



Office of the City Manager

CONSENT CALENDAR

April 28, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Eleanor Hollander, Office of Economic Development

Subject: Sale of Real Property – 1631 Fifth Street

RECOMMENDATION

Adopt a Resolution declaring 1631 Fifth Street exempt surplus land.

Subsequently, adopt first reading of an Ordinance approving the sale of City property at 1631 Fifth Street and authorizing the City Manager to execute all necessary documents required to sell the property for \$750,000.

SUMMARY

1631 Fifth Street (Assessors Parcel Number 057-2117-011) in West Berkeley is a 5,525 square foot vacant lot owned by the City of Berkeley, purchased in the 1970s as part of the former redevelopment agency using Community Development Block Grant (CDBG) funds. The parcel is under ½ acre in size and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes and is therefore exempt surplus lands pursuant to Government Code Section 54221(f)(1)(B).

In October 2025, the City had the vacant lot at 1631 Fifth Street appraised with the fair market value determined (as of 9/24/25) to be \$650,000. On February 23, 2026 the City received an unsolicited offer of \$750,000 for an off-market sale of the vacant land located at 1631 Fifth Street in Berkeley. The proposed action is consistent with the direction provided by Council in closed session on March 16, 2026.

FISCAL IMPACTS OF RECOMMENDATION

Proceeds of the sale will accrue to the City's Community Development Block Grant Fund (CDBG). Revenue generated from the sale of the property will be deposited into Fund 128 (CDBG fund).

The property located at 1631 Fifth Street was originally acquired with CDBG funds and all sale proceeds are considered CDBG program income and subject to CDBG regulations. The use of all CDBG funding, including program income must be spent in accordance with the City's U.S. Department of Housing and Urban Development (or HUD) approved Five-Year Consolidated Plan and Annual Action Plan known as the

Annual Action Plan. The proposed use of all anticipated program income, per the draft plan, indicates all program income will continue to be allocated to the City's *Public Facility Improvement Program*, with up to the allowable caps for public services and program administration. The *Public Facilities Improvement Program* supports the rehabilitation of existing Berkeley facilities that are open to the public and serve a low-income population, including centers for seniors, persons with disabilities, youth, and childcare centers, homeless shelters and transitional housing for homeless households. Due to HUD's timely expenditure requirements, the City has directed that the ideal time to receive funds from the sale of real property at 1631 Fifth St is after May 3, 2026.

CURRENT SITUATION AND ITS EFFECTS

In October 2025, the city solicited and received an appraisal on 1631 Fifth Street. An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser (the Berkeley-based firm Yovino-Young Inc) to conclude that the market value of the 5,525 square foot property to be \$650,000 (as of 9/24/25).

The City Charter requires that the resulting contract for sale be approved by City Council via ordinance. Further, any profits from sale proceeds must be applied to the City's Community Development Block Grant (CDBG) Fund, pursuant to the City's U.S. Department of Housing and Urban Development (or HUD) approved Five-Year Consolidated Plan and Annual Action Plan known as the *Annual Action Plan*. Depositing the proceeds of the sale in the CDBG program will directly support the City's ability to provide and maintain affordable housing options, shelters, and community serving facilities in Berkeley.

The subject property is a level, vacant site that was previously improved with a house, long ago demolished. The parcel is less than ½ acre in size and the contiguous parcels are privately held. The site is zoned M-UR (Mixed Use-Residential) that will allow for a myriad of uses but the site size favors some kind of residential use with adjacent neighbors to the north and smaller (2-4 unit) developments to the west.

In December 2025, the City received an unsolicited offer from local developer Matthew Wadlund, for 1631 Fifth Street, articulating a "strong[ly held] desire to convey ownership of 1631 Fifth St" and offering "to craft an agreement that works for the City." The offer letter stated no contingencies and offered \$650,000 for the parcel. A revised offer from Matthew Wadlund (Wadlund+ Design Studio) delivered to the City on February 23, 2026, stated no contingencies and offered \$750,000 for the parcel.

Surplus Lands Act Compliance

Based on the following findings, the Property at 1631 Fifth Street qualifies as "exempt surplus land" pursuant to Government Code section 54221(f)(1)(B):

1. *Size Requirement:* The Property is approximately 0.127 acres in size (5,525 sq ft). Because this area is less than one-half acre (21,780 square feet), it meets the size criteria set forth in Government Code section 54221(f)(1)(B).

2. *Contiguity Requirement*: Staff has reviewed the surrounding landownership and determined that the Property is not contiguous to any land owned by a state or local agency that is currently used for open-space, park, recreational, or low- and moderate-income housing purposes.
3. *Simultaneous Disposition*: The City is not disposing of this parcel simultaneously with any contiguous parcels to the same receiving entity in a manner that would aggregate the total size to over one-half acre.

BACKGROUND

The parcel at 1631 Fifth Street was once part of Berkeley's Redevelopment Zone, an area of eight square blocks roughly bound by University Avenue, 4th Street, Cedar Street, and 6th Street. Berkeley's Redevelopment Agency (BRA) was a city body established under state Community Redevelopment Law to identify blighted areas, acquire property using Community Development Block Grant (CDBG) funds, and redevelop the acquired properties to spur economic growth and opportunity.

A house was once located on the site of 1631 Fifth Street and was demolished in approximately 1983. The 5,525 square foot parcel has stood vacant since. The Redevelopment Agency conducted an RFP for housing at the site in 2008, but the only response was Northern California Land Trust's (NCLT) proposal to move the Kenney Cottage (now at 1281 University Avenue) to the site. This proposal did not come to fruition due to NCLT's bankruptcy, but NCLT did manage a small community garden at the site from 2009 to 2011. In 2011, a state law ended all redevelopment programs statewide, and 1631 Fifth Street was received as vacant parcel by the City of Berkeley as the Successor Agency to the Berkeley's Redevelopment Agency.¹

In the intervening years, the City of Berkeley's Health Housing and Community Services Department (HHCS) solicited proposals to acquire and develop some of the former redevelopment sites along Fifth Street for affordable housing but 1631 Fifth Street was not considered for inclusion in the proposals, as new construction of affordable housing on the 1631 Fifth Street lot would require "significant investments" and "not be feasible due to the size of the lot."² On November 21, 2019, the Land Use, Housing & Economic Development Committee recommended the City Council authorize the sale of 1631 Fifth Street, as did the staff's report to council on March 10, 2020.

This property can be sold at market rate and any sale or proceeds from modifying the property must yield a return on the City's Community Development Block Grant (CDBG)

¹ Berkeley City Council, [Referral Response: Housing and Homeless Uses for City-Owned, Former Redevelopment Agency Property at 1631 Fifth Street](#), January 19, 2021.

² City of Berkeley, Request for Proposals, [1631 Fifth Street Affordable Housing Development](#), August 2, 2022.

investment and therefore will be applied to that fund.³ Article VIII, Section 44, (7) of the City Charter, requires that the resulting contract for sale be approved by City Council via ordinance.

In 2022, the City of Berkeley’s HHCS Department solicited proposals “from qualified firms or individuals to acquire and develop as affordable housing the City-owned site at 1631 Fifth Street.”⁴ No responses to the request for proposals were received, no viable proposals were submitted, and a sale did not materialize. Since 2022, HHCS has continued its responsibility for managing the site at 1631 Fifth Street including working with the City’s Public Works department to contract for maintenance of the vegetation on the lot.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The resolution designating this property as exempt from the Surplus Lands Act does not have the potential for creating a significant effect on the environment and is exempt from further review under the California Environmental Quality Act because it is not a “project” subject to CEQA pursuant to Section 15378(b)(5) of the CEQA Guidelines but is rather an administrative determination that will not result in direct or indirect physical changes to the environment.

The ordinance approving the sale of this Property similarly is not a “project” under CEQA Guidelines Section 15378(b)(5) because the disposition of real property is an administrative activity that will not result in any direct or indirect physical changes to the environment. No particular project has been proposed on the Property, and the sale does not commit the City to approve any project on the Property. Rather, any subsequent development at 1631 Fifth Street will be subject to environmental review. Further, the commonsense exemption in CEQA Guidelines Section 15061(b)(3) applies because it can be seen with certainty that the sale of the Property will not have a significant effect on the environment because any future development thereon is speculative.

RATIONALE FOR RECOMMENDATION

The sale of 1631 Fifth Street, a vacant lot, generates income for the City’s CDBG Fund, and divests the City from the responsibility of maintaining the parcel at a time when there is a significant structural budget deficit. In turn, the City receives funds that exceed the fair market appraised value of the land obtained by a reputable local appraiser.

ALTERNATIVE ACTIONS CONSIDERED

³ Berkeley City Council, [Disposition of City-Owned, Former Redevelopment Agency Property at 1631 Fifth Street](#), March 10, 2020, page 2.

⁴ City of Berkeley, Request for Proposals, [1631 Fifth Street Affordable Housing Development](#), August 2, 2022.

The City could continue to maintain the vacant parcel located at 1631 Fifth Street as is or sell the parcel for \$1 for workforce development programming.

CONTACT PERSON

Eleanor Hollander, Economic Development Manager, (510) 981-7536

Attachments:

1: Resolution

Exhibit A: 1631 5th Street, Land Appraisal Report

2: Ordinance

RESOLUTION NO. ##-N.S.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BERKELEY DECLARING THE REAL PROPERTY LOCATED AT 1631 5TH STREET TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(B)

WHEREAS, the Surplus Land Act (Gov. Code §§ 54220–54234) (the “Act”) requires local agencies to follow certain procedures before disposing of “surplus land,” and identifies categories of “exempt surplus land” in Government Code § 54221(f); and

WHEREAS, the City of Berkeley (“City”) is the owner in fee simple of the real property located at 1631 5th Street, Berkeley, California, designated APN 057-2117-011, consisting of approximately 5,525 square feet (0.127 acres) in the MUR (Manufacturing Mixed-Use) zoning district, as documented in the September 24, 2025 Appraisal by Yovino-Young, Inc. (“Property”); and

WHEREAS, the Appraisal describes the parcel as a vacant, level, fenced lot formerly improved with a residence demolished circa 1983, with residential uses to the north and west across the street, and industrial uses to the south and east; and

WHEREAS, City staff researched all contiguous properties on the real estate database RealQuest Professional and determined that none of the contiguous properties to 1631 Fifth Street are owned by a state or local agency but are rather privately owned; and

WHEREAS, the City was approached with an offer to purchase the Property; and

WHEREAS, the Act provides that surplus land is land owned in fee simple by the City for which the City Council takes formal action in a regular public meeting declaring the land is surplus and not necessary for the City's use; the land must be declared either surplus land or exempt surplus land; and

WHEREAS, Government Code § 54221(f)(1)(B) defines exempt surplus land as land that is “less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space purposes or low- and moderate-income housing purposes”; and

WHEREAS, the Act provides that the City may dispose of property declared exempt surplus land without further regard to the requirements of the Act; and

WHEREAS, the California Department of Housing and Community Development (HCD) Surplus Land Act Guidelines require agencies to adopt written findings demonstrating the factual basis for an exemption determination; and

April 28, 2026

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development ("HCD"), any determination by a local agency that property is exempt surplus land must be provided to HCD for its review at least 30 days prior to disposition; and

WHEREAS, the City Council desires to declare the property exempt surplus land under § 54221(f)(1)(B), adopt the required findings, and direct staff compliance with HCD's Guidelines; and

WHEREAS, adoption of this administrative exemption determination does not commit the City to any physical development or disposal and therefore is not a "project" under the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21065; CEQA Guidelines § 15378(b)(5)).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Berkeley hereby finds that the above recitals are true and correct are a substantive part of this Resolution; and

BE IT FURTHER RESOLVED that the City Council hereby finds that the Property is 5,525 square feet and that it is not contiguous to any land owned by a state or local agency that is used for open-space purposes or low- or moderate-income housing purposes. Rather, adjacent parcels are privately owned; and

BE IT FURTHER RESOLVED that on the basis of the above findings, the City Council declares that the Property is exempt surplus land pursuant to Government Code Section 54221(f)(1)(B); and

BE IT FURTHER RESOLVED that the City Council hereby authorizes and directs the City Manager or his designee to submit a copy of the Resolution to HCD in accordance with the Surplus Land Act Guidelines at least 30 days prior to the disposition of the Property; and

BE IT FURTHER RESOLVED that the City Council finds that this action is not a project under CEQA Guidelines § 15378(b)(5) and is therefore exempt from CEQA, as it constitutes an administrative determination that does not result in a direct or reasonably foreseeable indirect physical change in the environment. Any future discretionary action regarding the Property will undergo separate CEQA review.

Exhibit A: 1631 5th Street, Land Appraisal Report

10/10/2025

City of Berkeley Public Works Dept
2180 Milvia Street
Berkeley, CA 94704

RE: APPRAISAL REPORT
1631 5th Street
Berkeley, CA 94710
File No. 250403
Case No.

Dear Dionne Early

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1631 5th Street, Berkeley, CA 94710

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 09/24/2025 is:

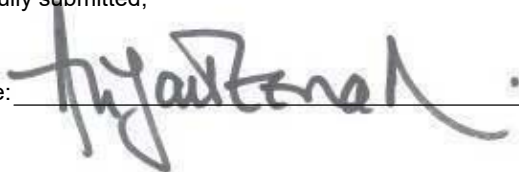
\$ 650,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



Alison Teeman
AG003312



Appraisal Report • Residential

of

1631 5th Street
Berkeley, CA 94710

As Of:

09/24/2025

Prepared For:

City of Berkeley Public Works Dept
2180 Milvia Street
Berkeley, CA 94704

Prepared By:

Alison Teeman
YOVINO-YOUNG, INC
2716 Telegraph Avenue
Berkeley, CA 94705



Client File #:		Appraisal File #:	250403
<h1>Appraisal Report · Land</h1>			
Appraisal Company: YOVINO-YOUNG, INC			
Address: 2716 Telegraph Avenue, Berkeley, CA 94705			
Phone: 510-548-1210	Fax: 510-548-3110	Website: www.yovino.com	

Appraiser: Alison Teeman	Co-Appraiser:
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS	AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input checked="" type="checkbox"/> Practicing Affiliate	AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate
Other Professional Affiliation: Associate Member Appraisal Institute	Other Professional Affiliation:
Email: ateeman@yovino.com	E-mail:
Client: City of Berkeley Public Works Dept	Contact: Dionne E Early
Address: 2180 Milvia Street, Berkeley, CA 94704	
Phone:	Fax: Email:

SUBJECT PROPERTY IDENTIFICATION					
Address: 1631 5th Street					
City: Berkeley	County: Alameda	State: CA	ZIP: 94710		
Legal Description: See Title Report for Legal Description					
Tax Parcel #: 057-2117-011	RE Taxes: N/A	Tax Year:			
Use of the Real Estate As of the Date of Value: Vacant Land					
Use of the Real Estate Reflected in the Appraisal: Same					
Opinion of highest and best use (if required): Same					

SUBJECT PROPERTY HISTORY					
Owner of Record: City of Berkeley					
Description and analysis of sales within 3 years (minimum) prior to effective date of value: None - Long term ownership					
Description and analysis of agreements of sale (contracts), listing, and options: None					

RECONCILIATIONS AND CONCLUSIONS	
Indication of Value by Sales Comparison Approach	\$ 650,000
Indication of Value by Cost Approach	\$ N/A
Indication of Value by Income Approach	\$ N/A

Final Reconciliation of the Methods and Approaches to Value: Only a sales comparison approach is applicable for this assignment. The range of value from the data is \$750,000 to \$900,000. After adjustments for differences, the range is \$565,000 to \$737,000 with the weighted average close to \$665,000. An appraised value anywhere within the range can be supported, since no one sale is more persuasive than another but the appraised value is reconciled to just below the weighted average taking into account the location and level site. The final value conclusion assumes there are no adverse conditions and no contamination.

Opinion of Value as of: 09/24/2025	\$ 650,000
---	-------------------

Exposure Time: 09/24/2025

The above opinion is subject to: Hypothetical Conditions and/or Extraordinary Assumptions cited on the following page.

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street, Berkeley, CA 94710	Appraisal File #:	250403

ASSIGNMENT PARAMETERS

Intended User(s): City of Berkeley
 Intended Use: Asset valuation for planning purposes.
The report is not intended by the appraiser for any other use by any other user.
 Type of Value: Current Market Value Effective Date of Value: 09/24/2025
 Interest Appraised: Fee Simple Leasehold Other
Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None
Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) Assumption that the site is clear of any contamination.
 This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
<p>Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: 09/24/2025 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Site viewed from public street and aerial via Google Air. Site size calculations are from public records. Local public records, MLS data sources & local Real Estate agents were consulted.</p>	<p>Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
<p>Co-Appraiser Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:</p>	<p>Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
	<p>Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>

Additional Scope of Work Comments:
 INSPECTION: Vacant land viewed from the public street.
 LOCAL APPRAISER: The subject property is located in a market area with which I am familiar. I drove through the neighborhood and selected the most similar comparable sales.
 APPRAISAL INDEPENDENCE: This appraisal report was completed in compliance with the requirements for appraisal independence.

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street, Berkeley, CA 94710	Appraisal File #:	250403

MARKET AREA ANALYSIS

<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Under 25%	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Under 3 Months
<input type="checkbox"/> Suburban	<input type="checkbox"/> 25%-75%	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 3-6 Months
<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> Slow	<input type="checkbox"/> Over Supply	<input type="checkbox"/> Decreasing	<input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile			Neighborhood Land Use		Neighborhood Name : West Berkeley
Price	Age	1 Family	30 %	Commercial	15 %
728,000	Low	1			
2,100,000	High	127	Condo	15 %	Vacant
1,125,000	Predominant	101	Multifamily	10 %	Indus.
					28 %
					Neighborhood Name : West Berkeley
					PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /
					Amenities:

Market area description and characteristics: MARKET AREA BOUNDARIES: Berkeley flats location west of San Pablo Ave. Albany border to the north, Ashby Ave to the south, R/R tracks and Hwy 80/580 to the west. .

MARKET AREA DESCRIPTION: Almost fully developed mixed use area with residential uses, small commercial development, industrial uses & newer condominiums in formerly industrial West Berkeley. Some of the oldest houses in Berkeley in the area. Train noise in the area.

MARKET CONDITIONS: Strong buyer demand with limited supply. Values are basically stable with a slowing in mid-2023 as interest rates increased and the market slowly adjusted to 6-7% interest rates. Sellers retreated, reluctant to give up low rate mortgages and all participants had to adjust expectations. Berkeley flat-lands locations continue to command high \$/SF values in 2024 and 2025 as compared to the hills where insurance problems have exacerbated supply & demand. Mortgage interest rates are currently in the 6.3% range, a slight increase from last week. Land values are negatively impacted by high borrowing and construction costs.

SITE ANALYSIS

Dimensions: 42.5 x 130	Area: 5,525 SF
View: Urban	Shape: Rectangular
Drainage: Appears Adequate	Utility: Level - Good
Site Similarity/Conformity to Neighborhood	Zoning/Deed Restriction
Size:	View:
<input type="checkbox"/> Smaller than Typical	<input type="checkbox"/> Favorable
<input checked="" type="checkbox"/> Typical	<input checked="" type="checkbox"/> Typical
<input type="checkbox"/> Larger Than Typical	<input type="checkbox"/> Less than Favorable
	Zoning: MUR - Manufacturing Mixed Use
	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning
	<input type="checkbox"/> Legal, non-conforming
	<input type="checkbox"/> Illegal
	Convenants, Condition & Restrictions
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
	Documents Reviewed
	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Ground Rent \$ /
Utilities	Off Site Improvements
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Alley <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Site description and characteristics: MUR Zoning - West Berkeley Plan incorporating residential, live-work, light industrial & arts & crafts compatible uses. Subject is a level, vacant lot, fenced from the street. No improvements. Industrial use to the south and east. Residential use to the north and opposite. Rear alley with vehicular access (Fifth 1/2 Street)

No adverse easements or conditions noted but no title report provided.

HIGHEST AND BEST USE ANALYSIS

<input type="checkbox"/> Present Use	<input type="checkbox"/> Proposed Use	<input checked="" type="checkbox"/> Other Development
Summary of highest and best use analysis: The subject is located in West Berkeley in the MUR zone as verified by the city of Berkeley. A variety of uses are allowed. Residential use with 2-4 units will be permissible based on current zoning. The lot size and shape will allow multi-family development and this will represent a financially feasible and maximally productive use. The highest and best use is development with 2-4 residential units. Previously a house on the site was demolished ~1983 and development was abandoned when high levels of lead contamination were found. There was an RFP to developers in 2022 that did not result in a sale. It is not apparent if there has been any remediation of the site but for the purposes of this analysis there is an assumption that the property is clear of contamination.		

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street, Berkeley, CA 94710	Appraisal File #:	250403

SITE VALUATION

Site Valuation Methodology

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	1631 5th Street Berkeley, CA 94710	2808 9th Street Berkeley, CA 94710		2113 6th Street Berkeley, CA 94710		1850 Berryman Street Berkeley, CA 94703	
Proximity to Subject		1.31 miles SE		0.49 miles SE		1.56 miles E	
Data Source/ Verification		MLS/Public Records M#41096520		MLS/Public Records M#41083382		MLS/Public Records/Agt M#41086348	
Sales Price	\$		\$ 750,000		\$ 750,000		\$ 900,000
Price/	\$ 0		\$ 160		\$ 250		\$ 179
Sale Date		06/27/2025		03/27/2025		08/02/2025	
Location	West Berkeley	West Berk 10%	-75,000	West Berkeley		North Berk 10%	-180,000
Site Size	5,525 SF	4,680 SF	+42,250	3,000 SF	+126,250	5,019 SF	+25,300
Site View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Site Improvements	Vacant	Tear Dwn	+20,000	Fixer/Sup/30%	-225,000	Vac/Entitled	-150,000
Site Utility	Level/Good	Similar		Similar		Similar	
Offers	N/A	3		1		1	
Frontage	42.5'	36'		26'		61'	
Net Adjustment		<input checked="" type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,750	<input checked="" type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -98,750	<input checked="" type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -304,700
Indicated Value		Net Adj. -2%		Net Adj. -13%		Net Adj. -34%	
		Gross Adj. 18%	\$ 737,250	Gross Adj. 47%	\$ 651,250	Gross Adj. 39%	\$ 595,300
Prior Transfer History	Unknown	03/20/2013 for \$230,000		None		None	

Site Valuation Comments: Site size adjustment at \$50/SF for differences greater than 500 SF. See addendum for comments on comparables.

Site Valuation Reconciliation: Sales are from Berkeley "flats" locations and are differing size sites, all with potential to be developed with condos or multi-family uses, from 2 to 4+ units. Some sold as vacant land, others sold with entitlements, others have dilapidated structures that will be torn down. Primary adjustments reflect size and locational differences. The range of \$/SF after adjustment for listing status is \$117 to \$250. Sales 1-3 are closed sales and are most heavily weighted. The appraised value is reconciled close to a mid-point in the adjusted range from sales 1-3

Opinion of Site Value

\$ 650,000

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street, Berkeley, CA 94710	Appraisal File #:	250403

SITE EVALUATION

Site Valuation Methodology

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address	1631 5th Street Berkeley, CA 94710	3032 Mabel Street Berkeley, CA 94702		913 Camellia Street Berkeley, CA 94710			
Proximity to Subject		1.72 miles SE					
Data Source/ Verification		MLS/Public Records/Agt M#41083445		MLS/Public Records/Agent M#41104882			
Sales Price	\$		\$ 799,000		\$ 799,000		\$
Price/	\$ 0.00		\$ 130.09		\$ 227.44		\$
Sale Date		ACTIVE		ACTIVE			
Location	West Berkeley	South Berk 5%	-40,000	West Berkeley			
Site Size	5,525 SF	6,142 SF	-30,850	3,513 SF	100,600		
Site View	Neighborhood	Neighborhood		Neighborhood			
Site Improvements	Vacant	Tear Down	20,000	Vac/Entitled	-150,000		
Site Utility	Level/Good	Similar		Similar			
Offers	N/A	N/A	-79,000	1 offer	-75,000		
Frontage	42.5'	44'		39'			
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -129,850	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -124,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value		Net Adj. -16%		Net Adj. -16%		Net Adj. 0%	
		Gross Adj. 21%	\$ 669,150	Gross Adj. 41%	\$ 674,600	Gross Adj. 0%	\$ 0
Prior Transfer History	Unknown	None		None			

Site Valuation Comments:

Site Valuation Reconciliation:

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403

Subject Property

The subject property is described in the report. It is a level, vacant site that was previously improved with a house, long ago demolished. Zoning is MUR that will allow for a myriad of uses but the site size favors some kind of residential use with adjacent neighbors to the north and opposite being single family residences or small 2-4 unit developments. The majority of small vacant or under developed sites in the area are being improved with for profit condominiums and this is consistent with the highest and best use for the subject site.

Sales Comparison Approach

Market data throughout the Berkeley flats was reviewed and three closed sales and two active listings are arrayed in the report.

#1 is a timely sale of a site with similar zoning but in an area with less direct proximity to commercial/industrial uses, so rated as superior. There is an existing dilapidated structure that has been gutted and which will be demolished to make way for a new 3-unit structure. Adjustment reflects the anticipated demolition cost.

#2 is a smaller site in the same West Berkeley area, in a more residential location but on a busier through street so location is rated as similar. There is an existing structure that will likely be renovated rather than demolished as per the listing agent so it adds value. Set-backs and permitting will be less onerous for an existing structure.

#3 is in a superior location, in an area that is dominated by residential uses. The site is more similar in size to the subject site and is vacant with no prior development since it was carved off from an adjacent developed parcel. It is now entitled and approved for a 3-unit condominium development with 3 garages. The entitlement process was costly and the value is adjusted to reflect the contributory value of the entitlements.

#4 is a larger site in a slightly superior South Berkeley location with primarily residential uses. The existing structure is falling down and adds no value and a typical buyer will demolish and redevelop the site with 2-4 units. The listing agent is entertaining offers at a price about 10% below the asking price, so the adjustment made reflects this.

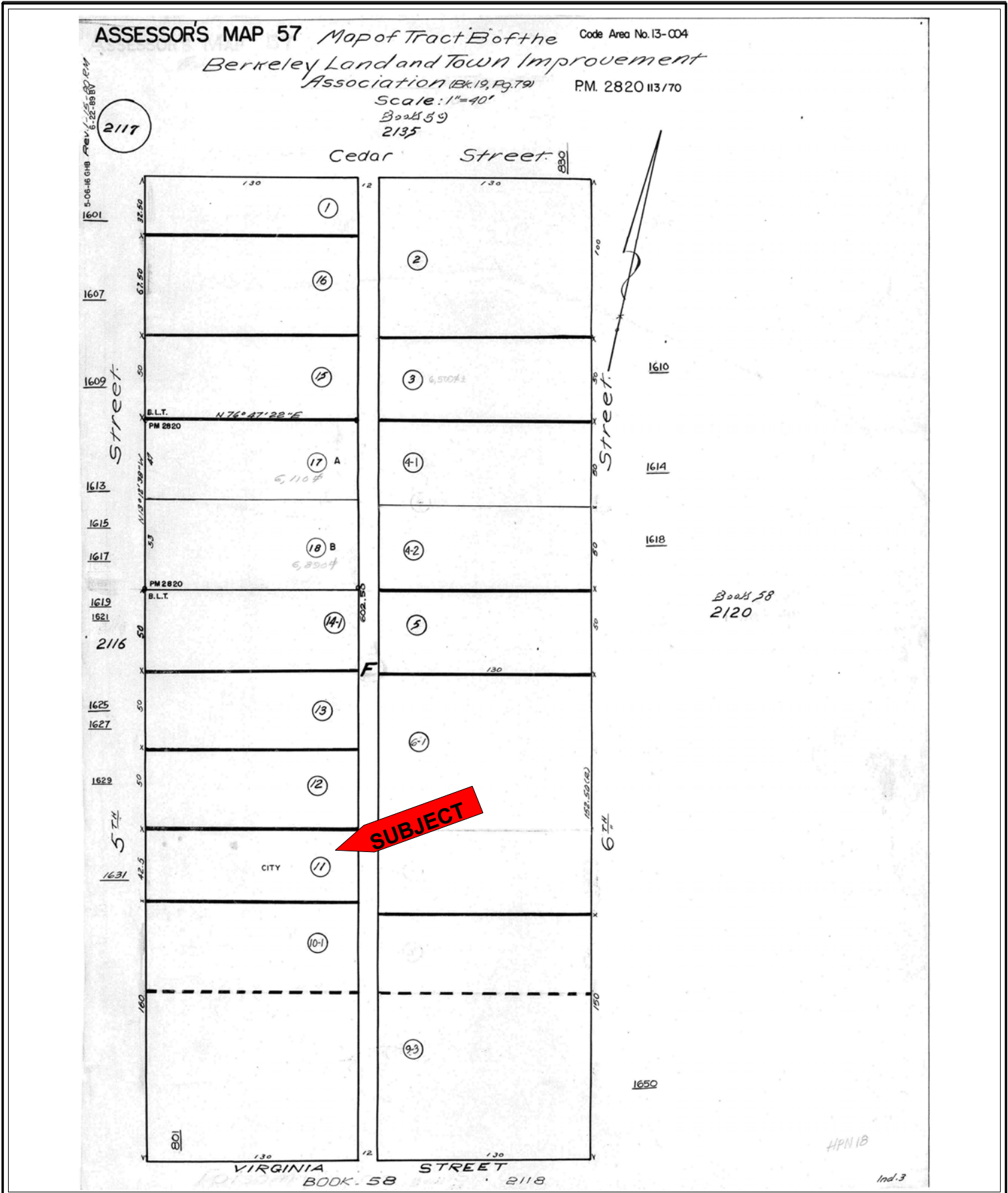
#5 is a small, entitled site with approved plans for 3 townhouse units and the adjustment reflects approximate costs of entitlements. The owner is entertaining an offer that is about \$75,000 below the list price so an adjustment is made accordingly.

Reconciliation

The range of value from the data is \$750,000 to \$900,000. After adjustments for differences, the range is \$565,000 to \$737,000 with the weighted average close to \$665,000. An appraised value anywhere within the range can be supported, since no one sale is more persuasive than another but the appraised value is reconciled to just below the weighted average taking into account the location and level site. The final value conclusion assumes there are no adverse conditions and no contamination.

Appraised value as of 09/24/2025 is \$650,000.

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403

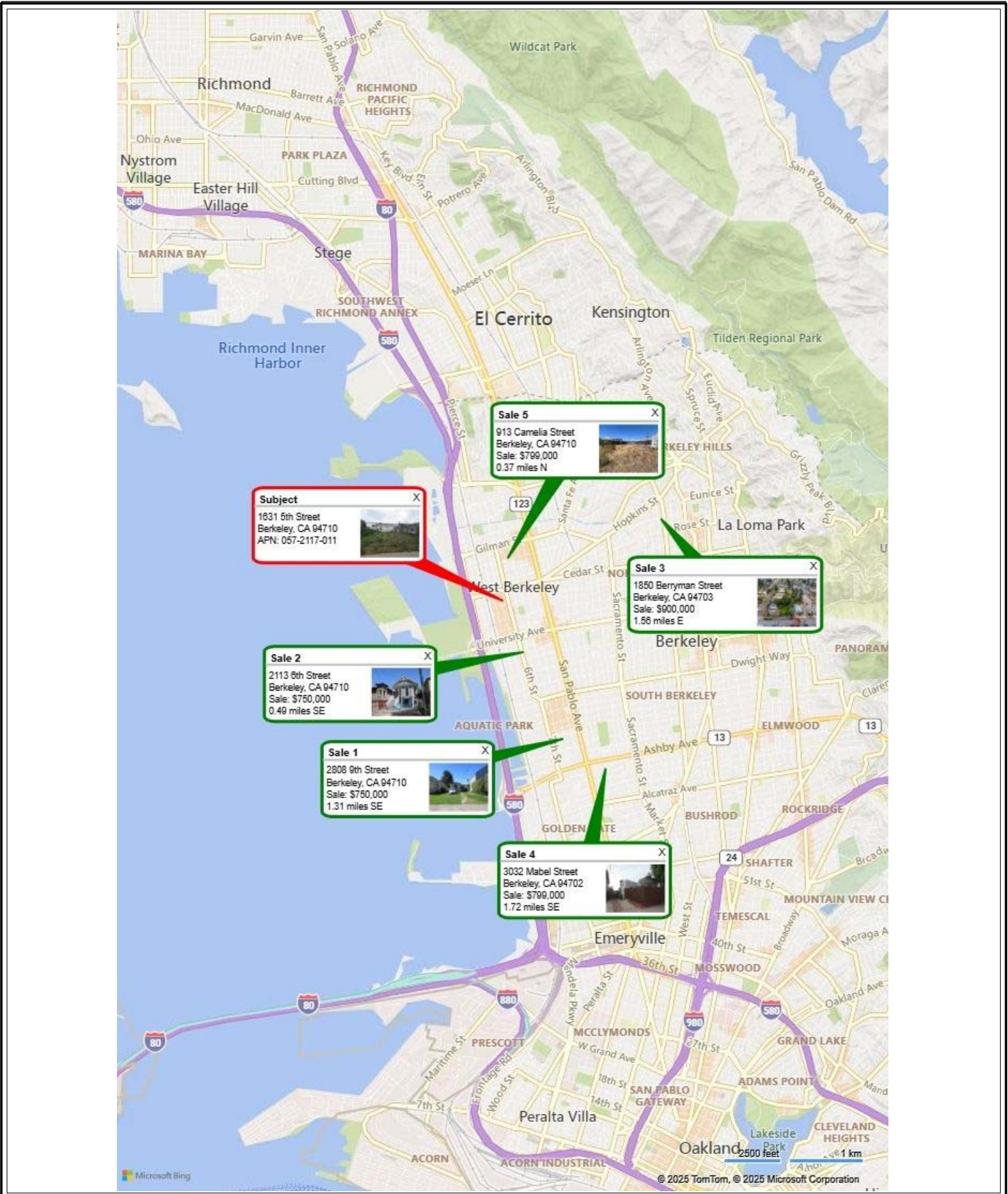
Parcel Number: 57-2117-11

Assessor's Parcel Number (APN)	57-2117-11
Parcel ID	057 211701100
Parcel Address	1631 5TH ST BERKELEY 94710
Zoning District	MUR
General Plan Land Area	Manufacturing Mixed Use
Downtown Arts District Overlay	No
Earthquake Fault Rupture (Alquist-Priolo) Zone	No
Landslide (Seismic Hazards Mapping Act)	No
Liquefaction (Seismic Hazards Mapping Act)	Yes
Un-reinforced Masonry Building Inventory	No
Landmarks or Structure of Merit	No
Parcel Larger than or equal to 10,000 Square Feet	No
Parcel Larger than or equal to one acre (43,560 square feet)	No
Addresses on Parcel	1631 FIFTH ST - [Primary]
Creek Buffer	None
Flood Zone (100-year or 1%)	No
Redevelopment Area	Yes
Commercial Districts with Use Quotas	No
BESO Data - Current Status	N/A
BESO Data - Associated Score	N/A
BESO Data - Current Status Link	N/A
BESO Data - Associated Score Link 1	N/A
BESO Data - Associated Score Link 2	N/A
BESO Data - Associated Score Link 3	N/A
Taxable Square Feet	0
Is Main Address?	Yes
Has Secondary Address?	No
Sites Inventory - Category	Opportunity_126
Sites Inventory - Permit#	
Sites Inventory - RHNA5	No

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



**FRONT OF
SUBJECT PROPERTY**
1631 5th Street
Berkeley, CA 94710



**REAR OF
SUBJECT PROPERTY**
Street View South



STREET SCENE
Street View North

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



COMPARABLE SALE # 1
2808 9th Street
Berkeley, CA 94710



COMPARABLE SALE # 2
2113 6th Street
Berkeley, CA 94710



COMPARABLE SALE # 3
1850 Berryman Street
Berkeley, CA 94703

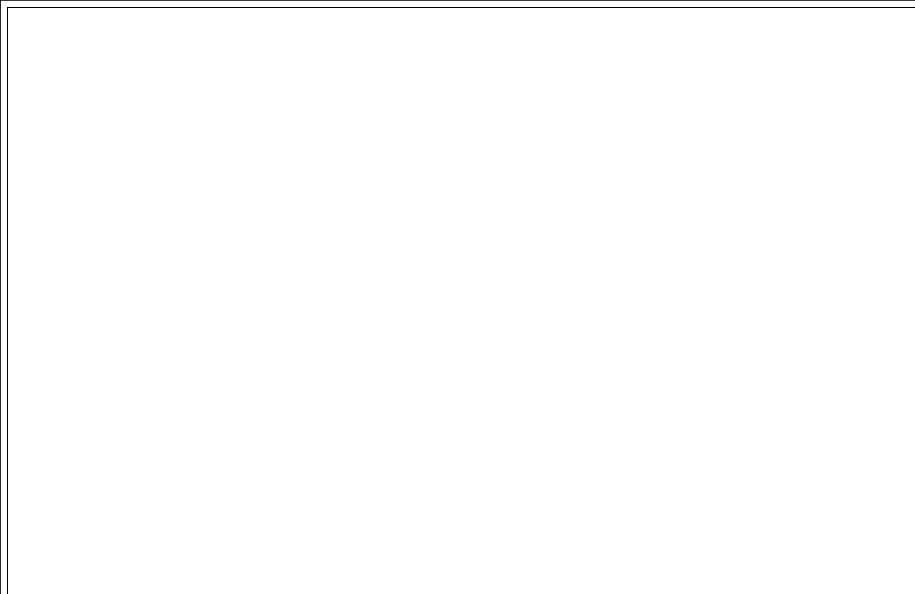
Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403



COMPARABLE SALE # 4
3032 Mabel Street
Berkeley, CA 94702



COMPARABLE SALE # 5
913 Camellia Street
Berkeley, CA 94710



COMPARABLE SALE # 6

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

<input checked="" type="checkbox"/> Market Value Definition (below)	<input type="checkbox"/> Alternate Value Definition (attached)
---	--

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from the seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal, 6th ed., Appraisal Institute*

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
 None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser Yes No
 Property inspected by Co-Appraiser Yes No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: None Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

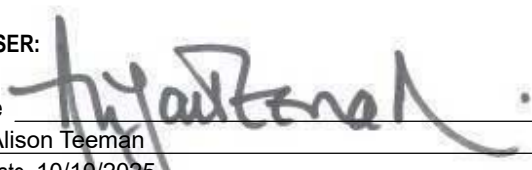
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have / have not completed the continuing education program for Associate Members of the Appraisal Institute.

As of the date of this report, I have / have not

APPRAISERS SIGNATURES

APPRAISER:

Signature 
 Name Alison Teeman
 Report Date 10/10/2025
 Trainee Licensed Certified Residential Certified General
 License # AG003312 State CA
 Expiration Date 03/17/2027

CO-APPRAISER:

Signature _____
 Name _____
 Report Date _____
 Trainee Licensed Certified Residential Certified General
 License # _____ State _____
 Expiration Date _____

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved

Client:	City of Berkeley Public Works Dept	Client File #:	
Subject Property:	1631 5th Street	Appraisal File #:	250403

**PROFESSIONAL QUALIFICATIONS
ALISON TEEMAN , LLB**

PROFESSIONAL CREDENTIALS

Certified General Real Estate Appraiser, Licensed by the Bureau of Real Estate Appraisers, (BREA) License **AG003312**

Practicing Affiliate of the Appraisal Institute (AI)	1988-
Former Director of the East Bay Chapter of the Appraisal Institute	1987-1993
Editor Chapter Newsletter	1988-1993
Delegate to Young Advisory Council	1991-1992

EDUCATION

Graduate University College London, Faculty of Laws LLB	1971-1974
College of Law, London	1974-1975
Admitted as a Solicitor of the Supreme Court	1979

Appraisal Institute Courses from 1983 to present
Fulfilled continuing education requirements for OREA and AI

EXPERIENCE

1981-present Principal Appraiser and Vice President, Yovino-Young, Inc.

All types of appraisal assignments in the San Francisco Bay Area with an emphasis on complex residential assignments, unique properties, disasters and detrimental conditions.

Qualified as an expert witness in Municipal, Superior and Federal Courts. Testified as an Expert Witness at Assessment Appeal Hearings, Superior Court ordered arbitration proceedings, Federal Bankruptcy Court and Rent Board. Court Appointed Appraiser.

Teaching assignments include seminars and courses, "Appraising Tough Residential Properties", "Unique Residential Properties", "Residential Litigation".

1980-1981 Independent Solicitor, William T. Stockler, Solicitors, London, England

Trial preparation, real property disputes, monopolies and trade practices in the European Union.

1975-1980 Assistant Solicitor, Simons, Muirhead and Allan, Solicitors, London, England

All aspects of legal work, preparation for court litigation involving breach of contracts and landlord/tenant disputes, preparation of contracts for recording, publishing and management, negotiating and preparing commercial leases and conveyancing of real property.

ORDINANCE NO. -N.S.

AUTHORIZING THE SALE OF CITY PROPERTY AT 1631 5th STREET

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1. Findings

- a. The vacant land located at 1631 5th Street was purchased in the 1970s by the City of Berkeley's Redevelopment Agency using Community Development Block Grant Funds (CDBG).
- b. The property at 1631 5th Street was received by the City of Berkeley in 2011 as the successor to the City's Redevelopment Agency and the property is exempt surplus land so the City may sell the property at market rate.
- c. The City obtained a market value appraisal of the level, vacant site at 1631 5th Street for \$650,000 in October 2025.
- d. Proceeds of the sale must be applied to the City's Community Development Block Grant Fund (CDBG). Revenue generated from the sale of the property will be deposited into Fund 128 (CDBG fund).
- e. City Charter Article VIII, Section 44(7) requires that the sale of public real property shall be by City Ordinance.
- f. This action is consistent with the direction provided by City Council in closed session on March 16, 2026.

Section 2. The sale of 1631 5th Street is hereby approved, and the City Manager is hereby authorized to execute all necessary documents to complete that sale and transfer the property.

Section 3. Copies of this Ordinance shall be posted for two days prior to adoption in the display case located near the walkway in front of 2134 Martin Luther King Jr. Way. Within 15 days of adoption, copies of this Ordinance shall be filed at each branch of the Berkeley Public Library and the title shall be published in a newspaper of general circulation.

