

Redevelopment Agency

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Contra Costa County



Commissioners

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3rd District

Sunne Wright McPeak
4th District

Tom Torlakson
5th District

December 3, 1992

John Hendrickson, Assistant Superintendent
Contra Costa County Office of Education
77 Santa Barbara Road
Pleasant Hill CA 94523

Dear John:

**RE: Fiscal Agreement for Amended Pleasant Hill BART Station Area
Redevelopment Project**

The above Agreement provides for the Agency to pay to the Superintendent of Schools a portion of Tax Increment Revenue received by the Agency (Reference Section 2 of Agreement dated 9/21/88).

The payment is triggered by occurrence of an event - initial occupancy. The amount of the payment depends on the number of occupied units in the project relative to the total - 892 units.

Please be advised that initial occupancy of the project occurred in January, 1992. Therefore, the requirement Payment must begin in the 1992-93 Fiscal Year. As of July 1, 1992, the number of occupied units was 437 or 49% of the units. Therefore, pursuant to Section 2 of the above Agreement, the required Payment for FY 92-93 is computed as follows:

P	=	S x 49%
Where P	=	Payment
S	=	Superintendent Pass-Through Amount (75% of what the Superintendent would have received were there no Redevelopment Plan)

First Addition to Project Area
Pleasant Hill BART Redevelopment Project

All that real property situate in an unincorporated area of Contra Costa County, California, described as follows:

References are to Subdivision Maps filed at the Recorder's Office of said County.

All of that portion of "Estrella Rancho" recorded June 17, 1953 in Map Book 50 at page 48, that lies outside of "Pleasant Hill BART Redevelopment Project" boundary adopted January 31, 1984 by County Board of Supervisors' Resolution # 84/74.

And all of Tract No. 539-2 "Estrella Rancho - Unit No. 2" filed March 12, 1954 in Map Book 53 at page 15.

Beginning at the northeast corner of Lot 5 (50 M 48); thence along the east line of Lots 5, 4, and 3 (50 M 48), South $06^{\circ} 38' 56''$ West 277 feet, to the southeast corner of Lot 3; thence along the south line of Lot 3 and its westerly prolongation, North $83^{\circ} 21' 04''$ West 175.37 feet, to the west line of Elena Drive (50 M 48); thence along said west line in a general southerly direction 71 feet, more or less, to the southeast corner of Lot 6 (50 M 48) being a point on the boundary of "Estrella Rancho"; thence along said boundary South $85^{\circ} 38' 56''$ West 37.2 feet, North $23^{\circ} 20' 34''$ West 58.51 feet, North $49^{\circ} 49' 12''$ West 64.45 feet, North $59^{\circ} 20' 55''$ West 211.3 feet, North $88^{\circ} 09' 35''$ West 94.87 feet, north $84^{\circ} 01' 10''$ West 99.88 feet, North $73^{\circ} 51'$ West 49.09 feet, North $18^{\circ} 20' 17''$ West 71.93 feet; and North $06^{\circ} 37' 20''$ East 177.48 feet, to the northwest corner of "Estrella Rancho", being also the southwest corner of "Estrella Rancho - Unit No. 2 (53 M 15)"; thence along the boundary of "Estrella Rancho - Unit No. 2", North $06^{\circ} 37' 20''$ East 268.02 feet, South $89^{\circ} 20' 19''$ East 753.54 feet, and South $06^{\circ} 38' 56''$ West 406 feet, to the southwest corner (53 M 15), being also the point of beginning.

Containing 10.37 acres, more or less.

LB:sj

LB:Desc.BART

8/04/87