

BILL OF SALE
FOR
STORMWATER UTILITY SYSTEM
LOCATED AT THE FORMER NAVAL AIR STATION ALAMEDA

This **Bill of Sale** is made this _____ day of _____, 2016, by the **United States of America**, acting by and through the Department of the Navy (“Government”), for the benefit of the **City of Alameda** (the “City”), **Successor in Interest to the Alameda Reuse and Redevelopment Authority**,

RECITALS

WHEREAS, the Government and the Alameda Reuse and Redevelopment Authority (“ARRA”) entered into that certain *Memorandum of Agreement between the United States of America acting by and through the Secretary of the Navy, United States Department of the Navy, and the Alameda Reuse and Redevelopment Authority for the Conveyance of Portions of the Naval Air Station Alameda from United States to the Alameda Reuse and Redevelopment Authority*, dated June 6, 2000, as amended (the “Conveyance Agreement”);

WHEREAS, the Government conveyed certain portions of NAS Alameda to the ARRA on July 17, 2000 pursuant to the Conveyance Agreement;

WHEREAS, in 2012, the ARRA assigned its rights and obligations under the Conveyance Agreement to the City of Alameda, and the City assumed all of ARRA’s rights and obligations and became the federally recognized Local Redevelopment Authority (“LRA”) for NAS Alameda on March 9, 2012; and

WHEREAS, the Government has conveyed certain additional portions of NAS Alameda to the City pursuant to the Conveyance Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and other consideration set forth herein, it is mutually agreed as follows:

1. Government hereby grants, transfers, releases, and quitclaims all of its right, title and interest in and to the Stormwater Utility System described in Exhibit “A” hereof, which is attached hereto and made a part hereof, located on those portions of the real property at NAS Alameda conveyed to the City, as more particularly described in Exhibit “B” hereof.

2. The proceeds of the sale of the property described in this Bill of Sale shall be subject to the restrictions and provisions for recoupment as are set forth in Article 6 of the Conveyance Agreement.

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

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3. The property described in this Bill of Sale is transferred without warranty of any kind. The property is delivered to the City “as is” and “where is,” and Government makes no warranty as to its usability generally or as to its fitness for any particular purpose.

4. This Bill of Sale shall be effective on the date first above written.

IN WITNESS WHEREOF, the Government has caused this instrument to be executed by its duly authorized representative on the date first above written.

**THE UNITED STATES OF AMERICA,
Acting by and through the Department of the Navy**

By _____
[]
Real Estate Contracting Officer

ACCEPTANCE:

The **CITY** hereby accepts this Bill of Sale and agrees to be bound by all the agreements, covenants, conditions, restrictions and reservations contained therein.

CITY OF ALAMEDA

By _____
[]
City Manager

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

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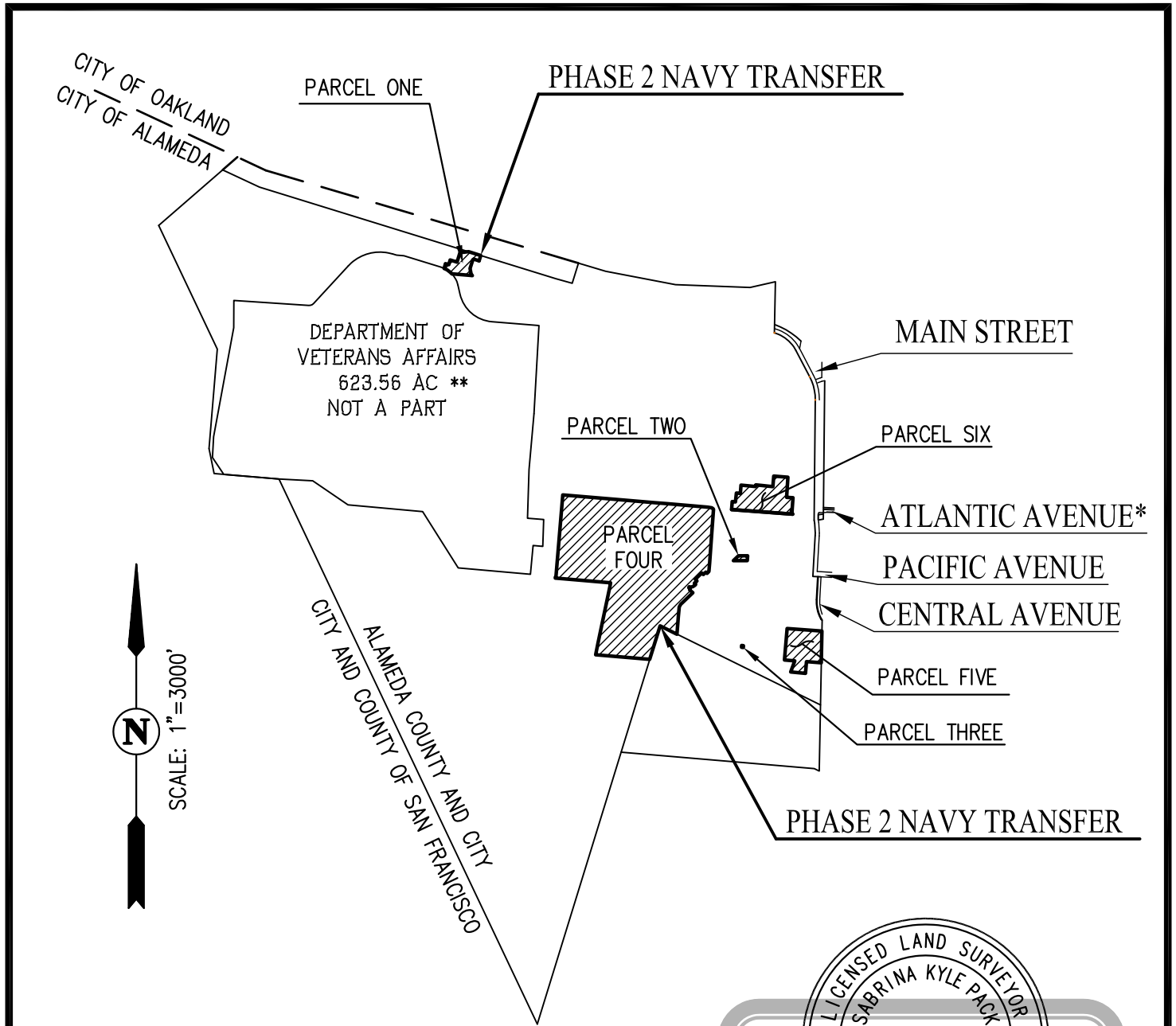
EXHIBIT A
Stormwater Utility System

Stormwater Utility System: Any building, structure, facility, pumphouse, pumping station, metering station, reducing station, lift station, containment vessel, catch basin, reservoir, outfalls, vault, or similar improvement, pipes, lines, service connections, conduits, tanks, feeders, wires, fixtures, ducts, manholes, handholes, hydrants, valves, cables, equipment (including but not limited to process equipment), an any necessary devices now or hereafter used for supplying, distributing, treating, storing, containing, or conducting any Stormwater Utility Service.

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

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EXHIBIT B
Legal Description of Phase 2 Property



* ATLANTIC AVENUE, CURRENTLY KNOWN AS RALPH APPEZZATO MEMORIAL PARKWAY
 ** AREA OF VA PARCEL: 623.65 AC± (623.56 AC± GRID)

ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION

PHASE 2 NAVY TRANSFER
 FORMER NAVAL AIR STATION ALAMEDA
 ALAMEDA, CALIFORNIA

DECEMBER 18, 2015

SHEET 1 OF 1

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA, (925) 866-0322

**LEGAL DESCRIPTION
PHASE 2 PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, AND THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, COMPRISED OF SIX (6) PARCELS, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF PARCEL ALA-18-EDC, AS SAID PARCEL ALA-18-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199794, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERN LINE OF PARCEL 1, NORTH 72°49'42" WEST 249.56 FEET TO THE EASTERN CORNER OF PARCEL ALA-06-EDC, AS SAID PARCEL ALA-06-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, FROM SAID EASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL ALA-06-EDC, THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 85°06'57" WEST 50.47 FEET,
- 2) SOUTH 80°16'53" WEST 50.35 FEET,
- 3) NORTH 87°23'23" WEST 68.07 FEET,
- 4) SOUTH 17°13'05" WEST 203.10 FEET,
- 5) NORTH 72°59'15" WEST 140.13 FEET,
- 6) SOUTH 17°13'10" WEST 96.31 FEET,
- 7) NORTH 72°54'10" WEST 67.99 FEET, AND

- 8) SOUTH 15°29'05" WEST 94.38 FEET TO A POINT ON THE NORTHERN LINE OF THAT CERTAIN 623.56 ACRE PARCEL OF LAND WHICH WAS TRANSFERRED TO THE DEPARTMENT OF VETERANS AFFAIRS (VA) THROUGH THE DEPARTMENT OF NAVY (DOD) BY THAT CERTAIN DOCUMENT ENTITLED "TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY" (DD FORM 1354), DATED JUNE 27, 2014, SAID 623.56 ACRE PARCEL ALSO BEING SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JULY 15, 2015, IN BOOK 40 OF RECORDS OF SURVEYS, AT PAGE 98, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG THE ARC OF A NON-TANGENT 480.03 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 24°10'18" WEST, THROUGH A CENTRAL ANGLE OF 22°28'33", AN ARC DISTANCE OF 188.31 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-16-EDC, AS SAID PARCEL ALA-16-EDC IS DESCRIBED IN SAID DEED (2013-199794), THE RADIAL TO SAID POINT BEARS NORTH 46°38'51" EAST;

THENCE, LEAVING SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG NORTHERN LINE OF SAID PARCEL ALA-16-EDC (2013-199794), SOUTH 85°15'23" EAST 341.43 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-16-EDC (2013-199794), SAID CORNER ALSO BEING A POINT ON THE WESTERN LINE OF ALA-17-EDC, AS SAID PARCEL ALA-17-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, ALONG SAID WESTERN LINE AND THE NORTHERN LINE OF SAID PARCEL ALA-17-EDC (2013-199794), THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 85°15'23" EAST 17.74 FEET,
- 2) SOUTH 81°21'34" EAST 42.87 FEET,
- 3) NORTH 36°16'18" WEST 43.10 FEET,
- 4) NORTH 09°52'35" WEST 107.16 FEET,
- 5) NORTH 16°59'25" EAST 182.23 FEET,
- 6) NORTH 65°06'06" EAST 14.61 FEET,
- 7) NORTH 18°03'38" EAST 4.84 FEET,
- 8) SOUTH 73°06'42" EAST 114.70 FEET, AND
- 9) NORTH 17°15'57" EAST 7.33 FEET TO A POINT ON THE WESTERN LINE OF SAID PARCEL ALA-18-EDC (2013-199794);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-18-EDC, NORTH 17°15'57" EAST 102.10 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.26 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE WESTERN LINE OF SAID PARCEL ALA-47-EDC, ALSO BEING THE EASTERN LINE OF PARCEL ALA-42-EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SOUTH 46°05'58" WEST 157.80 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814), CONTINUING ALONG SAID WESTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 90°00'00" EAST 179.51 FEET,
- 2) SOUTH 04°43'29" WEST 95.32 FEET, AND
- 3) NORTH 90°00'00" WEST 270.38 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-47-EDC AND CONTINUING ALONG SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814), NORTH 46°05'58" EAST 137.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

PARCEL THREE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF PARCEL ALA-50-EDC, AS SAID PARCEL ALA-50-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199819 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERN LINE OF SAID PARCEL ALA-50-EDC, SAID LINE ALSO BEING THE SOUTHERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 84°52'58" WEST 140.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-47-EDC (2013-199818) AND CONTINUING ALONG SAID NORTHERN LINE OF PARCEL ALA-50-EDC (2013-199819), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 05°07'02" WEST 35.00 FEET;
- 2) NORTH 84°52'58" WEST 35.00 FEET;
- 3) NORTH 05°07'02" EAST 35.00 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-47-EDC;

THENCE, LEAVING SAID NORTHERLY LINE OF PARCEL ALA-50-EDC (2013-199819), ALONG SAID SOUTHERLY LINE OF PARCEL ALA-47-EDC (2013-199818) SOUTH 84°52'58" EAST 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.03 ACRES OF LAND, MORE OR LESS.

PARCEL FOUR

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 63°45'01" WEST 3,509.33 FEET", ON SHEET 12 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL 1 (28 RS 14), SOUTH 63°45'01" EAST 368.96 TO A POINT ON THE WESTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 04°53'06" EAST 249.95 FEET,

- 2) NORTH 03°28'21" EAST 99.06 FEET,
- 3) NORTH 05°56'07" EAST 157.05 FEET,
- 4) NORTH 51°07'37" WEST 1.26 FEET,
- 5) NORTH 04°03'04" EAST 14.16 FEET,
- 6) NORTH 10°47'09" EAST 18.01 FEET,
- 7) NORTH 17°45'07" EAST 9.02 FEET,
- 8) NORTH 24°12'53" EAST 17.99 FEET,
- 9) NORTH 30°36'23" EAST 9.07 FEET,
- 10) NORTH 34°15'34" EAST 15.63 FEET,
- 11) NORTH 46°23'43" EAST 41.24 FEET, AND
- 12) NORTH 46°04'14" EAST 264.06 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-45-EDC, AS SAID PARCEL ALA-45-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199816, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816),
THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 46°04'14" EAST 30.42 FEET, AND
- 2) NORTH 48°55'48" WEST 82.22 FEET;
- 3) NORTH 03°37'39" EAST 23.71 FEET,
- 4) NORTH 42°48'38" WEST 28.50 FEET,
- 5) NORTH 27°23'20" EAST 19.28 FEET,
- 6) SOUTH 78°22'17" EAST 19.40 FEET,
- 7) NORTH 88°12'53" EAST 19.26 FEET,
- 8) NORTH 77°17'52" EAST 35.11 FEET,
- 9) NORTH 57°24'22" EAST 44.37 FEET, AND

- 10) NORTH 46°16'23" EAST 23.87 FEET TO THE SOUTHERN CORNER OF PARCEL ALA-44-EDC, AS SAID PARCEL ALA-44-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID SOUTHERN CORNER OF PARCEL ALA-44-EDC (2013-199789), ALONG THE BOUNDARY LINE OF SAID PARCEL ALA-44-EDC (2013-199789), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 44°49'21" WEST 36.53 FEET,
- 2) NORTH 48°46'37" EAST 65.48 FEET,
- 3) NORTH 44°16'19" WEST 46.74 FEET,
- 4) NORTH 46°08'25" EAST 179.09 FEET,
- 5) SOUTH 43°29'59" EAST 42.13 FEET,
- 6) NORTH 46°46'51" EAST 67.58 FEET, AND
- 7) SOUTH 43°43'52" EAST 34.18 FEET TO A POINT ON SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816), NORTH 44°12'14" EAST 42.38 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-43-EDC, AS SAID PARCEL ALA-43-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199815, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-43-EDC (2013-199815), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 44°12'14" EAST 12.65 FEET, AND
- 2) NORTH 04°10'26" EAST 174.81 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), ALONG THE WESTERN LINE OF SAID PARCEL ALA-42-EDC (2013-199814), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°10'26" EAST 38.43 FEET, AND
- 2) NORTH 04°10'05" EAST 661.92 FEET TO THE NORTHWESTERN CORNER OF SAID PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID NORTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), NORTH 04°09'53" EAST 340.80 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-32-EDC, AS SAID PARCEL ALA-32-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199807, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHEASTERN CORNER OF PARCEL PAP-32-EDC (2013-199807) OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-32-EDC (2013-199807), THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 17°12'35" WEST 17.30 FEET,
- 2) NORTH 57°31'44" WEST 34.81 FEET,
- 3) NORTH 80°57'08" WEST 80.89 FEET,
- 4) NORTH 85°03'26" WEST 434.78 FEET,
- 5) NORTH 85°03'34" WEST 380.86 FEET, AND
- 6) NORTH 85°12'09" WEST 224.90 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-32-EDC (2013-199807), NORTH 85°12'09" WEST 825.27 FEET;

THENCE, NORTH 85°13'14" WEST 987.51 FEET;

THENCE, SOUTH 04°47'18" WEST 1,619.47 FEET;

THENCE, NORTH 85°02'09" WEST 9.91 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL ALA-10-EDC, AS SAID PARCEL ALA-10-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199789, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF PARCEL ALA-10-EDC (2013-199789), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°43'19" WEST 18.22 FEET, AND
- 2) SOUTH 85°07'14" EAST 153.78 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-13-EDC, AS SAID PARCEL ALA-13-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID NORTHWESTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE NORTHERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), SOUTH 85°07'14" EAST 935.43 FEET TO THE NORTHEASTERN CORNER OF PARCEL SAID ALA-13-EDC (2013-199789);

THENCE, FROM SAID NORTHEASTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE EASTERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 08°16'04" WEST 47.71 FEET,
- 2) SOUTH 11°53'34" WEST 1,165.99 FEET,
- 3) SOUTH 11°24'15" WEST 229.21 FEET, AND
- 4) SOUTH 85°04'45" EAST 1,064.53 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 1 (28 RS 14);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL 1 (28 RS 14), NORTH 17°07'59" EAST 687.78 FEET TO SAID POINT OF BEGINNING.

CONTAINING 153.60 ACRES OF LAND, MORE OR LESS.

PARCEL FIVE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE SOUTHWESTERN CORNER OF PARCEL ALA-67-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199832, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN LINE OF PARCEL 1 (28 RS 14), SOUTH 01°05'59" WEST 621.45 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 85°38'34" WEST 284.86 FEET,
- 2) SOUTH 86°05'27" WEST 6.01 FEET,
- 3) SOUTH 05°20'54" WEST 229.37 FEET,
- 4) NORTH 84°50'28" WEST 289.92 FEET,
- 5) NORTH 20°19'03" EAST 231.49 FEET,

- 6) NORTH 84°57'05" WEST 204.54 FEET, AND
- 7) NORTH 04°51'34" EAST 619.88 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-67-EDC (2013-199832);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-67-EDC (2013-199832), SOUTH 85°47'04" EAST 684.81 FEET TO SAID POINT OF BEGINNING.

CONTAINING 11.40 ACRES OF LAND, MORE OR LESS.

PARCEL SIX

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF PARCEL ALA-37-EDC, AS SAID PARCEL ALA-37-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199810, OF OFFICIAL RECORDS, IN SAID OFFICE OF SAID COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT BEING THE EASTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "L37, NORTH 84°03'45" WEST 62.84 FEET", IN SAID DEED (2013-199810);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°47'23" EAST 175.96 FEET,
- 2) SOUTH 84°56'52" EAST 78.81 FEET, AND
- 3) NORTH 04°53'59" EAST 156.31 FEET TO A POINT ON THE SOUTHEASTERN LINE OF PARCEL ALA-57-EDC, AS SAID PARCEL ALA-57-EDC IS DESCRIBED IN SAID DEED (2013-199810);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL ALA-57-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°53'59" EAST 4.68 FEET, AND
- 2) SOUTH 84°42'02" EAST 3.78 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 84°42'02" EAST 280.42 FEET,
- 2) NORTH 07°43'03" EAST 33.58 FEET,

- 3) SOUTH 84°15'56" EAST 150.12 FEET,
- 4) SOUTH 83°40'15" EAST 68.03 FEET,
- 5) SOUTH 83°20'26" EAST 121.07 FEET,
- 6) NORTH 04°28'57" EAST 207.92 FEET,
- 7) SOUTH 85°33'34" EAST 278.08 FEET,
- 8) SOUTH 03°30'33" WEST 396.18 FEET,
- 9) SOUTH 86°13'52" EAST 125.51 FEET,
- 10) SOUTH 04°12'12" WEST 213.10 FEET,
- 11) SOUTH 04°52'45" WEST 41.15 FEET,
- 12) SOUTH 61°19'46" WEST 17.53 FEET, AND
- 13) SOUTH 27°10'13" EAST 66.00 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), NORTH 85°44'18" WEST 1,205.64 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-56-EDC, AS SAID PARCEL ALA-56-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199824, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-56-EDC (2013-199824), NORTH 05°27'05" EAST 21.00 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 05°27'05" EAST 136.21 FEET, AND

2) SOUTH 84°03'45" EAST 62.84 FEET TO SAID POINT OF BEGINNING.
CONTAINING 13.65 ACRES OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 183.43 ACRES OF LAND (73.23 ACRES GRID), MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS AN ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

SABRINA KYLE PACK, P.L.S.
L.S. NO. 8164

BILL OF SALE
FOR
WASTEWATER UTILITY SYSTEM LOCATED
AT THE FORMER NAVAL AIR STATION ALAMEDA

This Bill of Sale is made this _____ day of _____, 2016, by the **United States of America**, acting by and through the Department of the Navy (“Government”), for the benefit of the **City of Alameda** (the “City”), **Successor in Interest to the Alameda Reuse and Redevelopment Authority**.

RECITALS

WHEREAS, the Government and the Alameda Reuse and Redevelopment Authority (“ARRA”) entered into that certain *Memorandum of Agreement between the United States of America acting by and through the Secretary of the Navy, United States Department of the Navy, and the Alameda Reuse and Redevelopment Authority for the Conveyance of Portions of the Naval Air Station Alameda from United States to the Alameda Reuse and Redevelopment Authority*, dated June 6, 2000, as amended (the “Conveyance Agreement”);

WHEREAS, the Government conveyed certain portions of NAS Alameda to the ARRA on July 17, 2000 pursuant to the Conveyance Agreement;

WHEREAS, in 2012, the ARRA assigned its rights and obligations under the Conveyance Agreement to the City of Alameda, and the City assumed all of ARRA’s rights and obligations and became the federally recognized Local Redevelopment Authority (“LRA”) for NAS Alameda on March 9, 2012; and

WHEREAS, the Government has conveyed certain additional portions of NAS Alameda to the City pursuant to the Conveyance Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and other consideration set forth herein, it is mutually agreed as follows:

1. Government hereby grants, transfers, releases, and quitclaims all of its right, title and interest in and to the Wastewater Utility System described in Exhibit “A” hereof, which is attached hereto and made a part hereof, located on those portions of real property at NAS Alameda conveyed to the City, as more particularly described in Exhibit “B” hereof.

2. The proceeds of the sale of the property described in this Bill of Sale shall be subject to the restrictions and provisions for recoupment as are set forth in Article 6 of the Conveyance Agreement.

BILL OF SALE FOR WASTEWATER UTILITY SYSTEM

1 3. The property described in this Bill of Sale is transferred without warranty of any
2 kind. The property is delivered to the City “as is” and “where is,” and Government makes no
3 warranty as to its usability generally or as to its fitness for any particular purpose.

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5 4. This Bill of Sale shall be effective on the date first above written.

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7 **IN WITNESS WHEREOF**, the Government has caused this instrument to be executed
8 by its duly authorized representative on the date first above written.

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THE UNITED STATES OF AMERICA,
Acting by and through the Department of the Navy

By _____
[_____]
Real Estate Contracting Officer

ACCEPTANCE:

The **CITY** hereby accepts this Bill of Sale and agrees to be bound by all the agreements,
covenants, conditions, restrictions and reservations contained therein.

CITY OF ALAMEDA

By _____
[_____]
City Manager

BILL OF SALE FOR WASTEWATER UTILITY SYSTEM

EXHIBIT A

Wastewater Utility System

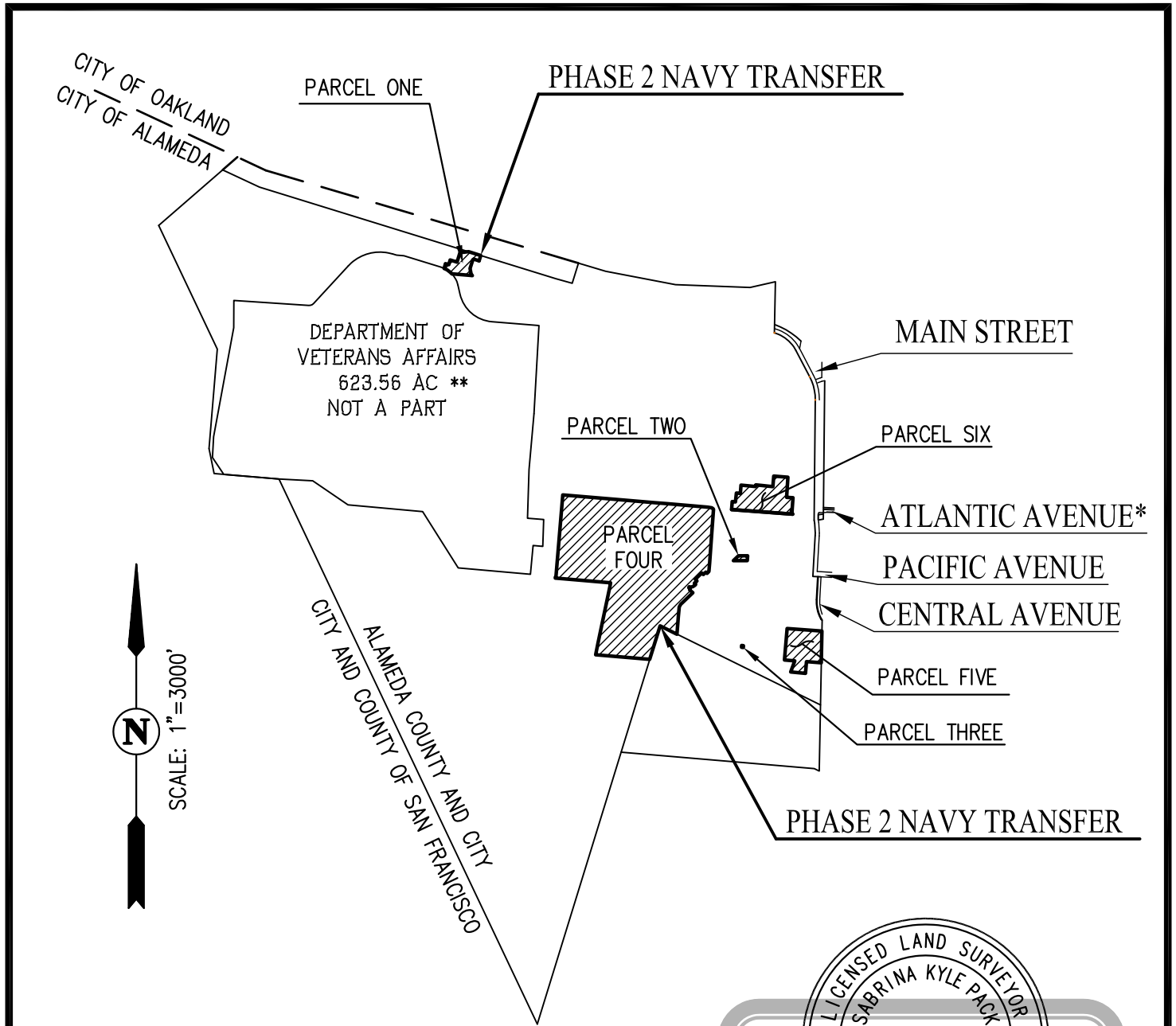
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Wastewater Utility System: Any building, structure, facility, pumphouse, pumping station, metering station, reducing station, lift station, containment vessel, catch basin, reservoir, outfalls, vault, or similar improvement, pipes, lines, service connections, conduits, tanks, feeders, wires, fixtures, ducts, manholes, handholes, hydrants, valves, cables, equipment (including but not limited to process equipment), an any necessary devices now or hereafter used for supplying, distributing, treating, storing, containing, or conducting any Wastewater Utility Service.

BILL OF SALE FOR WASTEWATER UTILITY SYSTEM

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EXHIBIT B
Legal Description of Phase 2 Property



* ATLANTIC AVENUE, CURRENTLY KNOWN AS RALPH APPEZZATO MEMORIAL PARKWAY
 ** AREA OF VA PARCEL: 623.65 AC± (623.56 AC± GRID)

ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION

PHASE 2 NAVY TRANSFER
 FORMER NAVAL AIR STATION ALAMEDA
 ALAMEDA, CALIFORNIA

DECEMBER 18, 2015

SHEET 1 OF 1

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA, (925) 866-0322

**LEGAL DESCRIPTION
PHASE 2 PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, AND THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, COMPRISED OF SIX (6) PARCELS, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF PARCEL ALA-18-EDC, AS SAID PARCEL ALA-18-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199794, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERN LINE OF PARCEL 1, NORTH 72°49'42" WEST 249.56 FEET TO THE EASTERN CORNER OF PARCEL ALA-06-EDC, AS SAID PARCEL ALA-06-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, FROM SAID EASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL ALA-06-EDC, THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 85°06'57" WEST 50.47 FEET,
- 2) SOUTH 80°16'53" WEST 50.35 FEET,
- 3) NORTH 87°23'23" WEST 68.07 FEET,
- 4) SOUTH 17°13'05" WEST 203.10 FEET,
- 5) NORTH 72°59'15" WEST 140.13 FEET,
- 6) SOUTH 17°13'10" WEST 96.31 FEET,
- 7) NORTH 72°54'10" WEST 67.99 FEET, AND

- 8) SOUTH 15°29'05" WEST 94.38 FEET TO A POINT ON THE NORTHERN LINE OF THAT CERTAIN 623.56 ACRE PARCEL OF LAND WHICH WAS TRANSFERRED TO THE DEPARTMENT OF VETERANS AFFAIRS (VA) THROUGH THE DEPARTMENT OF NAVY (DOD) BY THAT CERTAIN DOCUMENT ENTITLED "TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY" (DD FORM 1354), DATED JUNE 27, 2014, SAID 623.56 ACRE PARCEL ALSO BEING SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JULY 15, 2015, IN BOOK 40 OF RECORDS OF SURVEYS, AT PAGE 98, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG THE ARC OF A NON-TANGENT 480.03 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 24°10'18" WEST, THROUGH A CENTRAL ANGLE OF 22°28'33", AN ARC DISTANCE OF 188.31 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-16-EDC, AS SAID PARCEL ALA-16-EDC IS DESCRIBED IN SAID DEED (2013-199794), THE RADIAL TO SAID POINT BEARS NORTH 46°38'51" EAST;

THENCE, LEAVING SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG NORTHERN LINE OF SAID PARCEL ALA-16-EDC (2013-199794), SOUTH 85°15'23" EAST 341.43 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-16-EDC (2013-199794), SAID CORNER ALSO BEING A POINT ON THE WESTERN LINE OF ALA-17-EDC, AS SAID PARCEL ALA-17-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, ALONG SAID WESTERN LINE AND THE NORTHERN LINE OF SAID PARCEL ALA-17-EDC (2013-199794), THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 85°15'23" EAST 17.74 FEET,
- 2) SOUTH 81°21'34" EAST 42.87 FEET,
- 3) NORTH 36°16'18" WEST 43.10 FEET,
- 4) NORTH 09°52'35" WEST 107.16 FEET,
- 5) NORTH 16°59'25" EAST 182.23 FEET,
- 6) NORTH 65°06'06" EAST 14.61 FEET,
- 7) NORTH 18°03'38" EAST 4.84 FEET,
- 8) SOUTH 73°06'42" EAST 114.70 FEET, AND
- 9) NORTH 17°15'57" EAST 7.33 FEET TO A POINT ON THE WESTERN LINE OF SAID PARCEL ALA-18-EDC (2013-199794);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-18-EDC, NORTH 17°15'57" EAST 102.10 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.26 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE WESTERN LINE OF SAID PARCEL ALA-47-EDC, ALSO BEING THE EASTERN LINE OF PARCEL ALA-42-EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SOUTH 46°05'58" WEST 157.80 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814), CONTINUING ALONG SAID WESTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 90°00'00" EAST 179.51 FEET,
- 2) SOUTH 04°43'29" WEST 95.32 FEET, AND
- 3) NORTH 90°00'00" WEST 270.38 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-47-EDC AND CONTINUING ALONG SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814), NORTH 46°05'58" EAST 137.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

PARCEL THREE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF PARCEL ALA-50-EDC, AS SAID PARCEL ALA-50-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199819 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERN LINE OF SAID PARCEL ALA-50-EDC, SAID LINE ALSO BEING THE SOUTHERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 84°52'58" WEST 140.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-47-EDC (2013-199818) AND CONTINUING ALONG SAID NORTHERN LINE OF PARCEL ALA-50-EDC (2013-199819), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 05°07'02" WEST 35.00 FEET;
- 2) NORTH 84°52'58" WEST 35.00 FEET;
- 3) NORTH 05°07'02" EAST 35.00 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-47-EDC;

THENCE, LEAVING SAID NORTHERLY LINE OF PARCEL ALA-50-EDC (2013-199819), ALONG SAID SOUTHERLY LINE OF PARCEL ALA-47-EDC (2013-199818) SOUTH 84°52'58" EAST 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.03 ACRES OF LAND, MORE OR LESS.

PARCEL FOUR

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 63°45'01" WEST 3,509.33 FEET", ON SHEET 12 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL 1 (28 RS 14), SOUTH 63°45'01" EAST 368.96 TO A POINT ON THE WESTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 04°53'06" EAST 249.95 FEET,

- 2) NORTH 03°28'21" EAST 99.06 FEET,
- 3) NORTH 05°56'07" EAST 157.05 FEET,
- 4) NORTH 51°07'37" WEST 1.26 FEET,
- 5) NORTH 04°03'04" EAST 14.16 FEET,
- 6) NORTH 10°47'09" EAST 18.01 FEET,
- 7) NORTH 17°45'07" EAST 9.02 FEET,
- 8) NORTH 24°12'53" EAST 17.99 FEET,
- 9) NORTH 30°36'23" EAST 9.07 FEET,
- 10) NORTH 34°15'34" EAST 15.63 FEET,
- 11) NORTH 46°23'43" EAST 41.24 FEET, AND
- 12) NORTH 46°04'14" EAST 264.06 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-45-EDC, AS SAID PARCEL ALA-45-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199816, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816), THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 46°04'14" EAST 30.42 FEET, AND
- 2) NORTH 48°55'48" WEST 82.22 FEET;
- 3) NORTH 03°37'39" EAST 23.71 FEET,
- 4) NORTH 42°48'38" WEST 28.50 FEET,
- 5) NORTH 27°23'20" EAST 19.28 FEET,
- 6) SOUTH 78°22'17" EAST 19.40 FEET,
- 7) NORTH 88°12'53" EAST 19.26 FEET,
- 8) NORTH 77°17'52" EAST 35.11 FEET,
- 9) NORTH 57°24'22" EAST 44.37 FEET, AND

- 10) NORTH 46°16'23" EAST 23.87 FEET TO THE SOUTHERN CORNER OF PARCEL ALA-44-EDC, AS SAID PARCEL ALA-44-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID SOUTHERN CORNER OF PARCEL ALA-44-EDC (2013-199789), ALONG THE BOUNDARY LINE OF SAID PARCEL ALA-44-EDC (2013-199789), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 44°49'21" WEST 36.53 FEET,
- 2) NORTH 48°46'37" EAST 65.48 FEET,
- 3) NORTH 44°16'19" WEST 46.74 FEET,
- 4) NORTH 46°08'25" EAST 179.09 FEET,
- 5) SOUTH 43°29'59" EAST 42.13 FEET,
- 6) NORTH 46°46'51" EAST 67.58 FEET, AND
- 7) SOUTH 43°43'52" EAST 34.18 FEET TO A POINT ON SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816), NORTH 44°12'14" EAST 42.38 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-43-EDC, AS SAID PARCEL ALA-43-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199815, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-43-EDC (2013-199815), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 44°12'14" EAST 12.65 FEET, AND
- 2) NORTH 04°10'26" EAST 174.81 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), ALONG THE WESTERN LINE OF SAID PARCEL ALA-42-EDC (2013-199814), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°10'26" EAST 38.43 FEET, AND
- 2) NORTH 04°10'05" EAST 661.92 FEET TO THE NORTHWESTERN CORNER OF SAID PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID NORTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), NORTH 04°09'53" EAST 340.80 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-32-EDC, AS SAID PARCEL ALA-32-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199807, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHEASTERN CORNER OF PARCEL PAP-32-EDC (2013-199807) OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-32-EDC (2013-199807), THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 17°12'35" WEST 17.30 FEET,
- 2) NORTH 57°31'44" WEST 34.81 FEET,
- 3) NORTH 80°57'08" WEST 80.89 FEET,
- 4) NORTH 85°03'26" WEST 434.78 FEET,
- 5) NORTH 85°03'34" WEST 380.86 FEET, AND
- 6) NORTH 85°12'09" WEST 224.90 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-32-EDC (2013-199807), NORTH 85°12'09" WEST 825.27 FEET;

THENCE, NORTH 85°13'14" WEST 987.51 FEET;

THENCE, SOUTH 04°47'18" WEST 1,619.47 FEET;

THENCE, NORTH 85°02'09" WEST 9.91 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL ALA-10-EDC, AS SAID PARCEL ALA-10-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199789, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF PARCEL ALA-10-EDC (2013-199789), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°43'19" WEST 18.22 FEET, AND
- 2) SOUTH 85°07'14" EAST 153.78 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-13-EDC, AS SAID PARCEL ALA-13-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID NORTHWESTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE NORTHERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), SOUTH 85°07'14" EAST 935.43 FEET TO THE NORTHEASTERN CORNER OF PARCEL SAID ALA-13-EDC (2013-199789);

THENCE, FROM SAID NORTHEASTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE EASTERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 08°16'04" WEST 47.71 FEET,
- 2) SOUTH 11°53'34" WEST 1,165.99 FEET,
- 3) SOUTH 11°24'15" WEST 229.21 FEET, AND
- 4) SOUTH 85°04'45" EAST 1,064.53 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 1 (28 RS 14);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL 1 (28 RS 14), NORTH 17°07'59" EAST 687.78 FEET TO SAID POINT OF BEGINNING.

CONTAINING 153.60 ACRES OF LAND, MORE OR LESS.

PARCEL FIVE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE SOUTHWESTERN CORNER OF PARCEL ALA-67-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199832, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN LINE OF PARCEL 1 (28 RS 14), SOUTH 01°05'59" WEST 621.45 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 85°38'34" WEST 284.86 FEET,
- 2) SOUTH 86°05'27" WEST 6.01 FEET,
- 3) SOUTH 05°20'54" WEST 229.37 FEET,
- 4) NORTH 84°50'28" WEST 289.92 FEET,
- 5) NORTH 20°19'03" EAST 231.49 FEET,

- 6) NORTH 84°57'05" WEST 204.54 FEET, AND
- 7) NORTH 04°51'34" EAST 619.88 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-67-EDC (2013-199832);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-67-EDC (2013-199832), SOUTH 85°47'04" EAST 684.81 FEET TO SAID POINT OF BEGINNING.

CONTAINING 11.40 ACRES OF LAND, MORE OR LESS.

PARCEL SIX

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF PARCEL ALA-37-EDC, AS SAID PARCEL ALA-37-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199810, OF OFFICIAL RECORDS, IN SAID OFFICE OF SAID COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT BEING THE EASTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "L37, NORTH 84°03'45" WEST 62.84 FEET", IN SAID DEED (2013-199810);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°47'23" EAST 175.96 FEET,
- 2) SOUTH 84°56'52" EAST 78.81 FEET, AND
- 3) NORTH 04°53'59" EAST 156.31 FEET TO A POINT ON THE SOUTHEASTERN LINE OF PARCEL ALA-57-EDC, AS SAID PARCEL ALA-57-EDC IS DESCRIBED IN SAID DEED (2013-199810);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL ALA-57-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°53'59" EAST 4.68 FEET, AND
- 2) SOUTH 84°42'02" EAST 3.78 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 84°42'02" EAST 280.42 FEET,
- 2) NORTH 07°43'03" EAST 33.58 FEET,

- 3) SOUTH 84°15'56" EAST 150.12 FEET,
- 4) SOUTH 83°40'15" EAST 68.03 FEET,
- 5) SOUTH 83°20'26" EAST 121.07 FEET,
- 6) NORTH 04°28'57" EAST 207.92 FEET,
- 7) SOUTH 85°33'34" EAST 278.08 FEET,
- 8) SOUTH 03°30'33" WEST 396.18 FEET,
- 9) SOUTH 86°13'52" EAST 125.51 FEET,
- 10) SOUTH 04°12'12" WEST 213.10 FEET,
- 11) SOUTH 04°52'45" WEST 41.15 FEET,
- 12) SOUTH 61°19'46" WEST 17.53 FEET, AND
- 13) SOUTH 27°10'13" EAST 66.00 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), NORTH 85°44'18" WEST 1,205.64 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-56-EDC, AS SAID PARCEL ALA-56-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199824, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-56-EDC (2013-199824), NORTH 05°27'05" EAST 21.00 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 05°27'05" EAST 136.21 FEET, AND

2) SOUTH 84°03'45" EAST 62.84 FEET TO SAID POINT OF BEGINNING.
CONTAINING 13.65 ACRES OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 183.43 ACRES OF LAND (73.23 ACRES GRID), MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS AN ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

SABRINA KYLE PACK, P.L.S.
L.S. NO. 8164

**BILL OF SALE
FOR
MISCELLANEOUS PERSONAL PROPERTY LOCATED
AT THE FORMER NAVAL AIR STATION ALAMEDA**

This Bill of Sale is made this ___ day of _____, 2016, by the United States of America, acting by and through Department of the Navy (the “Government,”) for the benefit of the City of Alameda, Successor in Interest to the Alameda Reuse and Redevelopment Authority (the “City”).

RECITALS

A. The Government and the Alameda Reuse and Redevelopment Authority (“ARRA”) entered into that certain *Memorandum of Agreement between the United States of America acting by and through the Secretary of the Navy, United States Department of the Navy, and the Alameda Reuse and Redevelopment Authority for the Conveyance of Portions of the Naval Air Station Alameda from United States to the Alameda Reuse and Redevelopment Authority*, dated June 6, 2000, as amended (the “Conveyance Agreement”);

B. The Government conveyed certain portions of NAS Alameda to the ARRA on July 17, 2000 pursuant to the Conveyance Agreement;

C. In 2012, the ARRA assigned its rights and obligations under the Conveyance Agreement to the City of Alameda, and the City assumed all of ARRA’s rights and obligations and became the federally recognized Local Redevelopment Authority (“LRA”) for NAS Alameda on March 9, 2012; and

D. The Government has conveyed certain additional portions of NAS Alameda to the City pursuant to the Conveyance Agreement.

AGREEMENTS

NOW, THEREFORE: in consideration of the foregoing recitals and other considerations set forth herein, it is mutually agreed as follows:

1. Government hereby grants, transfers, releases, and quitclaims title and ownership of personal property not previously conveyed located on the real property at NAS Alameda that Government has conveyed to the City under the Conveyance Agreement, as more particularly described in Exhibit “A” hereof.

2. The proceeds of the sale of any of the personal property included in this Bill of Sale shall be subject to the same restrictions and provisions for recoupment as are set forth in Article 6 of the above-said Conveyance Agreement.

3. All personal property described in this Bill of Sale is transferred without warranty of any kind. The property is delivered to the City “as is” and “where is,” and Government makes no warranty as to its usability generally or as to its fitness for any particular purpose.

4. This Bill of Sale shall be effective on the date first above written.

IN WITNESS WHEREOF, the Government has caused this instrument to be executed by its duly authorized representative on the date first above written.

THE UNITED STATES OF AMERICA

Real Estate Contracting Officer

ACCEPTANCE:

The **CITY** hereby accepts this Bill of Sale and agrees to be bound by all the agreements, covenants, conditions, restrictions and reservations contained therein.

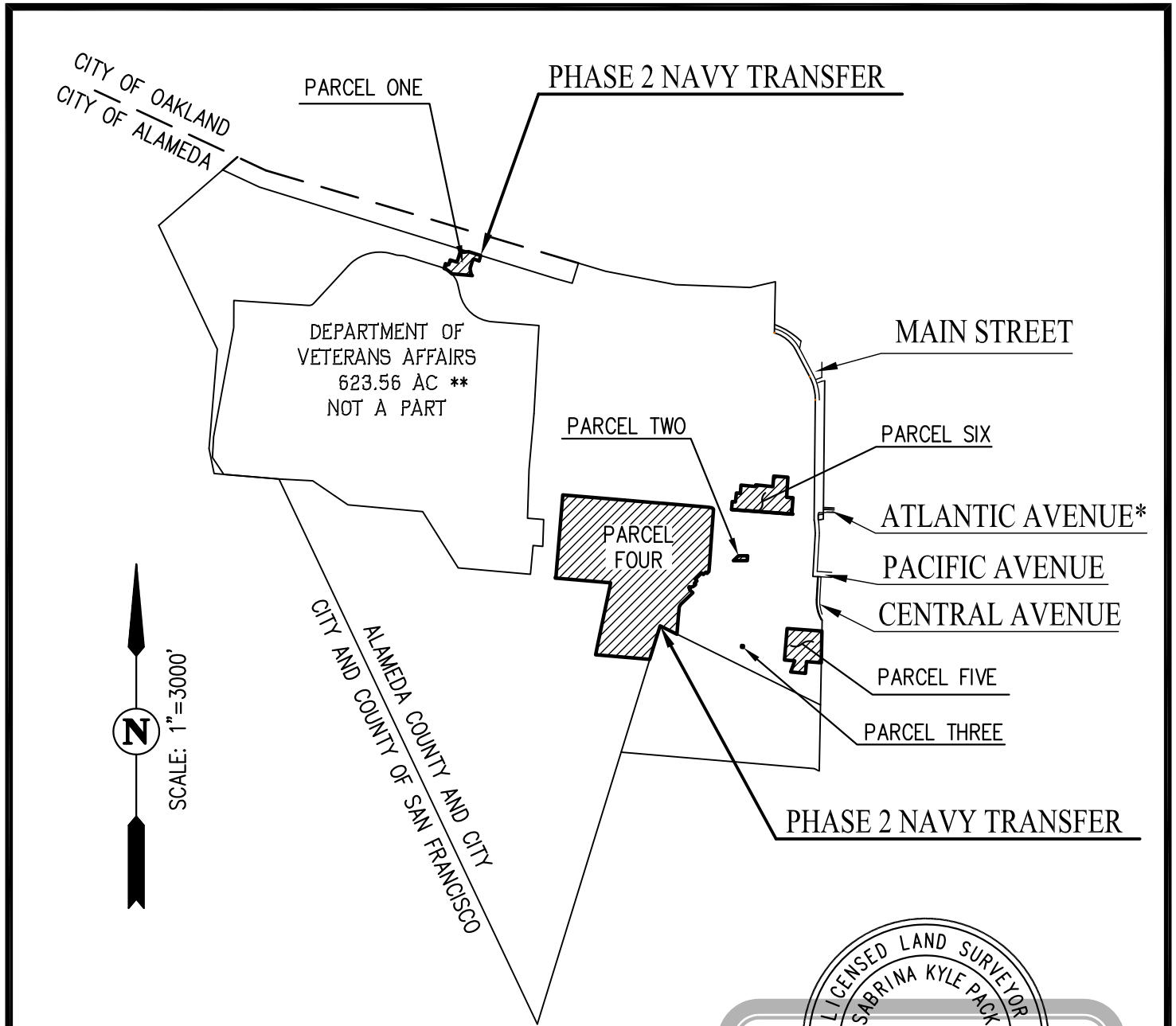
CITY OF ALAMEDA

By

City Manager

Exhibit "A"

Legal Description of Phase 2 Property



* ATLANTIC AVENUE, CURRENTLY KNOWN AS RALPH APPEZZATO MEMORIAL PARKWAY
 ** AREA OF VA PARCEL: 623.65 AC± (623.56 AC± GRID)

ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION

PHASE 2 NAVY TRANSFER
 FORMER NAVAL AIR STATION ALAMEDA
 ALAMEDA, CALIFORNIA

DECEMBER 18, 2015

SHEET 1 OF 1

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA, (925) 866-0322

**LEGAL DESCRIPTION
PHASE 2 PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, AND THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, COMPRISED OF SIX (6) PARCELS, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF PARCEL ALA-18-EDC, AS SAID PARCEL ALA-18-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199794, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERN LINE OF PARCEL 1, NORTH 72°49'42" WEST 249.56 FEET TO THE EASTERN CORNER OF PARCEL ALA-06-EDC, AS SAID PARCEL ALA-06-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, FROM SAID EASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL ALA-06-EDC, THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 85°06'57" WEST 50.47 FEET,
- 2) SOUTH 80°16'53" WEST 50.35 FEET,
- 3) NORTH 87°23'23" WEST 68.07 FEET,
- 4) SOUTH 17°13'05" WEST 203.10 FEET,
- 5) NORTH 72°59'15" WEST 140.13 FEET,
- 6) SOUTH 17°13'10" WEST 96.31 FEET,
- 7) NORTH 72°54'10" WEST 67.99 FEET, AND

- 8) SOUTH 15°29'05" WEST 94.38 FEET TO A POINT ON THE NORTHERN LINE OF THAT CERTAIN 623.56 ACRE PARCEL OF LAND WHICH WAS TRANSFERRED TO THE DEPARTMENT OF VETERANS AFFAIRS (VA) THROUGH THE DEPARTMENT OF NAVY (DOD) BY THAT CERTAIN DOCUMENT ENTITLED "TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY" (DD FORM 1354), DATED JUNE 27, 2014, SAID 623.56 ACRE PARCEL ALSO BEING SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JULY 15, 2015, IN BOOK 40 OF RECORDS OF SURVEYS, AT PAGE 98, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG THE ARC OF A NON-TANGENT 480.03 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 24°10'18" WEST, THROUGH A CENTRAL ANGLE OF 22°28'33", AN ARC DISTANCE OF 188.31 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-16-EDC, AS SAID PARCEL ALA-16-EDC IS DESCRIBED IN SAID DEED (2013-199794), THE RADIAL TO SAID POINT BEARS NORTH 46°38'51" EAST;

THENCE, LEAVING SAID NORTHERN LINE OF SAID 623.56 ACRE PARCEL, ALONG NORTHERN LINE OF SAID PARCEL ALA-16-EDC (2013-199794), SOUTH 85°15'23" EAST 341.43 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-16-EDC (2013-199794), SAID CORNER ALSO BEING A POINT ON THE WESTERN LINE OF ALA-17-EDC, AS SAID PARCEL ALA-17-EDC IS DESCRIBED IN SAID DEED (2013-199794);

THENCE, ALONG SAID WESTERN LINE AND THE NORTHERN LINE OF SAID PARCEL ALA-17-EDC (2013-199794), THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 85°15'23" EAST 17.74 FEET,
- 2) SOUTH 81°21'34" EAST 42.87 FEET,
- 3) NORTH 36°16'18" WEST 43.10 FEET,
- 4) NORTH 09°52'35" WEST 107.16 FEET,
- 5) NORTH 16°59'25" EAST 182.23 FEET,
- 6) NORTH 65°06'06" EAST 14.61 FEET,
- 7) NORTH 18°03'38" EAST 4.84 FEET,
- 8) SOUTH 73°06'42" EAST 114.70 FEET, AND
- 9) NORTH 17°15'57" EAST 7.33 FEET TO A POINT ON THE WESTERN LINE OF SAID PARCEL ALA-18-EDC (2013-199794);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-18-EDC, NORTH 17°15'57"
EAST 102.10 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.26 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF PARCEL ALA-47-EDC, AS SAID
PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED
JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID
OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE WESTERN LINE OF
SAID PARCEL ALA-47-EDC, ALSO BEING THE EASTERN LINE OF PARCEL ALA-42-
EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814 OF OFFICIAL
RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY,
SOUTH 46°05'58" WEST 157.80 FEET TO THE POINT OF BEGINNING FOR THIS
DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE OF
PARCEL ALA-42-EDC (2013-199814), CONTINUING ALONG SAID WESTERN LINE OF
PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 90°00'00" EAST 179.51 FEET,
- 2) SOUTH 04°43'29" WEST 95.32 FEET, AND
- 3) NORTH 90°00'00" WEST 270.38 FEET TO A POINT ON SAID EASTERN
LINE OF PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-47-EDC AND CONTINUING
ALONG SAID EASTERN LINE OF PARCEL ALA-42-EDC (2013-199814), NORTH
46°05'58" EAST 137.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

PARCEL THREE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF PARCEL ALA-50-EDC, AS SAID
PARCEL ALA-50-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED
JUNE 6, 2013, AS DOCUMENT NO. 2013-199819 OF OFFICIAL RECORDS, IN SAID
OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERN LINE OF SAID PARCEL ALA-50-EDC, SAID LINE ALSO BEING THE SOUTHERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 84°52'58" WEST 140.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-47-EDC (2013-199818) AND CONTINUING ALONG SAID NORTHERN LINE OF PARCEL ALA-50-EDC (2013-199819), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 05°07'02" WEST 35.00 FEET;
- 2) NORTH 84°52'58" WEST 35.00 FEET;
- 3) NORTH 05°07'02" EAST 35.00 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-47-EDC;

THENCE, LEAVING SAID NORTHERLY LINE OF PARCEL ALA-50-EDC (2013-199819), ALONG SAID SOUTHERLY LINE OF PARCEL ALA-47-EDC (2013-199818) SOUTH 84°52'58" EAST 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.03 ACRES OF LAND, MORE OR LESS.

PARCEL FOUR

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 63°45'01" WEST 3,509.33 FEET", ON SHEET 12 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL 1 (28 RS 14), SOUTH 63°45'01" EAST 368.96 TO A POINT ON THE WESTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 04°53'06" EAST 249.95 FEET,

- 2) NORTH 03°28'21" EAST 99.06 FEET,
- 3) NORTH 05°56'07" EAST 157.05 FEET,
- 4) NORTH 51°07'37" WEST 1.26 FEET,
- 5) NORTH 04°03'04" EAST 14.16 FEET,
- 6) NORTH 10°47'09" EAST 18.01 FEET,
- 7) NORTH 17°45'07" EAST 9.02 FEET,
- 8) NORTH 24°12'53" EAST 17.99 FEET,
- 9) NORTH 30°36'23" EAST 9.07 FEET,
- 10) NORTH 34°15'34" EAST 15.63 FEET,
- 11) NORTH 46°23'43" EAST 41.24 FEET, AND
- 12) NORTH 46°04'14" EAST 264.06 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-45-EDC, AS SAID PARCEL ALA-45-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199816, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816),
THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 46°04'14" EAST 30.42 FEET, AND
- 2) NORTH 48°55'48" WEST 82.22 FEET;
- 3) NORTH 03°37'39" EAST 23.71 FEET,
- 4) NORTH 42°48'38" WEST 28.50 FEET,
- 5) NORTH 27°23'20" EAST 19.28 FEET,
- 6) SOUTH 78°22'17" EAST 19.40 FEET,
- 7) NORTH 88°12'53" EAST 19.26 FEET,
- 8) NORTH 77°17'52" EAST 35.11 FEET,
- 9) NORTH 57°24'22" EAST 44.37 FEET, AND

- 10) NORTH 46°16'23" EAST 23.87 FEET TO THE SOUTHERN CORNER OF PARCEL ALA-44-EDC, AS SAID PARCEL ALA-44-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID SOUTHERN CORNER OF PARCEL ALA-44-EDC (2013-199789), ALONG THE BOUNDARY LINE OF SAID PARCEL ALA-44-EDC (2013-199789), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 44°49'21" WEST 36.53 FEET,
- 2) NORTH 48°46'37" EAST 65.48 FEET,
- 3) NORTH 44°16'19" WEST 46.74 FEET,
- 4) NORTH 46°08'25" EAST 179.09 FEET,
- 5) SOUTH 43°29'59" EAST 42.13 FEET,
- 6) NORTH 46°46'51" EAST 67.58 FEET, AND
- 7) SOUTH 43°43'52" EAST 34.18 FEET TO A POINT ON SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816);

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-45-EDC (2013-199816), NORTH 44°12'14" EAST 42.38 FEET TO A POINT ON THE WESTERN LINE OF PARCEL ALA-43-EDC, AS SAID PARCEL ALA-43-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199815, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID WESTERN LINE OF PARCEL ALA-43-EDC (2013-199815), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 44°12'14" EAST 12.65 FEET, AND
- 2) NORTH 04°10'26" EAST 174.81 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC, AS SAID PARCEL ALA-42-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199814, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), ALONG THE WESTERN LINE OF SAID PARCEL ALA-42-EDC (2013-199814), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°10'26" EAST 38.43 FEET, AND
- 2) NORTH 04°10'05" EAST 661.92 FEET TO THE NORTHWESTERN CORNER OF SAID PARCEL ALA-42-EDC (2013-199814);

THENCE, LEAVING SAID NORTHWESTERN CORNER OF PARCEL ALA-42-EDC (2013-199814), NORTH 04°09'53" EAST 340.80 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-32-EDC, AS SAID PARCEL ALA-32-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199807, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID SOUTHEASTERN CORNER OF PARCEL PAP-32-EDC (2013-199807) OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-32-EDC (2013-199807), THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 17°12'35" WEST 17.30 FEET,
- 2) NORTH 57°31'44" WEST 34.81 FEET,
- 3) NORTH 80°57'08" WEST 80.89 FEET,
- 4) NORTH 85°03'26" WEST 434.78 FEET,
- 5) NORTH 85°03'34" WEST 380.86 FEET, AND
- 6) NORTH 85°12'09" WEST 224.90 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-32-EDC (2013-199807), NORTH 85°12'09" WEST 825.27 FEET;

THENCE, NORTH 85°13'14" WEST 987.51 FEET;

THENCE, SOUTH 04°47'18" WEST 1,619.47 FEET;

THENCE, NORTH 85°02'09" WEST 9.91 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL ALA-10-EDC, AS SAID PARCEL ALA-10-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199789, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF PARCEL ALA-10-EDC (2013-199789), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°43'19" WEST 18.22 FEET, AND
- 2) SOUTH 85°07'14" EAST 153.78 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-13-EDC, AS SAID PARCEL ALA-13-EDC IS DESCRIBED IN SAID QUITCLAIM DEED (2013-199789);

THENCE, FROM SAID NORTHWESTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE NORTHERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), SOUTH 85°07'14" EAST 935.43 FEET TO THE NORTHEASTERN CORNER OF PARCEL SAID ALA-13-EDC (2013-199789);

THENCE, FROM SAID NORTHEASTERN CORNER OF PARCEL ALA-13-EDC (2013-199789), ALONG THE EASTERN LINE OF SAID PARCEL ALA-13-EDC (2013-199789), THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 08°16'04" WEST 47.71 FEET,
- 2) SOUTH 11°53'34" WEST 1,165.99 FEET,
- 3) SOUTH 11°24'15" WEST 229.21 FEET, AND
- 4) SOUTH 85°04'45" EAST 1,064.53 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 1 (28 RS 14);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL 1 (28 RS 14), NORTH 17°07'59" EAST 687.78 FEET TO SAID POINT OF BEGINNING.

CONTAINING 153.60 ACRES OF LAND, MORE OR LESS.

PARCEL FIVE

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF SAID PARCEL 1 (28 RS 14), SAID POINT BEING THE SOUTHWESTERN CORNER OF PARCEL ALA-67-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199832, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN LINE OF PARCEL 1 (28 RS 14), SOUTH 01°05'59" WEST 621.45 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-47-EDC, AS SAID PARCEL ALA-47-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199818, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-47-EDC (2013-199818), THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 85°38'34" WEST 284.86 FEET,
- 2) SOUTH 86°05'27" WEST 6.01 FEET,
- 3) SOUTH 05°20'54" WEST 229.37 FEET,
- 4) NORTH 84°50'28" WEST 289.92 FEET,
- 5) NORTH 20°19'03" EAST 231.49 FEET,

- 6) NORTH 84°57'05" WEST 204.54 FEET, AND
- 7) NORTH 04°51'34" EAST 619.88 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-67-EDC (2013-199832);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-67-EDC (2013-199832), SOUTH 85°47'04" EAST 684.81 FEET TO SAID POINT OF BEGINNING.

CONTAINING 11.40 ACRES OF LAND, MORE OR LESS.

PARCEL SIX

BEING A PORTION OF SAID PARCEL 1 (28 RS 14), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF PARCEL ALA-37-EDC, AS SAID PARCEL ALA-37-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199810, OF OFFICIAL RECORDS, IN SAID OFFICE OF SAID COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT BEING THE EASTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "L37, NORTH 84°03'45" WEST 62.84 FEET", IN SAID DEED (2013-199810);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°47'23" EAST 175.96 FEET,
- 2) SOUTH 84°56'52" EAST 78.81 FEET, AND
- 3) NORTH 04°53'59" EAST 156.31 FEET TO A POINT ON THE SOUTHEASTERN LINE OF PARCEL ALA-57-EDC, AS SAID PARCEL ALA-57-EDC IS DESCRIBED IN SAID DEED (2013-199810);

THENCE, ALONG SAID SOUTHEASTERN LINE OF PARCEL ALA-57-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°53'59" EAST 4.68 FEET, AND
- 2) SOUTH 84°42'02" EAST 3.78 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 84°42'02" EAST 280.42 FEET,
- 2) NORTH 07°43'03" EAST 33.58 FEET,

- 3) SOUTH 84°15'56" EAST 150.12 FEET,
- 4) SOUTH 83°40'15" EAST 68.03 FEET,
- 5) SOUTH 83°20'26" EAST 121.07 FEET,
- 6) NORTH 04°28'57" EAST 207.92 FEET,
- 7) SOUTH 85°33'34" EAST 278.08 FEET,
- 8) SOUTH 03°30'33" WEST 396.18 FEET,
- 9) SOUTH 86°13'52" EAST 125.51 FEET,
- 10) SOUTH 04°12'12" WEST 213.10 FEET,
- 11) SOUTH 04°52'45" WEST 41.15 FEET,
- 12) SOUTH 61°19'46" WEST 17.53 FEET, AND
- 13) SOUTH 27°10'13" EAST 66.00 FEET;

THENCE, LEAVING SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), NORTH 85°44'18" WEST 1,205.64 FEET TO A POINT ON THE EASTERN LINE OF PARCEL ALA-56-EDC, AS SAID PARCEL ALA-56-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199824, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EASTERN LINE OF PARCEL ALA-56-EDC (2013-199824), NORTH 05°27'05" EAST 21.00 FEET TO A POINT ON SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810);

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL ALA-37-EDC (2013-199810), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 05°27'05" EAST 136.21 FEET, AND

2) SOUTH 84°03'45" EAST 62.84 FEET TO SAID POINT OF BEGINNING.
CONTAINING 13.65 ACRES OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 183.43 ACRES OF LAND (73.23 ACRES GRID), MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS AN ILLUSTRATIVE PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PRELIMINARY

SABRINA KYLE PACK, P.L.S.
L.S. NO. 8164