few minutes at 9:00 your time. I am preparing a redraft of the lease which I plan to get to you today.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Monday, September 08, 2014 6:46 PM  
**To:** Redstone, Michael  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: I was just talking about you and how we are supposed to get something today. Then I started going through my emails and voicemails and you had called! I can talk tomorrow at 9 but am tied up before then. Does that work for you?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson  
**Sent:** Friday, September 05, 2014 2:48 PM  
**To:** Redstone, Michael



**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Here you go.

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]

**Sent:** Friday, September 05, 2014 2:04 PM

**To:** jane nelson

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Jane: I see that the lease you sent is not blacklined against the last draft I did in 2012. Can you please remind me what your black line is compared against?

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]

**Sent:** Monday, August 25, 2014 3:51 PM

**To:** Redstone, Michael

**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: Thank you for taking my call. I am assured that we are in your lease review queue, because you can see the lease on your desk and sounds like you already took a quick look at it. I realize you just got back from vacation and that you are inundated, but hope that you take a look at it this week, but sounds like you will for sure look at it (early?) next week.

Thanks (and as I said) I'll give you a friendly call at the end of this week.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson

**Sent:** Thursday, August 21, 2014 9:21 AM

**To:** Redstone, Michael

**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: We understand that you return to the office tomorrow and are hoping to get to the top of your "to do" list. I imagine Friday will be quite busy for you. Can we talk on Monday?

Thank you,

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson

**Sent:** Friday, August 15, 2014 11:01 AM

**To:** Redstone, Michael

**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: I am leaving the office for the rest of the day shortly. Can we talk on Monday?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson

**Sent:** Thursday, August 14, 2014 10:05 AM

**To:** Redstone, Michael

**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: Can we talk tomorrow morning?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** jane nelson

**Sent:** Tuesday, August 12, 2014 9:43 AM

**To:** Redstone, Michael

**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com); [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Michael: Yesterday got away from me and I didn't call. Have you had a chance to review our mark up to the lease?

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221

[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Thursday, August 07, 2014 11:15 AM  
**To:** jane nelson; [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Got it.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]  
**Sent:** Thursday, August 07, 2014 12:11 PM  
**To:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Probably more appropriate for me to follow up, lawyer to lawyer. Once you are represented he should contact me not you. But I know how to nag, so I'll give him a call Monday if I don't hear from him before then. (Michael, I guess that is a warning about my nagging☺)

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Thursday, August 07, 2014 10:07 AM  
**To:** jane nelson; Redstone, Michael  
**Cc:** Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease/KT comments

Good morning Jane,  
Are you following up with Michael from Walgreen's or do you want me to keep following up with him?  
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, Oakland CA/Walgreen's Lease/KT comments  
From: jane nelson <[jnelson@kantortaylor.com](mailto:jnelson@kantortaylor.com)>  
Date: Wed, August 06, 2014 3:19 pm

To: "Redstone, Michael" <[michael.redstone@walgreens.com](mailto:michael.redstone@walgreens.com)>  
Cc: "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>, Tom Nelson  
<[tnelson@kantortaylor.com](mailto:tnelson@kantortaylor.com)>, "[john@ecbsf.com](mailto:john@ecbsf.com)" <[john@ecbsf.com](mailto:john@ecbsf.com)>

Michael: Attached is a redlined version of the Lease, along with our comments. Once you've had an opportunity to review it, let me know when we discuss any questions or comments you may have. As we discussed on the phone, this project will be financed using New Market Tax Credits, a program which has very particular statutorily and lender/investor prescribed requirements. For instance, we know that the lender/investor will be very sensitive to any rights the tenant has to terminate the lease or offset against rent owed. I have tried to soften these provisions so they will pass muster with the lender/investor. In addition, the City is contributing the land at a very discounted price, as well as provide a portion of the NMTC allocation for the transaction. Consequently, the City has also imposed some requirements. I have tried to balance the needs of all of the interested participants, so please be patient with me as we work through these issues.

Jane

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

---

**From:** Redstone, Michael [<mailto:michael.redstone@walgreens.com>]  
**Sent:** Wednesday, July 30, 2014 3:11 PM  
**To:** jane nelson  
**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)  
**Subject:** RE: Seminary Point, Oakland CA/Walgreen's Lease

Thanks Jane: Monday is a bit tough but I could do a call at 8:00 your time. Otherwise, I am available Tuesday afternoon.

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](mailto:Michael.redstone@walgreens.com)



Every day I help people get, stay and live well.

This email message, including attachments, may contain information that is proprietary, confidential, privileged and/or exempt from disclosure. Please hold it in confidence to protect

privilege and confidentiality. If you are not the intended recipient, then please notify the sender and delete this message. Any viewing, copying, publishing, disclosure, distribution of this information, or the taking of any action in reliance on the contents of this message by unintended recipients is prohibited and may constitute a violation of the Electronic Communications Privacy Act. Unintended transmission does not create an attorney-client relationship or constitute a waiver of any legal privilege.

---

**From:** jane nelson [<mailto:jnelson@kantortaylor.com>]

**Sent:** Wednesday, July 30, 2014 5:06 PM

**To:** Redstone, Michael

**Cc:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com); Tom Nelson; [john@ecbsf.com](mailto:john@ecbsf.com)

**Subject:** Seminary Point, Oakland CA/Walgreen's Lease

Michael: Sid Afshar suggested that I contact you so that we could discuss the lease for the Walgreen's store at Seminary Point in Oakland, CA. I have several meetings on Friday, but am fairly open on Monday. What time works for you?

Jane

**Jane Rakay Nelson**

Shareholder



Kantor Taylor Nelson Evatt & Decina PC  
901 Fifth Avenue | Seattle, WA 98164  
t 206.812.2498 | f 206.625.9951  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

*This statement is required by IRS regulations: The advice expressed in this email, if it is an opinion at all, is an opinion limited to the Federal tax issues addressed in it. Additional issues may exist that could affect Federal tax treatment of the transaction or matter that is the subject of this advice, and the advice does not consider or provide a conclusion with respect to any additional issues. With respect to any significant Federal tax issues outside the limited scope of the advice provided, the advice cannot be used by any person for the purpose of avoiding penalties that may be imposed on that person.*

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Friday, January 23, 2015 12:00 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: Re: [FWD: Foothill Seminary Environmental Report]]

Hi Larry,  
Our environmental cleanup firm/consultant is asking for the CD that City has on this project. The CD contains appendix A.  
we need that.  
How can I get 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:** Re: [FWD: Foothill Seminary Environmental Report]  
**From:** "Tang, Phil" <ptang@craworld.com>  
**Date:** Fri, January 23, 2015 12:32 pm  
**To:** "'sidafshar@sunfielddevelopment.com'"  
<sidafshar@sunfielddevelopment.com>

Sid

We need Appendix A of the report which contains previous sampling data tables. It is not included in the report file you sent. The end of the report indicates that the appendices are on a CD. Could you please obtain Appendix A for us? Or please provide contact info of someone whom we can call and ask for the CD? Thanks.  
Phil

---

**From:** sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Thursday, January 22, 2015 08:22 PM  
**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Hi Phil,  
The sooner the better.

Thank you for your reply. I am not talking to anyone but you for now. If the price is write we are ready to moev forward. i need an estemate first to disvuss it with the city. we may nnot be able to do the project if it is HIGH. The city want us to pay for 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: RE: [FWD: Foothill Seminary Environmental Report]  
From: "Tang, Phil" <ptang@craworld.com>  
Date: Thu, January 22, 2015 6:14 pm  
To: "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>

Sid

Thanks again for directing this task to us. We are working on it and should have some preliminary findings to discuss later part of next week.

We will need to engage hauling services and disposal facilities in order to generate a final cost estimate for the remediation task described in the Phase I report. This may require more than two weeks for us to thoroughly discuss the numbers among the landfills and hauling services in order to get the best value.

I hope this will be compatible with your time frame. Please feel free to call or write. Keep me posted on your latest.  
Regards.

---

**Phil Tang**  
**Program Manager**  
**Conestoga-Rovers & Associates (CRA)**  
**5900 Hollis Street, Suite A**  
**Emeryville, CA 94608**

**Phone: 510.393.6321**  
**Email: PTang@CRAworld.com**  
**www.CRAworld.com**

Think before you print

Perform every task the safe way, the right way, every time!

This communication and any accompanying document(s) are confidential and are intended for the sole use of the addressee. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this e-mail and any copies. You are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication without consent is strictly prohibited. Thank you.

---

||||

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Friday, September 19, 2014 10:23 AM  
**To:** Hunter, Gregory  
**Cc:** Gallegos, Larry  
**Subject:** [FWD: RE: [FWD: Seminary Point]]  
**Attachments:** image001.jpg; 141123mm\_091814.pdf

Larry

Will you take a look and let me know if this works for you?

Sid

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

Subject: RE: [FWD: Seminary Point]

From: Michael Nimon <[mnimon@epsys.com](mailto:mnimon@epsys.com)>

Date: Sep 18, 2014 5:03 PM

To: "sidafshar@sunfielddevelopment.com" <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>, "Jason Moody" <[jmoody@epsys.com](mailto:jmoody@epsys.com)>

CC: "Sid Afshar" <[ssafshar@sbcglobal.net](mailto:ssafshar@sbcglobal.net)>

Hi Sid,

Please find the revised draft memo attached for your review. I highlighted a few areas of changes/additions and clarifications that we felt were appropriate. If these changes work for you, we will produce a clean copy for the City's consumption.

Best,

Mike

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

Sent: Thursday, September 18, 2014 2:09 PM

To: Jason Moody; Michael Nimon

Cc: Sid Afshar

Subject: [FWD: Seminary Point]

Sorry, wrong proforma. try this one.

Siavash Sid Afshar CEO, Founder

[[cid:image001.jpg@01CFD362.7E5921A0](#)]

Sunfield Development, LLC

562 14th St.

Oakland, CA 94612

510-452-5555

510-452-1651 F





## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Friday, November 14, 2014 9:13 AM  
**To:** Gallegos, Larry  
**Subject:** [FWD: RE: [FWD: Walgreens Real Estate Department - Urgent message]]

Will this work

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

**Subject:** RE: [FWD: Walgreens Real Estate Department - Urgent message]  
**From:** jane nelson <jnelson@kantortaylor.com>  
**Date:** Nov 14, 2014 8:49 AM  
**To:** "sidafshar@sunfielddevelopment.com" <sidadfshar@sunfielddevelopment.com>  
**CC:** "Tom Nelson" <tnelson@kantortaylor.com>

Sid: Red highlights are my comments/question. Yellow highlights are revisions to the provision. Remember, I don't think taking it out of the lease solves the problem long term.

Living Wage. The Developer ADD: and Property are subject to the Living Wage Ordinance codified in Chapter 2.28 of the Oakland Municipal Code and its implementing regulations as a "City Financial Assistance Recipient" or "CFAR." The Ordinance requires among other things that, unless specific exemptions apply or a waiver is granted [why can't they grant a waiver under this provision and base it on the new ordinance?], all covered CFARs shall pay a minimum level of compensation to their covered employees of at least \$12.27 per hour if health benefits of at least \$1.25 per hour are offered, or \$14.10 per hour if no health benefits are offered. This wage rate shall be adjusted annually pursuant to the terms of the Ordinance. The Developer agrees to abide by the requirements of the Living Wage Ordinance to pay the specified minimum compensation to its covered employees, to offer the required compensated and uncompensated leave time to its covered employees, to provide the required notices to its covered employees, to submit the required documentation to the City, and to satisfy all other applicable requirements, for at least five years from the date construction of the Project commences.

**DELETE THIS PARAGRAPH:** The Developer agrees to include language in any service contract that it enters into related to the Project, if the amount of the service contract exceeds \$25,000, requiring that the service contractor comply with Living Wage requirements for its covered employees. The Developer shall submit a copy of such service contracts to the City's Office of Contract Compliance.

**DELETE THIS PARAGRAPH** The Developer agrees to include language in any lease or license that it enters into for occupancy of all or any portion of the Property, if the tenant, lessee, or licensee, or subtenant or sub-lessee of such person, employs at least twenty employees for each working day in each of twenty or more calendar weeks in the twelve months after occupying the Property, requiring that the tenant, lessee, or licensee comply with Living Wage requirements for its covered employees. The Developer shall submit a copy of such leases or licenses to the City's Department of Contracting and Purchasing.

For purposes of this section, a "covered employee" shall mean any natural person who performs services for the employer and spends at least half of his or her time on Project-related work or on the Project site; but shall not include managerial, supervisory, or confidential employees, independent contractors, volunteers, or those construction employees who are entitled to be paid at prevailing wages.

Under the provisions of the Living Wage Ordinance, the City shall have the authority, under appropriate circumstances, to terminate this Agreement and seek other remedies as set forth therein for violations of the Ordinance.

Jane Rakay Nelson  
901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221 www.KantorTaylor.com

From: sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]  
Sent: Thursday, November 13, 2014 4:18 PM  
To: jane nelson  
Subject: RE: [FWD: Walgreens Real Estate Department - Urgent message]

Jane,  
We have been going back and forth with the city for the last two days regarding your email and the living wage ordinance. This is a lute point since the minimum wage is same as the living wage in Oakland after Jan 20 next year, I think.

My contact in the city is suggesting for us (that means you) To modify the language as you are suggesting regarding the living wage issue below. . Larry then will run it by Dan Rossi and we may just get lucky and he may approve it. No one among the city staff really wants to go back to public hearing for this issue.  
Will you make the modification to the draft DDA among other issues and let us send that back to Larry and let him see what he can do with it?

Best wishes

Sid?

Siavash Sid Afshar CEO, Founder  
[cid:image001.jpg@01CFFFE7.E711DEB0]  
Sunfield Development, LLC  
562 14th St.  
Oakland, CA 94612  
510-452-5555  
510-452-1651 F

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

Subject: RE: [FWD: Walgreens Real Estate Department - Urgent message]  
From: jane nelson <jnelson@kantortaylor.com><mailto:jnelson@kantortaylor.com>>  
Date: Wed, November 12, 2014 4:11 pm  
To: "sidafshar@sunfielddevelopment.com<mailto:sidafshar@sunfielddevelopment.com>"  
<sidadfshar@sunfielddevelopment.com><mailto:sidafshar@sunfielddevelopment.com>>

So long as the DDA says that it has to be in the lease, then, well, it has to be in the lease. No box to think outside of ☺

However, if the DDA just says that all users of the property have to comply with the Living Wage rules (not saying that it has to actually be in the lease) and the DDA is recorded prior to the memorandum of the W's lease, then you wouldn't have to put the requirement in the lease, but Walgreen would be bound to follow the rule because it will be a prior recorded covenant.

I don't know if the City's rules require the provision in the DDA to state that the Living Wage requirement has to be in all leases. You should ask your City contact.

Caveat: This will not be secret from W's either way.

Jane Rakay Nelson  
901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164

Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
www.KantorTaylor.com<http://www.KantorTaylor.com>

From: sidafshar@sunfielddevelopment.com<mailto:sidafshar@sunfielddevelopment.com>  
[mailto:sidafshar@sunfielddevelopment.com]  
Sent: Wednesday, November 12, 2014 2:44 PM  
To: jane nelson  
Subject: RE: [FWD: Walgreens Real Estate Department - Urgent message]

Jane,  
You and I talked about this question on Sunday, however I wanted to ask again.  
It is regarding the DDA. I talked to the city. They would have to go to the council to make any modification on the DDA regarding the living wage issue and that could take till next year.  
Is it safe to sign the DDA as is to save time and move forward.  
I know that we have to put it in all lease since it is in the DDA. However can we just put in all and not in W's?

This would be a creative solution out of the box way to think about this without the delay.  
Will you advise please?

Sid

Siavash Sid Afshar CEO, Founder  
[cid:image001.jpg@01CFFFE7.E711DEB0]  
Sunfield Development, LLC  
562 14th St.  
Oakland, CA 94612  
510-452-5555  
510-452-1651 F

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

Subject: RE: [FWD: Walgreens Real Estate Department - Urgent message]  
From: jane nelson <jnelson@kantortaylor.com><mailto:jnelson@kantortaylor.com>>

Date: Mon, November 10, 2014 4:55 pm

To: "sidafshar@sunfielddevelopment.com<mailto:sidafshar@sunfielddevelopment.com>"  
<sidafshar@sunfielddevelopment.com><mailto:sidafshar@sunfielddevelopment.com>>

Nothing we hadn't already figured out. I know that the inclination is to push push push, but they have so many termination rights and no obligation to open or operate, you can still get stiffed. I recall what you said about taking a year to get a perfect lease vs. getting some lease in a month, but.....  
(The brokers get their fee once you have a deal so their motivation is a little different. Just saying.....)

Jane Rakay Nelson

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164 Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221 www.KantorTaylor.com<http://www.KantorTaylor.com>

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

From: sidafshar@sunfielddevelopment.com<mailto:sidafshar@sunfielddevelopment.com>  
[mailto:sidafshar@sunfielddevelopment.com]  
Sent: Monday, November 10, 2014 3:49 PM  
To: jane nelson  
Subject: [FWD: Walgreens Real Estate Department - Urgent message]

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

Subject: Walgreens Real Estate Department - Urgent message  
From: "Weck, Sandra (PLS)" <Sandra.Weck@colliers.com><mailto:Sandra.Weck@colliers.com>>  
Date: Nov 10, 2014 2:56 PM  
To: "sidafshar@sunfielddevelopment.com<mailto:sidafshar@sunfielddevelopment.com>"  
<sidafshar@sunfielddevelopment.com><mailto:sidafshar@sunfielddevelopment.com>>,"Sid Afshar"  
<ssafshar@sbcglobal.net><mailto:ssafshar@sbcglobal.net>>  
CC:

Sid, we have found out as of November 28, 2014, everyone in the Walgreen's Real Estate Department will no longer be working at Walgreens. It is critical to have your attorney have this lease executed before they leave.

Walgreens will be out sourcing all of the their real estate deals. You do not want to have this project delayed while they analysis which projects in the pipeline they will keep. It could delay your project or even be a project they decide to cancel as I have also heard Walgreens is slowing down their expansion for 2015-2016.

Please let us know what your attorney says as to the timing of executing the contract.

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<mailto:sandra.weck@colliers.com><mailto:sandra.weck@colliers.com> | Add as  
Contact<http://www.colliersparrish.com/\_extnet/ebuscard.aspx?logon=sweck>

Assistant, LeAnn Stuart +1925 227 6272

leann.stuart@colliers.com<mailto:leann.stuart@colliers.com><mailto:leann.stuart@colliers.com>

Colliers International

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

www.colliers.com<http://www.colliers.com><http://www.colliers.com><http://www.colliers.com>>

[Description: C:\Users\SWeck\AppData\Roaming\Microsoft\Signatures\image001.png]

[Description: C:\Users\SWeck\AppData\Roaming\Microsoft\Signatures\LinksforLifeCA-SIG.png]<http://www.linksforlifeca.com/>

A charitable giving foundation of Colliers International

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Wednesday, November 12, 2014 3:15 PM  
**To:** Gallegos, Larry  
**Cc:** Lane, Patrick  
**Subject:** [FWD: RE: [FWD: Walgreens Real Estate Department - Urgent message]]

Larry,

Please take a look at the chain of emails from our NMTC attorney regarding the lease, DDA and the living wage advise.

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: Walgreens Real Estate Department - Urgent message]  
**From:** jane nelson <jnelson@kantortaylor.com>  
**Date:** Wed, November 12, 2014 4:11 pm  
**To:** "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>

So long as the DDA says that it has to be in the lease, then, well, it has to be in the lease. No box to think outside of☺

However, if the DDA just says that all users of the property have to comply with the Living Wage rules (not saying that it has to actually be in the lease) and the DDA is recorded prior to the memorandum of the W's lease, then you wouldn't have to put the requirement in the lease, but Walgreen would be bound to follow the rule because it will be a prior recorded covenant.

I don't know if the City's rules require the provision in the DDA to state that the Living Wage requirement has to be in all leases. You should ask your City contact.

Caveat: This will not be secret from W's either way.

**Jane Rakay Nelson**

901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Wednesday, November 12, 2014 2:44 PM  
**To:** jane nelson  
**Subject:** RE: [FWD: Walgreens Real Estate Department - Urgent message]

Jane,  
You and I talked about this question on Sunday, however I wanted to ask again.  
It is regarding the DDA. I talked to the city. They would have to go to the council to make any modification on the DDA regarding the living wage issue and that could take till next year.  
Is it safe to sign the DDA as is to save time and move forward.  
I know that we have to put it in all lease since it is in the DDA. However can we just put in all and not in W's?

This would be a creative solution out of the box way to think about this without the delay.  
Will you advise 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: Walgreens Real Estate Department - Urgent message]  
**From:** jane nelson <[jnelson@kantortaylor.com](mailto:jnelson@kantortaylor.com)>  
**Date:** Mon, November 10, 2014 4:55 pm  
**To:** "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>

Nothing we hadn't already figured out. I know that the inclination is to push push push, but they have so many termination rights and no obligation to open or operate, you can still get stiffed. I recall what you said about taking a year to get a perfect lease vs. getting some lease in a month, but.....  
(The brokers get their fee once you have a deal so their motivation is a little different. Just saying.....)

Jane Rakay Nelson  
901 Fifth Avenue, Suite 4000 Floor | Seattle, WA 98164  
Kantor Taylor Nelson Evatt & Decina PC | t 206.812.2498 | c 206.850.6221  
[www.KantorTaylor.com](http://www.KantorTaylor.com)



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

From: [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>].  
Sent: Monday, November 10, 2014 3:49 PM  
To: jane nelson  
Subject: [FWD: Walgreens Real Estate Department - Urgent message]

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

Subject: Walgreens Real Estate Department - Urgent message  
From: "Weck, Sandra (PLS)" <[Sandra.Weck@colliers.com](mailto:Sandra.Weck@colliers.com)>  
Date: Nov 10, 2014 2:56 PM  
To: "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)" <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>,"Sid Afshar" <[ssafshar@sbcglobal.net](mailto:ssafshar@sbcglobal.net)>  
CC:

Sid, we have found out as of November 28, 2014, everyone in the Walgreen's Real Estate Department will no longer be working at Walgreens. It is critical to have your attorney have this lease executed before they leave.

Walgreens will be out sourcing all of the their real estate deals. You do not want to have this project delayed while they analysis which projects in the pipeline they will keep. It could delay your project or even be a project they decide to cancel as I have also heard Walgreens is slowing down their expansion for 2015-2016.

Please let us know what your attorney says as to the timing of executing the contract.

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](mailto:sandra.weck@colliers.com) <<mailto:sandra.weck@colliers.com>> | Add as  
Contact <<http://www.colliersparrish.com/extnet/ebuscard.aspx?logon=sweck>>

Assistant, LeAnn Stuart +1925 227 6272  
[leann.stuart@colliers.com](mailto:leann.stuart@colliers.com) <<mailto:leann.stuart@colliers.com>>

Colliers International  
3825 Hopyard Road, Suite 195 | Pleasanton, CA 94588 | United States  
[www.colliers.com](http://www.colliers.com) <<http://www.colliers.com>>

[Description: C:\Users\SWeck\AppData\Roaming\Microsoft\Signatures\image001.png]

[Description: C:\Users\SWeck\AppData\Roaming\Microsoft\Signatures\LinksforLifeCA-SIG.png] <<http://www.linksforlifeca.com/>>

A charitable giving foundation of Colliers International

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Tuesday, July 15, 2014 1:36 PM  
**To:** Hunter, Gregory; Gallegos, Larry; Lane, Patrick  
**Subject:** [FWD: Re: Broker Opinion for Lease rate for Seminary Point]

Larry,

The preliminary indications are good.  
We needed to get the broker opinion and rent cops for John Clawson to arrange for financing.

What you can do to help is to get the property appraised for highest price you can.

This will help us with our financing and closing on the NMTC.  
The higher the land price the better.

It would also help us with the NMTC investor.

Thank you

Sid

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

**Subject:** Re: Broker Opinion for Lease rate for Seminary Point  
**From:** Sid Afshar <[ssafshar@sbcglobal.net](mailto:ssafshar@sbcglobal.net)>  
**Date:** Jul 15, 2014 11:09 PM  
**To:** "Weck, Sandra (PLS)" <[Sandra.Weck@colliers.com](mailto:Sandra.Weck@colliers.com)>  
**CC:** "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)" <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>

Sandra,  
This is very helpful.  
Thank you.  
Looking forward to the rest.  
Sid

Sent from my iPhone

> On Jul 15, 2014, at 11:03 PM, "Weck, Sandra (PLS)" <[Sandra.Weck@colliers.com](mailto:Sandra.Weck@colliers.com)> wrote:  
>  
> Sid, here is the requested Broker Opinion for achieving the lease rate of \$2.50 for Seminary Point.  
>  
> Sales amount and selling price for the center will come later.  
>  
>  
> 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](mailto:sandra.weck@colliers.com)

> | Add as Contact  
>  
> Assistant, LeAnn Stuart +1925 227 6272 [leann.stuart@colliers.com](mailto:leann.stuart@colliers.com)  
>  
> Colliers International  
> 3825 Hopyard Road, Suite 195 | Pleasanton, CA 94588 | United  
> States [www.colliers.com](http://www.colliers.com)  
>  
> <image003.png>  
>  
> <image004.png>  
> A charitable giving foundation of Colliers International  
>  
> From: [bizhubC654@colliers.com](mailto:bizhubC654@colliers.com) [<mailto:bizhubC654@colliers.com>]  
> Sent: Tuesday, July 15, 2014 1:04 PM  
> To: Weck, Sandra (PLS)  
> Subject: Scan from Mr.Hooper  
>  
>  
> <Scan14071513030.pdf>

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Tuesday, October 07, 2014 2:58 PM  
**To:** Gallegos, Larry; Lane, Patrick  
**Subject:** [FWD: RE: City Staff report apge 5 Living wage ordinance Seminary Point]

Larry,

Just got this email.

At this point I am not sure where we go from here.

Rock is not willing to buy Living wage condition.

I will continue working with the attorneys, however I am not sure what else Sunfield can do.

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: City Staff report apge 5 Living wage ordinance Seminary Point

**From:** "Tang, Rock" <rock.tang@walgreens.com>

**Date:** Tue, October 07, 2014 2:35 pm

**To:** "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>

I don't think we will proceed with this project unless we obtain an exemption.

---

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

**Sent:** Tuesday, October 07, 2014 12:37 AM

**To:** Tang, Rock

**Subject:** City Staff report apge 5 Living wage ordinance Seminary Point

Rock,

Here is a copy of the staff report to the city council for approval of the project regarding the living wage or your review. This is also made available to Michael.

Deanna J. Santana, City Administrator  
Subject: DDA at Foothill and Seminary  
Date: March 26, 2012 Page 5

#### Living Wage

The living wage requirements take effect when a "City Financial Assistance Recipient" (GFAR) receives a subsidy in amount of \$100,000 or more in a twelve month period, and employs at least

20 employees for each working day in each of twenty or more calendar weeks in the 12 months after occupying or using such property. Sunfield Development's acceptance of the land write down triggers the living wage requirement for themselves and all tenants of the subsequent development. The living wage requirements are in effect for five years after start of construction. Walgreens will be the anchor tenant, which will provide much needed entry level jobs and services in the Foothill Seminary area. Walgreens will hire up to 17.5 employees at the site for the first two years of operation, which fall in the 2<sup>nd</sup> and 3<sup>rd</sup> year of the living wage requirement.

Walgreens may increase the number of employees after the 3<sup>rd</sup> year and at that point, if they reach at least 20 employees, Walgreens will request a waiver. Sunfield Development and their retail broker have attracted multiple tenants to the project and have secured letters of intent. Of the remaining tenants, none have expectations of hiring more than 10 employees. Neither staff nor the developer anticipate any tenants of the project triggering the living wage ordinance, but will establish monitoring procedures for the term of the living wage requirement.

It is important to note that the Foothill Seminary retail corridor has not seen any major investment for over 20 years and this node was also identified in the City of Oakland's Retail Strategy. The Retail Strategy identified the need for "another convenience anchor store such as a drug store to create a stronger customer draw for local residents."

Sunfield Development, LLC will pay prevailing wage during construction of the project.

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:** Tuesday, September 09, 2014 9:34 AM  
**To:** Hunter, Gregory; Gallegos, Larry  
**Subject:** [FWD: RE: Draft 33433 Report]  
**Attachments:** 141123mm\_2.pdf

Here is the final 33433 report for your review, comment, and use.

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, 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



Since 1926

Pipelines • Grading • Paving • Concrete • Landscape • Mechanical • Materials



---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [mailto:[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)]**Sent:** Thursday, July 31, 2014 5:04 PM**To:** Brian Thompson**Cc:** John Clawson; [rhumann@pacbell.net](mailto: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



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](mailto:bthompson@mcguireandhester.com)>

Date: Thu, July 31, 2014 3:24 pm

To: [sidafshar@sunfielddevelopment.com](mailto: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



Since 1926

Pipelines • Grading • Paving • Concrete • Landscape • Mechanical • Materials

Office (510) 632-7676    Mobile (510) 760-0064    [www.MandHcorp.com](http://www.MandHcorp.com)

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [mailto:[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](http://www.sunfielddevelopment.com)

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

Subject: Foothill Seminary Project

From: Brian Thompson <[bthompson@mcquireandhester.com](mailto:bthompson@mcquireandhester.com)>

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

To: [sidafshar@sunfielddevelopment.com](mailto: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**



Since 1926

Pipelines • Grading • Paving • Concrete • Landscape • Mechanical • Materials

Office (510) 632-7676

**Mobile (510) 760-**

**0064**

[www.MandHcorp.com](http://www.MandHcorp.com)

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Friday, September 19, 2014 12:04 PM  
**To:** Gallegos, Larry  
**Cc:** Hunter, Gregory; Lane, Patrick; John Clawson  
**Subject:** [FWD: RE: New 33433 - \$8.5MM allocation [FWD: Seminary Point]]  
**Attachments:** 141123mm\_091914.pdf

Hi Larry,  
Here is the updated form 33433 based on a \$8.5MM allocation from Bridge for your review and use.  
See you at 1:00 Pm.

Sid

Siavash Sid Afshar CEO, Founder



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

Larry,  
Here is the updated

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Friday, February 07, 2014 4:48 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: ORNMTC extension]

Larry,

Please Feel free to make changes or recommendation to the emails as you see it fit.  
I would happily put it on our letterhead and submit on Monday or Tuesday of next week.

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: ORNMTC extension  
From: <sidafshar@sunfielddevelopment.com>  
Date: Mon, February 03, 2014 1:09 pm  
To: "Lane Patrick" <PSLane@oaklandnet.com>  
Cc: "Gregory Hunter" <GHunter@oaklandnet.com>, "Jens Hillmer" <JHillmer@oaklandnet.com>, "Esther Tam" <ETam@oaklandnet.com>, "Larry Gallegos" <LGallegos@oaklandnet.com>

Patrick Lane  
ORNMTC, INC.  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612-2034

2-3-2014

RE: New Market Tax Credit Reservation Letter- Seminary Point Project

Dear Mr. Lane,

Our team has continued working on our Sunfield Seminary point project. We have also been working on keeping our financial partners busy on the details of the financing of the said project. Our team of consultants all are updated and ready to start on their contacts. However our progress has been held up mostly by site control.

Your letter dated August 6, 2013 item 5 calls for closing date of February 5, 2014. This is a request for extension of this date.

Best Regards

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 C  
[www.sunfielddevelopment.com](http://www.sunfielddevelopment.com)

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Thursday, July 17, 2014 11:53 AM  
**To:** Gallegos, Larry  
**Subject:** [FWD: Please confirm access for the new signage]

Larry  
Will you advise Reesa on how to gain access please?

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

**Subject:** Please confirm access for the new signage  
**From:** "Tansey, Reesa (OAK)" <[Reesa.Tansey@colliers.com](mailto:Reesa.Tansey@colliers.com)>  
**Date:** Jul 17, 2014 9:31 PM  
**To:** "sidafshar@sunfielddevelopment.com" <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>  
**CC:** "Weck, Sandra (PLS)" <[Sandra.Weck@colliers.com](mailto:Sandra.Weck@colliers.com)>

Sid,<br/>I just received an email that the new sign is ready to be placed on the property and they have asked for access inside the fence. Is it locked or is there another way for them to have access inside the fence to replace the sign. They are ready to put it up today between 1-2 today.<br/><br/>Reesa Tansey<br/>Senior Sales Associate<br/>CA License No. 01730076<br/>Direct +1 510 433 5808 | Mobile +1 510 517 1555<br/>Main +1 510 986 6770 | Fax +1 510 986 6775<br/>[reesa.tansey@colliers.com](mailto:reesa.tansey@colliers.com)<<mailto:reesa.tansey@colliers.com>> | Add as Contact<<http://www.colliersparrish.com/extnet/ebuscard.aspx?logon=rtansey>><br/><br/>Colliers International<br/>1999 Harrison St. Suite 1750 | Oakland, CA 94612 | United States<br/>[www.colliers.com](http://www.colliers.com)<<http://www.colliers.com>><br/><br/><cid:image001.png@01CFA1B2.B1F50830><br/><<http://www.linksforlifeca.com>><cid:image002.png@01CFA1B2.B2064640><<http://www.linksforlifeca.com>><<http://www.linksforlifeca.com>><br/>A charitable giving foundation of Colliers International<br/>

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Thursday, August 28, 2014 3:07 PM  
**To:** Gallegos, Larry  
**Cc:** Hunter, Gregory  
**Subject:** [FWD: Proposal]  
**Attachments:** Proposal\_HEG\_2014-0826.docx

Siavash Sid Afshar CEO, Founder



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

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

**Subject:** Proposal  
**From:** "Linda Hausrath" <lh@hausrath.com>  
**Date:** Tue, August 26, 2014 6:59 pm  
**To:** <sidadfshar@sunfielddevelopment.com>

Hi Sid:

Attached is a proposal to prepare an update Section 33433 Report for your project. There are still uncertainties, but I am estimating cost in the range of \$4,700. It could be less; if so, our actual billings will reflect the lower amount. I detailed my assumptions in the proposal. Take a look at the proposal and let me know if you have questions. I appreciate the opportunity to submit this proposal and thank you for contacting our firm. Linda

Linda Hausrath  
Hausrath Economics Group  
1212 Broadway, Suite 1500  
Oakland, CA 94612-1817  
T 510.839.8383  
F 510.839.8415



## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Thursday, August 28, 2014 3:07 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: RE: [FWD: Copy of 33433 Report 2012]]  
**Attachments:** 141123pltr1.pdf

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:** Michael Nimon <[mnimon@epsys.com](mailto:mnimon@epsys.com)>  
**Date:** Thu, August 28, 2014 1:25 pm  
**To:** "sidafshar@sunfielddevelopment.com"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>  
**Cc:** Jason Moody <[jmoody@epsys.com](mailto:jmoody@epsys.com)>

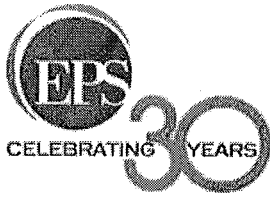
Hi Sid,

It was nice talking to you yesterday and we look forward to working with you. Please find the scope letter attached for your signature and approval.

Best,

**MICHAEL NIMON**  
**Senior Associate**

Economic & Planning Systems (EPS)  
1 Kaiser Plaza, Suite 4010  
Oakland, CA 94612  
**Direct:** 510-740-2070  
**Main:** 510-841-9190  
<http://www.epsys.com>



---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Thursday, August 28, 2014 9:03 AM  
**To:** Jason Moody  
**Cc:** Michael Nimon  
**Subject:** RE: [FWD: Copy of 33433 Report 2012]

Great,  
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: [FWD: Copy of 33433 Report 2012]  
From: Jason Moody <[jmoody@epsys.com](mailto:jmoody@epsys.com)>  
Date: Thu, August 28, 2014 8:46 am  
To: "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>  
Cc: Michael Nimon <[mnimon@epsys.com](mailto:mnimon@epsys.com)>

Sid;

We're happy to help you. Mike will send you out a brief letter agreement today and when you email us back a signed electronic version we're off and running.

Sent from my iPhone

On Aug 28, 2014, at 8:08 AM, "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)> wrote:

Jason and Mike,

It was nice talking to you all, and thank you for taking the time to lean about my project. The process is some what simple. All fact are in.  
Please send me your new proposal for the \$5K to start right away. I need the completed work before Friday of next week.  
Thank you

Sid

Siavash Sid Afshar CEO, Founder  
<sigimg0>  
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: Wed, August 27, 2014 3:41 pm  
To: "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>  
Cc: Michael Nimon <mnimon@epsys.com>

Sid;

I finally had a chance to discuss this with my colleague and he confirmed that we can provide a draft for your review by end of next week. Of course, this assumes that all data needed from you end can be provided on a timely basis.

We will not burn all of the estimated \$7K by this time – it will be important to have some budget left to respond to questions or other input your provide after your review as well as potential questions or follow up needed for the City.

Also, on fast burn projects like this where work begins without execution of a formal contract we would normally request a retainer of approximately 50 Percent of budget request.

Let me know if this meets your needs.

All the best;

**JASON MOODY**  
**PRINCIPAL**

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

<image001.jpg>

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)  
[mailto:[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)]  
**Sent:** Wednesday, August 27, 2014 2:03 PM  
**To:** Jason Moody  
**Subject:** RE: [FWD: Copy of 33433 Report 2012]

Jason,  
What is your timing for the completion of this report?  
Sid

Siavash Sid Afshar CEO, Founder  
<image002.jpg>  
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](mailto:jmoody@epsys.com)>  
Date: Mon, August 25, 2014 2:54 pm  
To: "[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)"  
<[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>  
Cc: Michael Nimon <[mnimon@epsys.com](mailto: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>

<image001.jpg>

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)  
[<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  
<image002.jpg>  
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](mailto:LGallegos@oaklandnet.com)>  
Date: Thu, August 07, 2014 11:45 am  
To: <[sidafshar@sunfielddevelopment.com](mailto: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:** Friday, August 29, 2014 12:08 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: RE: [FWD: Copy of 33433 Report 2012]]  
**Attachments:** 141123pltr2.pdf

Take a look and let me know.  
Thx

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:** 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**

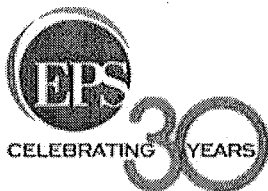
Both budget estimates exclude any additional costs associated with any meeting or presentations with/or client, as might be requested.

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) [<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](mailto:LGallegos@oaklandnet.com)>  
Date: Thu, August 07, 2014 11:45 am  
To: <[sidafshar@sunfielddevelopment.com](mailto: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:** Wednesday, January 28, 2015 5:38 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: RE: [FWD: Foothill Seminary Environmental Report]]

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:** RE: [FWD: Foothill Seminary Environmental Report]  
**From:** "Tang, Phil" <ptang@croworld.com>  
**Date:** Wed, January 28, 2015 5:53 pm  
**To:** "'sidafshar@sunfielddevelopment.com'"  
<sidafshar@sunfielddevelopment.com>

Hi Sid

A reminder to obtain CD from City of Oakland.

Let me know if you would like us to go to the City of Oakland and pick up the CD from someone, in order to save time.

Regards.

---

**Phil Tang**  
**Program Manager**  
**Conestoga-Rovers & Associates (CRA)**  
**5900 Hollis Street, Suite A**  
**Emeryville, CA 94608**

**Phone: 510.393.6321**  
**Email: PTang@CRAworld.com**  
**www.CRAworld.com**

Think before you print

Perform every task the safe way, the right way, every time!

This communication and any accompanying document(s) are confidential and are intended for the sole use of the addressee. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this e-mail and any copies. You are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication without consent is strictly prohibited. Thank you.

---

**From:** Tang, Phil  
**Sent:** Friday, January 23, 2015 3:13 PM  
**To:** 'sidafshar@sunfielddevelopment.com'  
**Subject:** Re: [FWD: Foothill Seminary Environmental Report]

Sid  
Standing by. Thank you so much.  
Phil

---

**From:** sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Friday, January 23, 2015 03:11 PM  
**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

I just wrote the city asking them for the CD.  
Stand by.

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: Foothill Seminary Environmental Report]  
**From:** "Tang, Phil" <ptang@croworld.com>  
**Date:** Fri, January 23, 2015 12:32 pm  
**To:** "'sidafshar@sunfielddevelopment.com'"  
<sidadfshar@sunfielddevelopment.com>

Sid

We need Appendix A of the report which contains previous sampling data tables. It is not included in the report file you sent. The end of the report indicates that the appendices are on a CD. Could you please obtain Appendix A for us? Or please provide contact info of someone whom we can call and ask for the CD? Thanks.

Phil

---

**From:** sidafshar@sunfielddevelopment.com [mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Thursday, January 22, 2015 08:22 PM  
**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Hi Phil,  
The sooner the better.

Thank you for your reply. I am not talking to anyone but you for now. If the price is write we are ready to moev forward. i need an estemate first to disvuss it with the city. we may nnot be able to do the project if it is HIGH. The city want us to pay for 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: RE: [FWD: Foothill Seminary Environmental Report]  
From: "Tang, Phil" <ptang@craworld.com>  
Date: Thu, January 22, 2015 6:14 pm  
To: "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>

Sid

Thanks again for directing this task to us. We are working on it and should have some preliminary findings to discuss later part of next week.

We will need to engage hauling services and disposal facilities in order to generate a final cost estimate for the remediation task described in the Phase I report. This may require more than two weeks for us to thoroughly discuss the numbers among the landfills and hauling services in order to get the best value.

I hope this will be compatible with your time frame. Please feel free to call or write. Keep me posted on your latest.  
Regards.

---

**Phil Tang**  
**Program Manager**  
**Conestoga-Rovers & Associates (CRA)**  
**5900 Hollis Street, Suite A**  
**Emeryville, CA 94608**

**Phone: 510.393.6321**  
**Email: PTang@CRAworld.com**  
**www.CRAworld.com**

Think before you print

Perform every task the safe way, the right way, every time!

This communication and any accompanying document(s) are confidential and are intended for the sole use of the addressee. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this e-mail and any copies. You are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication without consent is strictly prohibited. Thank you.

---

**From:** sidafshar@sunfielddevelopment.com [sidafshar@sunfielddevelopment.com]  
**Sent:** Wednesday, January 21, 2015 5:21 PM

**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Cool.

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: Foothill Seminary Environmental Report]  
**From:** "Tang, Phil" <ptang@craworld.com>  
**Date:** Wed, January 21, 2015 3:08 pm  
**To:** "sidafshar@sunfielddevelopment.com" <sidafshar@sunfielddevelopment.com>

Yes. Let me see what I can find out.

---

**From:** sidafshar@sunfielddevelopment.com  
[mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Wednesday, January 21, 2015 04:37 PM  
**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Phil,  
I am not sure what the city did. All I have is this draft report. Is it possible for you to read the report and find out who did what? Then give me a price quote?  
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: Foothill Seminary Environmental Report]  
From: "Tang, Phil" <ptang@croworld.com>  
Date: Wed, January 21, 2015 1:59 pm  
To: "'sidafshar@sunfielddevelopment.com'"  
<sidafshar@sunfielddevelopment.com>

Sid

Can you tell me what did the City of Oakland do in terms of remediation?  
It was not apparent on the report. Did the City already excavate and haul  
off the shallow soil with metals contamination?

Thanks.

Phil

---

**From:** sidafshar@sunfielddevelopment.com  
[mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Wednesday, January 21, 2015 12:09 PM  
**To:** Tang, Phil  
**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Thank you Phil.

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: Foothill Seminary Environmental Report]  
From: "Tang, Phil" <ptang@croworld.com>  
Date: Wed, January 21, 2015 9:59 am  
To: "'sidafshar@sunfielddevelopment.com'"  
<sidafshar@sunfielddevelopment.com>

Sid

I will review and be in touch.

Phil

---

**From:** sidafshar@sunfielddevelopment.com  
[mailto:sidafshar@sunfielddevelopment.com]  
**Sent:** Wednesday, January 21, 2015 11:57 AM  
**To:** Tang, Phil

**Subject:** RE: [FWD: Foothill Seminary Environmental Report]

Hi Phil,

I am away for a couple of days for now.

Please take a look and let me know how much it will cost to get the remediation completed if even necessary. It may not even be needed, since the city completed the clean up job sometime ago. I need to know the cost so I can budget for it.

Let me know if you can help me, please.

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: Foothill Seminary Environmental Report]

**From:** "Tang, Phil" <ptang@craworld.com>

**Date:** Wed, January 21, 2015 9:45 am

**To:** "'sidafshar@sunfielddevelopment.com'" <sidafshar@sunfielddevelopment.com>

Hi Sid

I will read it and discuss. Let's have coffee somewhere or I can drop by your office. I am available this afternoon. Flexible on Monday Jan 26. Let me know.

Regards

Phil

---

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

**Sent:** Tuesday, January 20, 2015 11:36 PM

**To:** Tang, Phil

**Subject:** [FWD: Foothill Seminary Environmental Report]

Hi Phil,

Will you read this and tell me what you think?

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:** Tuesday, February 25, 2014 7:34 AM  
**To:** Gallegos, Larry  
**Subject:** RE: NMTC Contacts with US Bank

Good morning Larry,

Thank you for your email. I will contact Tim's office soon.  
Have you received your rejection letter from DOFyet?

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: NMTC Contacts with US Bank  
From: "Gallegos, Larry" <LGallegos@oaklandnet.com>  
Date: Mon, February 24, 2014 3:22 pm  
To: <sidadfshar@sunfielddevelopment.com>  
Cc: <timothy.karp@usbank.com>, <maria.bustriaglickman@usbank.com>

Hi Sid,

I just want to make a quick introduction and let you know that we met last week with Tim Karp and Maria Bustria-Glickman from US Bank as a follow-up to the NMTC Conference in San Diego. They specialize in NMTC financing for US Bank and are interested in our local NMTC projects here in Oakland. They seemed very interested in your Seminary Point project in East Oakland and suggested that you contact them when you get a chance.

Thanks again,  
Larry

Tim Karp  
Community Development Corporation  
US Bank  
633 W. Fifth Street, 29<sup>th</sup> Floor

Los Angeles, CA 90071  
(213) 615-6647 ph  
[Timothy.karp@usbank.com](mailto:Timothy.karp@usbank.com)

Maria Bustria-Glickman  
Community Development Corporation  
US Bank  
633 W. Fifth Street, 29<sup>th</sup> Floor  
Los Angeles, CA 90071  
(213) 615-6689 ph  
[Maria.bustriaglickman@usbank.com](mailto:Maria.bustriaglickman@usbank.com)

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Thursday, June 12, 2014 4:35 PM  
**To:** Gallegos, Larry  
**Subject:** RE: NMTC update and the DC convention

You got it. Will call you tomorrow.  
What is a good time for you? can you talk now?

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: NMTC update and the DC convention  
**From:** "Gallegos, Larry" <[LGallegos@oaklandnet.com](mailto:LGallegos@oaklandnet.com)>  
**Date:** Thu, June 12, 2014 4:22 pm  
**To:** <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>

I had a chance to talk to Rossi, let's talk in the morning....

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Thursday, June 12, 2014 12:49 PM  
**To:** Gallegos, Larry  
**Cc:** BEN TIPTON; Sid Afshar; Hunter, Gregory; Lane, Patrick  
**Subject:** RE: NMTC update and the DC convention

HI Larry,

Although this DDA is no longer valid and the terms and conditions are not the same, I appreciate your effort in keeping the ball moving.

Please email us the real DDA when available.

In the meantime our team will study the old draft terms to keep it fresh in mind for the time when we receive the updated version.

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: NMTC update and the DC convention  
From: "Gallegos, Larry" <[LGallegos@oaklandnet.com](mailto:LGallegos@oaklandnet.com)>  
Date: Tue, June 10, 2014 11:21 am  
To: <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>  
Cc: "BEN TIPTON" <[benjy333@sbcglobal.net](mailto:benjy333@sbcglobal.net)>, "Sid Afshar" <[ssafshar@sbcglobal.net](mailto:ssafshar@sbcglobal.net)>, "Hunter, Gregory" <[GHunter@oaklandnet.com](mailto:GHunter@oaklandnet.com)>, "Lane, Patrick" <[PSLane@oaklandnet.com](mailto:PSLane@oaklandnet.com)>

Hi Sid,

Thanks for the update and it was good talking with you again this morning. As mentioned, here's a copy of the last version of the DDA that I found in our files. I also expect to hear soon from our City Atty's office if we can still move forward with the previous DDA authority that we received last time from City Council. It is my understanding that technically we don't need to have all the Compensation Agreements signed with the taxing entities in order to enter into a DDA, but rather only at the end of the DDA phase in order to transfer the land. Again, let me know if you have any questions.

Thanks,  
Larry

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Tuesday, June 10, 2014 10:57 AM  
**To:** Lane, Patrick; Gallegos, Larry  
**Cc:** Hunter, Gregory; BEN TIPTON; Sid Afshar  
**Subject:** NMTC update and the DC convention

Patrick, Larry,

Pursuant to our conversation of yesterday morning, I contacted everyone on my team to urge and remind them of the time sensitivity issue regarding closing the ORNMTC letter/offer. All our consultants team headed by Suzanne Brown the principal at ECB (Equity Community Builders) are on their way to the NMTC convention in DC today.

The convention is set to scheduled for Wed June 11-13. ECB is meeting with all major players, such as Chase, Wells Fargo, BoA, US bank, and other CDEs regarding Seminary Point project. All the Major CDEs know about our project and will be given a package of information.

Let's keep our fingers crossed and hope for the best.

Sunfield is in negotiation to finalize the Draft lease with Walgreens. Sunfield has requested new updated proposals from all the team members/consultants for completion of this project. we have updated construction cost from Pankow.

We have set the wheels in motion without any commitment or agreement from the city regarding Seminary Point Parcel. This is a very high level of risk that I have placed my business into against the advise from my coworkers. This is only done to demonstrate good faith on our behalf.

Moving forward, I strongly request that you provide us with a copy of The draft DDA along with an update on the signed compensation agreement with the taxing entity as required as soon as possible.

Best Regards

Sid

Slavash 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:** Thursday, June 12, 2014 12:49 PM  
**To:** Gallegos, Larry  
**Cc:** BEN TIPTON; Sid Afshar; Hunter, Gregory; Lane, Patrick  
**Subject:** RE: NMTC update and the DC convention

HI Larry,

Although this DDA is no longer valid and the terms and conditions are not the same, I appreciate your effort in keeping the ball moving.

Please email us the real DDA when available.

In the meantime our team will study the old draft terms to keep it fresh in mind for the time when we receive the updated version.

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: NMTC update and the DC convention  
**From:** "Gallegos, Larry" <LGallegos@oaklandnet.com>  
**Date:** Tue, June 10, 2014 11:21 am  
**To:** <sidadfshar@sunfielddevelopment.com>  
**Cc:** "BEN TIPTON" <benjy333@sbcglobal.net>, "Sid Afshar" <ssafshar@sbcglobal.net>, "Hunter, Gregory" <GHunter@oaklandnet.com>, "Lane, Patrick" <PSLane@oaklandnet.com>

Hi Sid,

Thanks for the update and it was good talking with you again this morning. As mentioned, here's a copy of the last version of the DDA that I found in our files. I also expect to hear soon from our City Atty's office if we can still move forward with the previous DDA authority that we received last time from City Council. It is my understanding that technically we don't need to have all the Compensation Agreements signed with the taxing entities in order to enter into a DDA, but rather only at the end of the DDA phase in order to transfer the land. Again, let me know if you have any questions.

Thanks,  
Larry

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Tuesday, June 10, 2014 10:57 AM  
**To:** Lane, Patrick; Gallegos, Larry  
**Cc:** Hunter, Gregory; BEN TIPTON; Sid Afshar  
**Subject:** NMTC update and the DC convention

Patrick, Larry,

Pursuant to our conversation of yesterday morning, I contacted everyone on my team to urge and remind them of the time sensitivity issue regarding closing the ORNMTC letter/offer. All our consultants team headed by Suzanne Brown the principal at ECB (Equity Community Builders) are on their way to the NMTC convention in DC today.

The convention is set to scheduled for Wed June 11-13. ECB is meeting with all major players, such as Chase, Wells Fargo, BoA, US bank, and other CDEs regarding Seminary Point project. All the Major CDEs know about our project and will be given a package of information. Let's keep our fingers crossed and hope for the best.

Sunfield is in negotiation to finalize the Draft lease with Walgreens. Sunfield has requested new updated proposals from all the team members/consultants for completion of this project. we have updated construction cost from Pankow.

We have set the wheels in motion without any commitment or agreement from the city regarding Seminary Point Parcel. This is a very high level of risk that I have placed my business into against the advise from my coworkers. This is only done to demonstrate good faith on our behalf.

Moving forward, I strongly request that you provide us with a copy of The draft DDA along with an update on the signed compensation agreement with the taxing entity as required as soon as possible.

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:** Monday, November 17, 2014 2:49 PM  
**To:** Gallegos, Larry  
**Cc:** Sid Afshar  
**Subject:** [FWD: FW: Foothill and Seminary draft disposition and development agreement DDA 11-17-14]  
**Attachments:** Foothill and Seminary draft disposition and development agreement DDA 10-3-14.doc

Hi Larry,

Will you review and let me know if you have any revisions or comment before we sign?

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:** Tuesday, January 27, 2015 3:10 PM  
**To:** Gallegos, Larry; Darrell Leamon  
**Subject:** [FWD: FW: Order No. 1117009857 - APN 038-3182-027, Oakland, CA,]  
**Attachments:** OrderPackage-1117009857.pdf

Hi Larry,  
I contacted Niels from Old Republic Title this morning based on your recommendation. I found him extremely helpful. Niels got back to me with an updated Title report on Seminary point, which I thought to share it with you.

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: FW: Order No. 1117009857 - APN 038-3182-027, Oakland, CA,  
From: Niels Povlsen <NPovlsen@ortc.com>  
Date: Tue, January 27, 2015 3:47 pm  
To: "sidafshar@sunfielddevelopment.com"  
<sidafshar@sunfielddevelopment.com>

Sid, Here's the updated preliminary report for Seminary Point. I'm looking forward to our working together on both projects. The San Pablo preliminary report will be done shortly.

Please call on me at any time.

Niels

Niels Povlsen  
Sr. Account Executive  
Old Republic Title Company  
555 12th Street, Suite 2000  
Oakland CA 94607  
510-375-1521 cell  
510-272-1121 office  
510-208-5045 fax  
[npovlsen@ortc.com](mailto:npovlsen@ortc.com)

---

**From:** Martha Kendall  
**Sent:** Tuesday, January 27, 2015 2:39 PM  
**To:** Niels Povlsen  
**Subject:** FW: Order No. 1117009857 - APN 038-3182-027, Oakland, CA,

Here is the update

Martha

---

**From:** Martha Kendall  
**Sent:** Tuesday, January 27, 2015 2:37 PM  
**To:** Martha Kendall  
**Subject:** Order No. 1117009857 - APN 038-3182-027, Oakland, CA,

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Monday, March 17, 2014 1:09 PM  
**To:** Gallegos, Larry  
**Subject:** [FWD: Mia Gunter Sent You This Retail Property]

FYI,  
Here is another one of her listing adjacent to Seminary point project.

Sid

Siavash Sid Afshar CEO, Founder

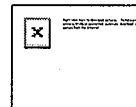


Sunfield Development, LLC  
562 14th St.  
Oakland, CA 94612  
510-452-5555  
510-452-1651 F

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

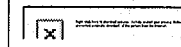
**Subject:** Mia Gunter Sent You This Retail Property  
**From:** "LoopNet Member: Mia Gunter" <[loopnetlisting@loopnet.com](mailto:loopnetlisting@loopnet.com)>  
**Date:** Mon, March 17, 2014 12:45 pm  
**To:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)

### LoopNet Property Listing Sent by Mia Gunter



**Mia Gunter** ([hermannhampton@hotmail.com](mailto:hermannhampton@hotmail.com)) sent you this Retail listing.  
Mia Gunter wrote:

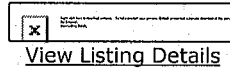
Hi Sid, Thank you for your time. Here is the property I thought your company might be interested in. 5901, 5911 and 5933 Foothill are also for sale. I will send information for those as well in a separate email. Please feel free to contact me if you have any questions or information regarding the area. I've been buying and selling in that specific area for the last 5 years and I'm so excited to see that the project will soon be underway and want to do my part in helping to improve the area. All the best, Mia



**5919 Foothill Blvd**

**\$65,000**

Oakland, CA



Property Type: Retail  
Property Size: 2,200 SF

[Search more Oakland Retail Listings >>>](#)

**Don't miss out!** If you're not already a LoopNet member, [sign up today](#) for free, instant access to the #1 commercial real estate marketplace online.

---

**#1 in Listings**

nearly 800,000 available  
sale and lease listings.

**#1 in Traffic**

The most heavily  
trafficked commercial real  
estate site by a factor of  
5.0x

**#1 in Markets**

Covering all U.S. and  
Canadian markets.

---



Per our membership Terms & Conditions, LoopNet periodically sends system messages such as notifications and product announcements to [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com). You cannot opt-out of these system messages. For additional information, please review our membership Terms & Conditions at [www.LoopNet.com](http://www.LoopNet.com).

If you received a forwarded copy of this message, [register for free](#) to search commercial properties on [LoopNet.com](http://LoopNet.com).

LoopNet, Inc. 185 Berry Street, Suite 4000, San Francisco, CA 94107  
reference code: 5.4EF-A999671723

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Wednesday, June 18, 2014 3:53 PM  
**To:** Gallegos, Larry  
**Subject:** RE: Seminary Point one parcel title report

Thank you for your prompt attention to this request.

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 one parcel title report  
**From:** "Gallegos, Larry" <LGallegos@oaklandnet.com>  
**Date:** Wed, June 18, 2014 2:46 pm  
**To:** <sidadfshar@sunfielddevelopment.com>  
**Cc:** "Hunter, Gregory" <GHunter@oaklandnet.com>

Yes, I'll ask our Real Estate section to order a new title report for the property.

Thanks,

Larry

---

**From:** sidafshar@sunfielddevelopment.com [mailto:sidadfshar@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



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

## Gallegos, Larry

---

**From:** sidafshar@sunfielddevelopment.com  
**Sent:** Tuesday, November 25, 2014 2:47 PM  
**To:** Gallegos, Larry; Lopez, Theresa  
**Subject:** RE: Seminary Point phase I&II

Got it .  
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:** RE: Seminary Point phase I&II  
**From:** "Gallegos, Larry" <[LGallegos@oaklandnet.com](mailto:LGallegos@oaklandnet.com)>  
**Date:** Tue, November 25, 2014 3:39 pm  
**To:** <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>, <[tlopez@oaklandnet.com](mailto:tlopez@oaklandnet.com)>

fyi

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto:sidafshar@sunfielddevelopment.com>]  
**Sent:** Monday, November 24, 2014 5:42 PM  
**To:** Gallegos, Larry  
**Subject:** RE: Seminary Point phase I&II

Thank you.  
Sid

Siavash Sid Afshar CEO, Founder



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



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

Subject: RE: Seminary Point phase I&II  
From: "Gallegos, Larry" <[LGallegos@oaklandnet.com](mailto:LGallegos@oaklandnet.com)>  
Date: Mon, November 24, 2014 5:44 pm  
To: <[sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com)>

Yes...We've already ordered the updated reports and are anxiously awaiting to receive a copy.

Thanks,  
Larry

---

**From:** [sidafshar@sunfielddevelopment.com](mailto:sidafshar@sunfielddevelopment.com) [<mailto: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



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