

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

This Bill of Sale is made this _____ day of September, 2017, 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”); and

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

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

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: _____
AMY JO HILL
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: _____
JILL B. KEIMACH
City Manager

APPROVED AS TO FORM

By: _____
Name:
Title:

BILL OF SALE FOR STORMWATER UTILITY SYSTEM

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), and 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

EXHIBIT "B"
Legal Description of Phase 3B Property

CITY OF OAKLAND
CITY OF ALAMEDA

PHASE 3B NAVY TRANSFER

PARCEL ONE

PARCEL TWO

DEPARTMENT OF
VETERANS AFFAIRS
623.56 AC **
NOT A PART

MAIN STREET

PARCEL THREE

PARCEL FOUR

ATLANTIC AVENUE*

PACIFIC AVENUE

CENTRAL AVENUE



SCALE: 1"=3000'

ALAMEDA COUNTY AND CITY
CITY AND COUNTY OF SAN FRANCISCO

PHASE 3B NAVY TRANSFER



- * 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 3B NAVY TRANSFER
FORMER NAVAL AIR STATION ALAMEDA
ALAMEDA, CALIFORNIA

AUGUST 28, 2017

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 3B PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF FOUR (4) 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 THE NORTHWESTERN CORNER OF PARCEL ALA-35-EDC, AS SAID PARCEL ALA-35-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199808, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-35-EDC (DN 2013-199808), SOUTH 02°01'48" WEST 202.94 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-35-EDC (DN 2013-199808);

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-35-EDC, ALONG THE NORTHERN LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 72°50'58" WEST 103.59 FEET TO A POINT ON THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), NORTH 02°01'48" WEST 202.91 FEET TO A POINT ON THE SOUTHERN LINE OF PARCEL ALA-33-EDC, AS SAID PARCEL ALA-33-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 SOUTHERN LINE OF PARCEL ALA-33-EDC (2013-199789), SOUTH 72°52'01" EAST 103.58 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEGINNING AT THE SOUTHEASTERN CORNER OF PARCEL ALA-19-EDC, AS SAID PARCEL ALA-19-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199795, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID PARCEL ALA-19-EDC (DN 2013-199795), NORTH 04°36'27" EAST 60.72 FEET TO THE SOUTHERLY LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL 1-A (33 RS 85), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 56°45'29" EAST 22.74 FEET,
- 2) ALONG THE ARC OF A NON-TANGENT 40.43 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 70°14'44" EAST, THROUGH A CENTRAL ANGLE OF 65°23'11", AN ARC DISTANCE OF 46.14 FEET, AND
- 3) SOUTH 85°08'27" EAST 43.39 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-36-EDC, AS SAID PARCEL ALA-36-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199809, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING THE NORTHWESTERN CORNER OF SAID PARCEL ALA-36-EDC (DN 2013-199809), ALONG THE WESTERN LINE OF SAID PARCEL ALA-36-EDC (DN 2013-199809), THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 04°36'27" WEST 26.64 FEET,
- 2) SOUTH 05°27'37" WEST 363.26 FEET,
- 3) SOUTH 04°06'21" WEST 344.17 FEET,
- 4) SOUTH 03°52'08" WEST 222.99 FEET, AND
- 5) SOUTH 08°51'12" WEST 43.21;

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-36-EDC (DN 2013-199809), NORTH 85°16'48" WEST 100.26 FEET TO THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 08°51'12" EAST 46.09 FEET,
- 2) NORTH 03°52'08" EAST 218.84 FEET,
- 3) NORTH 04°06'21" EAST 345.56 FEET, AND
- 4) NORTH 05°27'37" EAST 363.70 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.25 ACRES OF LAND MORE OR LESS.

PARCEL THREE

BEGINNING AT THE SOUTHWESTERN CORNER OF PARCEL ALA-39-EDC, AS SAID PARCEL ALA-39-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199811, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-39-EDC (DN 2013-199811), SOUTH 85°18'21" EAST 527.50 FEET TO THE EXTERIOR BOUNDARY 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 THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 85°18'21" EAST 758.68 FEET,
- 2) SOUTH 04°31'45" WEST 390.83 FEET AND
- 3) SOUTH 10°15'35" EAST 209.94 FEET;

THENCE, LEAVING SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), NORTH 85°08'27" WEST 103.59 FEET; TO A POINT ON THE EASTERN LINE OF PARCEL ALA-40-EDC, AS SAID PARCEL ALA-40-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013 AS DOCUMENT NO. 2013-199812 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-40-EDC (DN 2013-199812), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 10°15'35" WEST 195.89 FEET,
- 2) NORTH 04°31'45" EAST 304.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), AND
- 3) LEAVING SAID NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 85°18'21" WEST 1186.03 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812);

THENCE, LEAVING SAID NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 04°26'18" EAST 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.10 ACRES OF LAND MORE OR LESS.

PARCEL FOUR

BEGINNING AT THE NORTHWESTERN CORNER OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-68-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°47'18" WEST 1,619.47 FEET;
- 2) 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 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

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

- 1) NORTH 85°02'09" WEST 265.00 FEET, AND
- 2) NORTH 05°10'10" EAST 14.34 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-29-EDC, AS SAID PARCEL ALA-29-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199804, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), ALONG THE EASTERN LINE OF SAID PARCEL ALA-29-EDC (DN 2013-199804), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°10'10" EAST 440.66 FEET,
- 2) THENCE, SOUTH 84°39'11" EAST 34.19 FEET AND

3) NORTH 05°28'13" EAST 444.24 FEET TO NORTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC, AS SAID PARCEL ALA-27-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199802, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC (DN 2013-199802), ALONG THE EASTERN LINE OF SAID PARCEL ALA-27-EDC, (DN 2013-199802), NORTH 05°28'13" EAST 307.29 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199803 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803) ALONG THE EASTERN LINE OF SAID PARCEL ALA-28-EDC (DN 2013-199803), NORTH 05°28'13" EAST 200.00 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-28-EDC (DN 2013-199803), SAID POINT ALSO BEING A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-27-EDC (DN 2013-199802);

THENCE, LEAVING SAID NORTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803), ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-27-EDC (DN 2013-199802), THE FOLLOWING THREE (3)

- 1) NORTH 05°28'13" EAST 151.74 FEET,
- 2) NORTH 54°20'49" WEST 150.00 FEET, AND
- 3) NORTH 85°12'59" WEST 324.65 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-27-EDC (DN 2013-199802), SAID POINT ALSO BEING A POINT ON THE EASTERN 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 EASTERN LINE OF SAID 623.56 ACRE PARCEL (40 RS 98), NORTH 01°46'59" EAST 425.90 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC, AS SAID PARCEL ALA-25-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199800, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC (DN 2013-199800), ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 80.62 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-26-EDC, AS SAID PARCEL ALA-26-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO.

2013-199801, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SOUTH 85°39'37" EAST 332.10 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SAID CORNER ALSO BEING A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800);

THENCE, ALONG SAID SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 207.17 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-30-EDC, AS SAID PARCEL ALA-30-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199805, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-30-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 152.53 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-31-EDC, AS SAID PARCEL ALA-31-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199806, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-31-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 1130.45 FEET TO THE EXTERIOR BOUNDARY 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, ALONG SAID EXTERIOR BOUNDARY OF SAID PARCEL ALA-32-EDC (DN 2013-199807), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 85°39'37" EAST 610.25 FEET AND
- 2) SOUTH 04°47'01" WEST 461.12 FEET TO THE NORTHERN LINE OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID PARCEL ALA-32-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 85°12'09" WEST 825.27 FEET AND
- 2) NORTH 85°13'14" WEST 987.51 FEET TO SAID POINT OF BEGINNING.

CONTAINING 34.81 ACRES OF LAND MORE OR LESS.

CONTAINING A TOTAL OF 41.63 ACRES OF LAND (41.62 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 A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION

JOEL GARCIA, P.L.S.
L.S. NO. 5285

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

This Bill of Sale is made this _____ day of September, 2017, 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”); and

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

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.

BILL OF SALE FOR WASTEWATER UTILITY SYSTEM

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.

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: _____
AMY JO HILL
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: _____
JILL B. KEIMACH
City Manager

APPROVED AS TO FORM

By: _____
Name:
Title:

BILL OF SALE FOR WASTEWATER UTILITY SYSTEM

EXHIBIT "A" Wastewater Utility System

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), and 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

EXHIBIT "B"
Legal Description of Phase 3B Property

CITY OF OAKLAND
CITY OF ALAMEDA

PHASE 3B NAVY TRANSFER

PARCEL ONE

PARCEL TWO

DEPARTMENT OF
VETERANS AFFAIRS
623.56 AC **
NOT A PART

MAIN STREET

PARCEL THREE

PARCEL FOUR

ATLANTIC AVENUE*

PACIFIC AVENUE

CENTRAL AVENUE



SCALE: 1"=3000'

ALAMEDA COUNTY AND CITY
CITY AND COUNTY OF SAN FRANCISCO

PHASE 3B NAVY TRANSFER



- * 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 3B NAVY TRANSFER
FORMER NAVAL AIR STATION ALAMEDA
ALAMEDA, CALIFORNIA

AUGUST 28, 2017

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 3B PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF FOUR (4) 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 THE NORTHWESTERN CORNER OF PARCEL ALA-35-EDC, AS SAID PARCEL ALA-35-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199808, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-35-EDC (DN 2013-199808), SOUTH 02°01'48" WEST 202.94 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-35-EDC (DN 2013-199808);

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-35-EDC, ALONG THE NORTHERN LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 72°50'58" WEST 103.59 FEET TO A POINT ON THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), NORTH 02°01'48" WEST 202.91 FEET TO A POINT ON THE SOUTHERN LINE OF PARCEL ALA-33-EDC, AS SAID PARCEL ALA-33-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 SOUTHERN LINE OF PARCEL ALA-33-EDC (2013-199789), SOUTH 72°52'01" EAST 103.58 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEGINNING AT THE SOUTHEASTERN CORNER OF PARCEL ALA-19-EDC, AS SAID PARCEL ALA-19-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199795, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID PARCEL ALA-19-EDC (DN 2013-199795), NORTH 04°36'27" EAST 60.72 FEET TO THE SOUTHERLY LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL 1-A (33 RS 85), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 56°45'29" EAST 22.74 FEET,
- 2) ALONG THE ARC OF A NON-TANGENT 40.43 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 70°14'44" EAST, THROUGH A CENTRAL ANGLE OF 65°23'11", AN ARC DISTANCE OF 46.14 FEET, AND
- 3) SOUTH 85°08'27" EAST 43.39 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-36-EDC, AS SAID PARCEL ALA-36-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199809, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING THE NORTHWESTERN CORNER OF SAID PARCEL ALA-36-EDC (DN 2013-199809), ALONG THE WESTERN LINE OF SAID PARCEL ALA-36-EDC (DN 2013-199809), THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 04°36'27" WEST 26.64 FEET,
- 2) SOUTH 05°27'37" WEST 363.26 FEET,
- 3) SOUTH 04°06'21" WEST 344.17 FEET,
- 4) SOUTH 03°52'08" WEST 222.99 FEET, AND
- 5) SOUTH 08°51'12" WEST 43.21;

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-36-EDC (DN 2013-199809), NORTH 85°16'48" WEST 100.26 FEET TO THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 08°51'12" EAST 46.09 FEET,
- 2) NORTH 03°52'08" EAST 218.84 FEET,
- 3) NORTH 04°06'21" EAST 345.56 FEET, AND
- 4) NORTH 05°27'37" EAST 363.70 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.25 ACRES OF LAND MORE OR LESS.

PARCEL THREE

BEGINNING AT THE SOUTHWESTERN CORNER OF PARCEL ALA-39-EDC, AS SAID PARCEL ALA-39-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199811, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-39-EDC (DN 2013-199811), SOUTH 85°18'21" EAST 527.50 FEET TO THE EXTERIOR BOUNDARY 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 THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 85°18'21" EAST 758.68 FEET,
- 2) SOUTH 04°31'45" WEST 390.83 FEET AND
- 3) SOUTH 10°15'35" EAST 209.94 FEET;

THENCE, LEAVING SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), NORTH 85°08'27" WEST 103.59 FEET; TO A POINT ON THE EASTERN LINE OF PARCEL ALA-40-EDC, AS SAID PARCEL ALA-40-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013 AS DOCUMENT NO. 2013-199812 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-40-EDC (DN 2013-199812), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 10°15'35" WEST 195.89 FEET,
- 2) NORTH 04°31'45" EAST 304.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), AND
- 3) LEAVING SAID NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 85°18'21" WEST 1186.03 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812);

THENCE, LEAVING SAID NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 04°26'18" EAST 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.10 ACRES OF LAND MORE OR LESS.

PARCEL FOUR

BEGINNING AT THE NORTHWESTERN CORNER OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-68-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°47'18" WEST 1,619.47 FEET;
- 2) 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 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

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

- 1) NORTH 85°02'09" WEST 265.00 FEET, AND
- 2) NORTH 05°10'10" EAST 14.34 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-29-EDC, AS SAID PARCEL ALA-29-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199804, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), ALONG THE EASTERN LINE OF SAID PARCEL ALA-29-EDC (DN 2013-199804), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°10'10" EAST 440.66 FEET,
- 2) THENCE, SOUTH 84°39'11" EAST 34.19 FEET AND

3) NORTH 05°28'13" EAST 444.24 FEET TO NORTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC, AS SAID PARCEL ALA-27-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199802, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC (DN 2013-199802), ALONG THE EASTERN LINE OF SAID PARCEL ALA-27-EDC, (DN 2013-199802), NORTH 05°28'13" EAST 307.29 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199803 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803) ALONG THE EASTERN LINE OF SAID PARCEL ALA-28-EDC (DN 2013-199803), NORTH 05°28'13" EAST 200.00 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-28-EDC (DN 2013-199803), SAID POINT ALSO BEING A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-27-EDC (DN 2013-199802);

THENCE, LEAVING SAID NORTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803), ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-27-EDC (DN 2013-199802), THE FOLLOWING THREE (3)

- 1) NORTH 05°28'13" EAST 151.74 FEET,
- 2) NORTH 54°20'49" WEST 150.00 FEET, AND
- 3) NORTH 85°12'59" WEST 324.65 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-27-EDC (DN 2013-199802), SAID POINT ALSO BEING A POINT ON THE EASTERN 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 EASTERN LINE OF SAID 623.56 ACRE PARCEL (40 RS 98), NORTH 01°46'59" EAST 425.90 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC, AS SAID PARCEL ALA-25-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199800, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC (DN 2013-199800), ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 80.62 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-26-EDC, AS SAID PARCEL ALA-26-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO.

2013-199801, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SOUTH 85°39'37" EAST 332.10 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SAID CORNER ALSO BEING A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800);

THENCE, ALONG SAID SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 207.17 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-30-EDC, AS SAID PARCEL ALA-30-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199805, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-30-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 152.53 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-31-EDC, AS SAID PARCEL ALA-31-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199806, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-31-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 1130.45 FEET TO THE EXTERIOR BOUNDARY 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, ALONG SAID EXTERIOR BOUNDARY OF SAID PARCEL ALA-32-EDC (DN 2013-199807), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 85°39'37" EAST 610.25 FEET AND
- 2) SOUTH 04°47'01" WEST 461.12 FEET TO THE NORTHERN LINE OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID PARCEL ALA-32-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 85°12'09" WEST 825.27 FEET AND
- 2) NORTH 85°13'14" WEST 987.51 FEET TO SAID POINT OF BEGINNING.

CONTAINING 34.81 ACRES OF LAND MORE OR LESS.

CONTAINING A TOTAL OF 41.63 ACRES OF LAND (41.62 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 A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION

JOEL GARCIA, P.L.S.
L.S. NO. 5285

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

This Bill of Sale is made this ___ day of September, 2017, by the United States of America, acting by and through Department of the Navy (the “Government,”) for the benefit of the City of Alameda (the “City”), Successor in Interest to the Alameda Reuse and Redevelopment Authority.

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”); and

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

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,
Acting by and through the Department of the Navy**

By: _____
AMY JO HILL
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: _____
JILL B. KEIMACH
City Manager

APPROVED AS TO FORM

By: _____
Name:
Title:

Exhibit "A"

Legal Description of Phase 3B Property

CITY OF OAKLAND
CITY OF ALAMEDA

PHASE 3B NAVY TRANSFER

PARCEL ONE

PARCEL TWO

DEPARTMENT OF
VETERANS AFFAIRS
623.56 AC **
NOT A PART

MAIN STREET

PARCEL THREE

PARCEL FOUR

ATLANTIC AVENUE*

PACIFIC AVENUE

CENTRAL AVENUE



SCALE: 1"=3000'

ALAMEDA COUNTY AND CITY
CITY AND COUNTY OF SAN FRANCISCO

PHASE 3B NAVY TRANSFER



- * 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 3B NAVY TRANSFER
FORMER NAVAL AIR STATION ALAMEDA
ALAMEDA, CALIFORNIA

AUGUST 28, 2017

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 3B PROPERTY
FORMER NAVAL AIR STATION, ALAMEDA
ALAMEDA, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF FOUR (4) 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 THE NORTHWESTERN CORNER OF PARCEL ALA-35-EDC, AS SAID PARCEL ALA-35-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199808, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-35-EDC (DN 2013-199808), SOUTH 02°01'48" WEST 202.94 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-35-EDC (DN 2013-199808);

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-35-EDC, ALONG THE NORTHERN LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NORTH 72°50'58" WEST 103.59 FEET TO A POINT ON THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), NORTH 02°01'48" WEST 202.91 FEET TO A POINT ON THE SOUTHERN LINE OF PARCEL ALA-33-EDC, AS SAID PARCEL ALA-33-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 SOUTHERN LINE OF PARCEL ALA-33-EDC (2013-199789), SOUTH 72°52'01" EAST 103.58 FEET TO SAID POINT OF BEGINNING.

CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

BEGINNING AT THE SOUTHEASTERN CORNER OF PARCEL ALA-19-EDC, AS SAID PARCEL ALA-19-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199795, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID PARCEL ALA-19-EDC (DN 2013-199795), NORTH 04°36'27" EAST 60.72 FEET TO THE SOUTHERLY LINE OF 'PUBLIC BENEFIT CONVEYANCE, PARCEL-1A', AS SAID PARCEL-1A IS SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 2247, FILED FOR RECORD NOVEMBER 18, 2008, IN BOOK 33 OF SURVEYS AT PAGE 85 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL 1-A (33 RS 85), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 56°45'29" EAST 22.74 FEET,
- 2) ALONG THE ARC OF A NON-TANGENT 40.43 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 70°14'44" EAST, THROUGH A CENTRAL ANGLE OF 65°23'11", AN ARC DISTANCE OF 46.14 FEET, AND
- 3) SOUTH 85°08'27" EAST 43.39 FEET TO THE NORTHWESTERN CORNER OF PARCEL ALA-36-EDC, AS SAID PARCEL ALA-36-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199809, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING THE NORTHWESTERN CORNER OF SAID PARCEL ALA-36-EDC (DN 2013-199809), ALONG THE WESTERN LINE OF SAID PARCEL ALA-36-EDC (DN 2013-199809), THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 04°36'27" WEST 26.64 FEET,
- 2) SOUTH 05°27'37" WEST 363.26 FEET,
- 3) SOUTH 04°06'21" WEST 344.17 FEET,
- 4) SOUTH 03°52'08" WEST 222.99 FEET, AND
- 5) SOUTH 08°51'12" WEST 43.21;

THENCE, LEAVING SAID WESTERN LINE OF PARCEL ALA-36-EDC (DN 2013-199809), NORTH 85°16'48" WEST 100.26 FEET TO THE EASTERN LINE 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, ALONG SAID EASTERN LINE OF PARCEL ALA-18-EDC (DN 2013-199794), THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 08°51'12" EAST 46.09 FEET,
- 2) NORTH 03°52'08" EAST 218.84 FEET,
- 3) NORTH 04°06'21" EAST 345.56 FEET, AND
- 4) NORTH 05°27'37" EAST 363.70 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.25 ACRES OF LAND MORE OR LESS.

PARCEL THREE

BEGINNING AT THE SOUTHWESTERN CORNER OF PARCEL ALA-39-EDC, AS SAID PARCEL ALA-39-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199811, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-39-EDC (DN 2013-199811), SOUTH 85°18'21" EAST 527.50 FEET TO THE EXTERIOR BOUNDARY 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 THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 85°18'21" EAST 758.68 FEET,
- 2) SOUTH 04°31'45" WEST 390.83 FEET AND
- 3) SOUTH 10°15'35" EAST 209.94 FEET;

THENCE, LEAVING SAID EXTERIOR BOUNDARY OF PARCEL ALA-37-EDC (DN 2013-199810), NORTH 85°08'27" WEST 103.59 FEET; TO A POINT ON THE EASTERN LINE OF PARCEL ALA-40-EDC, AS SAID PARCEL ALA-40-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013 AS DOCUMENT NO. 2013-199812 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-40-EDC (DN 2013-199812), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 10°15'35" WEST 195.89 FEET,
- 2) NORTH 04°31'45" EAST 304.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), AND
- 3) LEAVING SAID NORTHEAST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 85°18'21" WEST 1186.03 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812);

THENCE, LEAVING SAID NORTHWEST CORNER OF SAID PARCEL ALA-40-EDC (DN 2013-199812), NORTH 04°26'18" EAST 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.10 ACRES OF LAND MORE OR LESS.

PARCEL FOUR

BEGINNING AT THE NORTHWESTERN CORNER OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF SAID PARCEL ALA-68-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 04°47'18" WEST 1,619.47 FEET;
- 2) 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 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

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

- 1) NORTH 85°02'09" WEST 265.00 FEET, AND
- 2) NORTH 05°10'10" EAST 14.34 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-29-EDC, AS SAID PARCEL ALA-29-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199804, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), ALONG THE EASTERN LINE OF SAID PARCEL ALA-29-EDC (DN 2013-199804), THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°10'10" EAST 440.66 FEET,
- 2) THENCE, SOUTH 84°39'11" EAST 34.19 FEET AND

3) NORTH 05°28'13" EAST 444.24 FEET TO NORTHEASTERN CORNER OF SAID PARCEL ALA-29-EDC (DN 2013-199804), SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC, AS SAID PARCEL ALA-27-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199802, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-27-EDC (DN 2013-199802), ALONG THE EASTERN LINE OF SAID PARCEL ALA-27-EDC, (DN 2013-199802), NORTH 05°28'13" EAST 307.29 FEET TO THE SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199803 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803) ALONG THE EASTERN LINE OF SAID PARCEL ALA-28-EDC (DN 2013-199803), NORTH 05°28'13" EAST 200.00 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL ALA-28-EDC (DN 2013-199803), SAID POINT ALSO BEING A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-27-EDC (DN 2013-199802);

THENCE, LEAVING SAID NORTHEASTERN CORNER OF PARCEL ALA-28-EDC (DN 2013-199803), ALONG THE EASTERN AND NORTHERN LINES OF SAID PARCEL ALA-27-EDC (DN 2013-199802), THE FOLLOWING THREE (3)

- 1) NORTH 05°28'13" EAST 151.74 FEET,
- 2) NORTH 54°20'49" WEST 150.00 FEET, AND
- 3) NORTH 85°12'59" WEST 324.65 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL ALA-27-EDC (DN 2013-199802), SAID POINT ALSO BEING A POINT ON THE EASTERN 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 EASTERN LINE OF SAID 623.56 ACRE PARCEL (40 RS 98), NORTH 01°46'59" EAST 425.90 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC, AS SAID PARCEL ALA-25-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199800, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHWESTERN CORNER OF PARCEL ALA-25-EDC (DN 2013-199800), ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 80.62 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-26-EDC, AS SAID PARCEL ALA-26-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO.

2013-199801, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SOUTH 85°39'37" EAST 332.10 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL ALA-26-EDC (DN 2013-199801), SAID CORNER ALSO BEING A POINT ON THE SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800);

THENCE, ALONG SAID SOUTHERN LINE OF SAID PARCEL ALA-25-EDC (DN 2013-199800), SOUTH 85°39'37" EAST 207.17 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-30-EDC, AS SAID PARCEL ALA-30-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199805, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-30-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 152.53 FEET TO THE SOUTHWESTERN CORNER OF PARCEL ALA-31-EDC, AS SAID PARCEL ALA-31-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, AS DOCUMENT NO. 2013-199806, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF SAID PARCEL ALA-31-EDC (DN 2013-199805), SOUTH 85°39'37" EAST 1130.45 FEET TO THE EXTERIOR BOUNDARY 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, ALONG SAID EXTERIOR BOUNDARY OF SAID PARCEL ALA-32-EDC (DN 2013-199807), THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 85°39'37" EAST 610.25 FEET AND
- 2) SOUTH 04°47'01" WEST 461.12 FEET TO THE NORTHERN LINE OF PARCEL ALA-68-EDC, AS SAID PARCEL ALA-68-EDC IS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 15, 2016, AS DOCUMENT NO. 2016-096059, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID NORTHERN LINE OF SAID PARCEL ALA-32-EDC (DN 2016-096059), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 85°12'09" WEST 825.27 FEET AND
- 2) NORTH 85°13'14" WEST 987.51 FEET TO SAID POINT OF BEGINNING.

CONTAINING 34.81 ACRES OF LAND MORE OR LESS.

CONTAINING A TOTAL OF 41.63 ACRES OF LAND (41.62 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 A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION

JOEL GARCIA, P.L.S.
L.S. NO. 5285