

**RECORDING REQUESTED BY**

First American Title Insurance Company  
National Commercial Services  
NCS-762040-cc

**AND WHEN RECORDED MAIL TO:**

City of Oakland  
250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, CA 94612

REFERENCE: Oakland Army Base

WE HEREBY CERTIFY THIS TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 2/16/2016 INSTRUMENT # 2016-038036

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

Space Above This Line for Recorder's Use Only

File No.: (NCS-762040-CC)

Portions of the following APNs:  
018-0508-006, 007, 008, 010, 012,  
014, 015,  
018-0305-003-08,  
018-0330-001-05 AND  
018-0330-003-01; and lands not assigned  
an APN.

**MEMORANDUM  
OF  
ARMY BASE GATEWAY REDEVELOPMENT PROJECT  
GROUND LEASE FOR WEST GATEWAY**

Document Title

NOS-762040-cc

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

The City of Oakland  
250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, CA 94612  
Reference: Oakland Army Base

Mail Tax Statements to Above Address

(Space Above This Line For Recorder's Use Only)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$12,016.40; CITY TRANSFER  
TAX \$ NOT PAID\_;

- [ X ] computed on the consideration or full value of property conveyed \*, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of  
sale,  
[ ] unincorporated area; ☒ City of Oakland, and  
[ ] Exempt from transfer tax; Reason:

**MEMORANDUM  
OF  
ARMY BASE GATEWAY REDEVELOPMENT PROJECT  
GROUND LEASE FOR WEST GATEWAY**

This Memorandum of Army Base Gateway Redevelopment Project Ground Lease for West Gateway (this "Memorandum"), dated as of February 16, 2016, is entered into by and between the CITY OF OAKLAND, a municipal corporation ("Landlord"), and Oakland Bulk and Oversized Terminal, LLC, a California limited liability company ("Tenant").

Pursuant and subject to the provisions of that certain Army Base Gateway Redevelopment Project Ground Lease for West Gateway between Landlord and Tenant, dated February 16, 2016 (the "Ground Lease"), Landlord leases to Tenant, and Tenant leases from Landlord, that certain real property located in the City of Oakland as more particularly described on Exhibit A attached hereto. ~~and depicted on Exhibit B attached hereto~~. All terms in this Memorandum that are not defined herein shall have the same meanings as set forth in the Ground Lease.

The Commencement Date of the Ground Lease is February 16, 2016 and the Term of the Ground Lease shall expire on the date that is sixty-six (66) years thereafter, unless earlier terminated by subsequent mutual written agreement of the Parties or otherwise in accordance with the Ground Lease.

This Memorandum incorporates herein in full, by this reference, all provisions of the Ground Lease. This Memorandum is solely for recording and notice purposes and in no way alters, amends, modifies or supplements the provisions of the Ground Lease. In the event of any

conflict between any provision of the Ground Lease and any provision of this Memorandum, the Ground Lease shall control.

This Memorandum shall extend to and be binding upon the parties hereto and their legal representatives, heirs, successors, and assigns.

This Memorandum may be executed in counterparts, each of which is deemed to be an original, and all such counterparts constitute one and the same instrument.

\*Landlord and Tenant acknowledge and agree that, notwithstanding the above-referenced documentary transfer taxes, the amounts of the documentary transfer taxes set forth above are not based upon the consideration or full value of the property subject of this Memorandum and shall not be deemed any statement or representation of such consideration or value. The value of the Premises for purposes of any such transfer tax and/or reassessment of any possessory interest therein shall be finally determined by the City's tax administrator, the County Tax Assessor or other taxing agency with jurisdiction over the Premises (each in accordance with applicable Laws) and payment of any such transfer tax and/or possessory interest tax shall be made in accordance with the Ground Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

**TENANT:**

Oakland Bulk and Oversized Terminal, LLC, a  
California limited liability company

By: California Capital & Investment  
Group, Inc.,  
a California corporation

Its: Sole Member

By:  \_\_\_\_\_

Name: Philana Thomas

Title: CEO

**LANDLORD:**

CITY OF OAKLAND,  
a municipal corporation

By: \_\_\_\_\_  
City Administrator

APPROVED AS TO FORM:

BARBARA PARKER, City Attorney

By: \_\_\_\_\_  
Dianne M. Millner  
Deputy City Attorney

conflict between any provision of the Ground Lease and any provision of this Memorandum, the Ground Lease shall control.

This Memorandum shall extend to and be binding upon the parties hereto and their legal representatives, heirs, successors, and assigns.

This Memorandum may be executed in counterparts, each of which is deemed to be an original, and all such counterparts constitute one and the same instrument.

\*Landlord and Tenant acknowledge and agree that, notwithstanding the above-referenced documentary transfer taxes, the amounts of the documentary transfer taxes set forth above are not based upon the consideration or full value of the property subject of this Memorandum and shall not be deemed any statement or representation of such consideration or value. The value of the Premises for purposes of any such transfer tax and/or reassessment of any possessory interest therein shall be finally determined by the City's tax administrator, the County Tax Assessor or other taxing agency with jurisdiction over the Premises (each in accordance with applicable Laws) and payment of any such transfer tax and/or possessory interest tax shall be made in accordance with the Ground Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

**TENANT:**


Oakland Bulk and Oversized Terminal, LLC, a  
California limited liability company

By: California Capital & Investment  
Group, Inc.,  
a California corporation  
Its: Sole Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

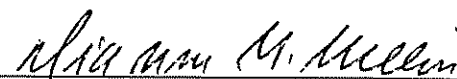
**LANDLORD:**

CITY OF OAKLAND,  
a municipal corporation

By:   
City Administrator *Sabrina Landreth*

APPROVED AS TO FORM:

BARBARA PARKER, City Attorney

By:   
Dianne M. Millner  
Deputy City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

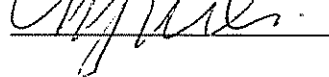
STATE OF CALIFORNIA )

COUNTY OF Alameda )

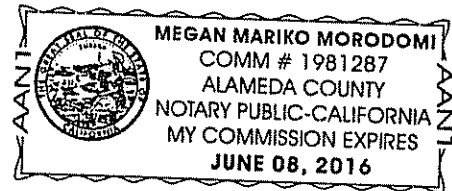
On this 10 day of February, 2016, before me, Megan Morodomi, Notary Public, personally appeared Phil Tagami who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

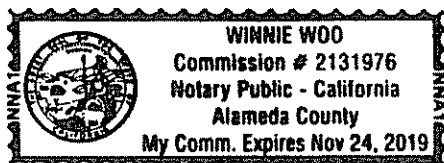
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Alameda )  
 On Feb. 10, 2016 before me, Winnie Woo, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Sabrina Landreth  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Winnie Woo  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

**EXHIBIT A  
TO  
MEMORANDUM  
OF  
ARMY BASE GATEWAY REDEVELOPMENT PROJECT  
GROUND LEASE FOR WEST GATEWAY**

**LEGAL DESCRIPTION OF REAL PROPERTY**

That certain real property located in the City of Oakland, County of Alameda, State of California, described as follows:

**Parcel 1:**

That certain real property commonly referred to as the West Gateway Property and further described in Exhibit A(1) attached hereto.

**Parcel 2:**

That certain real property commonly referred to as the West Gateway Railroad R/O/W Property and further described in Exhibit A(2) attached hereto.



Exhibit A(1)  
Legal Description of the West Gateway Property

[See attached]

*Plat WGW-1 // West Gateway*

**Land Descriptions** of real property situate in the City of Oakland, County of Alameda, State of California, and being portions of Lots 9 and 10 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Lease Area / 827,193 SF**

**Beginning** at a corner on the south line of Lot 9, same corner being at the east terminus of the line labeled North 81° 35' 05" East – 751.31 feet; Thence along the south line of Lot 9 for the following five (5) courses: (1) South 81° 35' 04" West – 751.31 feet, (2) South 74° 45' 15" West – 80.05 feet, (3) South 61° 28' 19" West – 85.21 feet, (4) South 48° 06' 56" West – 79.89 feet, and (5) South 41° 20' 07" West – 1332.88 feet to the southwest corner of Lot 9; Thence along the west line of Lot 9, North 48° 42' 09" West – 130.68 feet; Thence crossing through Lots 9 and 10 for the following seven (7) courses: (1) North 41° 16' 18" East – 80.00 feet, (2) North 48° 42' 09" West – 49.00 feet, (3) North 41° 16' 18" East – 120.80 feet, (4) North 48° 38' 16" West – 86.55 feet for the beginning of a curve to the left, from which point the center bears North 40° 58' 31" West, (5) in a northwesterly direction 255.68 feet along the arc of said curve to the left, having a radius of 75.00 feet and through a central angle of 195° 19' 28", (6) North 48° 38' 16" West – 75.11 feet, and (7) North 20° 41' 10" West – 524.19 feet to a point on the curving north line of Lot 10, being a curve to the left from which the center bears North 15° 13' 16"

*Plat WGW-1 // West Gateway*

West; Thence with said north line in a northeasterly direction 37.63 feet along the arc of said curve to the left, having a radius of 84.00 feet and through the central angle of 25° 39' 57"; Thence crossing through Lots 9 and 10 for the following six (6) courses: (1) North 81° 33' 14" East – 1168.97 feet, (2) South 08° 23' 15" East – 36.45 feet, (3) North 81° 36' 45" East – 28.00 feet, (4) North 08° 23' 15" West – 36.47 feet, (5) North 81° 33' 14" East – 1022.74 feet, and (6) North 87° 20' 57" East – 15.79 feet to a point on the extension of the south line of Lot 9; Thence along said extension and the south line of Lot 9 for the following two (2) courses: (1) South 08° 24' 05" East – 41.94 feet, and (2) South 07° 08' 26" East – 42.27 feet to **Point of Beginning**.

Containing 827,193 square feet (19.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat WGW-1 West Gateway), attached and hereby made part of the land description.

**Lease Area / 57,508 SF**

**Beginning** at a south corner of Lot 9, same corner being at the east terminus of the line labeled North 48° 48' 07" West - 334.23 feet, Thence along the south line of Lot 9, North 48° 48' 07" West- 314.46 feet; Thence across Lot 9, North 81 ° 33' 14" East - 446.81 feet to a point on the south line of Lot 9; Thence along said south line for the following two (2) courses: (1) South 08° 55' 17" East - 32 38 feet, and (2) South 41° 08' 50" West- 319.72 feet to **Point of Beginning**.

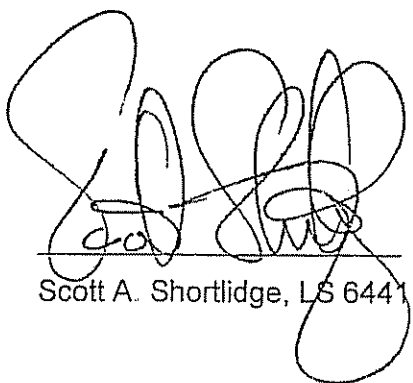
*Plat WGW-1 // West Gateway*

**Containing** 57,508 square feet (1.3 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat WGW-1 West Gateway), attached and hereby made part of the land description.

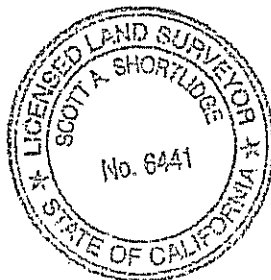
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.



Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

## LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS



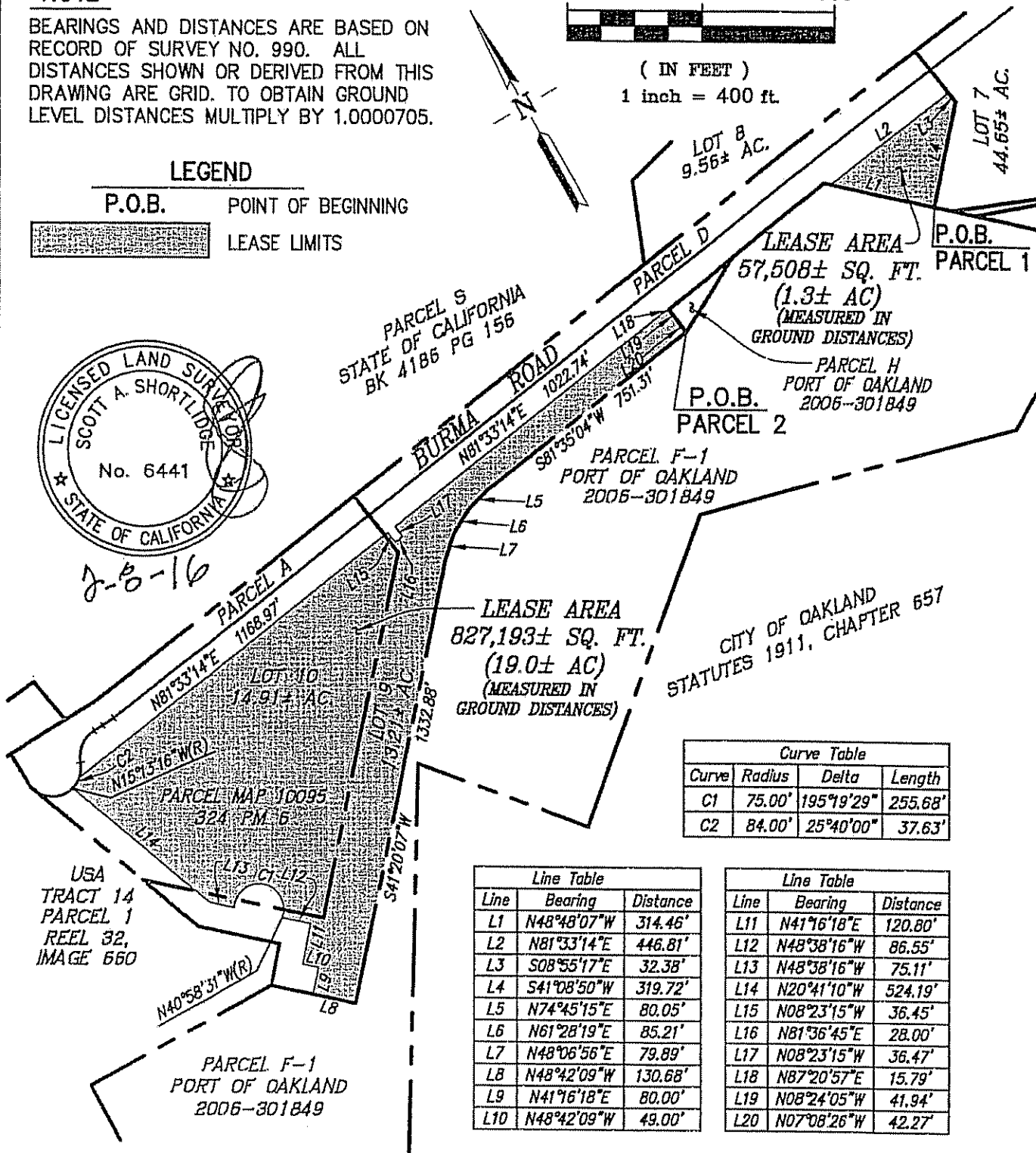
2-8-16

0 400 800



( IN FEET )

1 inch = 400 ft.



Curve Table

Curve	Radius	Delta	Length
C1	75.00'	195°19'29"	255.68'
C2	84.00'	25°40'00"	37.63'

Line Table

Line	Bearing	Distance
L1	N48°48'07"W	314.46'
L2	N81°33'14"E	446.81'
L3	S08°55'17"E	32.38'
L4	S41°08'50"W	319.72'
L5	N74°45'15"E	80.05'
L6	N61°28'19"E	85.21'
L7	N48°06'56"E	79.89'
L8	N48°42'09"W	130.68'
L9	N41°16'18"E	80.00'
L10	N48°42'09"W	49.00'

Line Table

Line	Bearing	Distance
L11	N41°16'18"E	120.80'
L12	N48°38'16"W	86.55'
L13	N48°38'16"W	75.11'
L14	N20°41'10"W	524.19'
L15	N08°23'15"W	36.45'
L16	N81°36'45"E	28.00'
L17	N08°23'15"W	36.47'
L18	N87°20'57"E	15.79'
L19	N08°24'05"W	41.94'
L20	N07°08'26"W	42.27'

PLAT WGW-1  
WEST GATEWAY

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111069\Happing\Plats\PLAT WGW-1.dwg



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=400'

DATE:  
2-8-2016

JOB NO.:  
111069

*Plat RR-1 // Rail Road at West Gateway*

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portions of Lots 9 and 10 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

Beginning at the northeast corner of Lot 9; Thence along the east line of Lot 9, South 08° 55' 17" East – 87.47 feet; Thence across Lot 9, South 81° 33' 14" West – 446.81 feet to a point on the south line of Lot 9; Thence along said south line for the following three (3) courses: (1) North 48° 48' 07" West – 19.77 feet, and (2) South 81° 26' 43" West – 354.66 feet, and (3) South 80° 58' 50" West – 241.57 feet; Thence crossing through lots 9 and 10 for the following three (3) courses: (1) North 08° 24' 05" West – 1.43 feet, (2) South 87° 20' 57" West – 15.79 feet, and (3) South 81° 33' 14" West – 2219.71 feet to a point on the curving north line of Lot 10, being a curve to the left from which the center bears North 40° 53' 17" West; Thence along the north lines of Lots 9 and 10 for the following five (5) courses: (1) in a northeasterly direction 44.31 feet along the arc of said curve to the left, having a radius of 84.00 feet and through the central angle of 30° 13' 14" to the point of reverse curvature, (2) in an easterly direction 109.99 feet along the arc of said reverse curve to the right, having a radius of 91.00 feet and through the central angle of 69° 15' 01", (3) North 88° 08' 30" East – 29.27 feet to the beginning of a curve to the left, (4) in an easterly direction 38.09 feet along the arc of said curve to the left having a radius of 334.00 feet and through the central angle of 06° 32' 04", and (5) North 81° 36' 26" East – 3102.60 feet to the Point of Beginning.

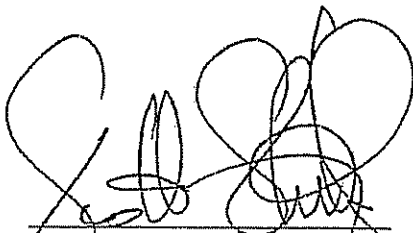
**Containing** 248,604 square feet (5.7 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-1 Rail Road at West Gateway), attached and hereby made part of the land description.

*Plat RR-1 // Rail Road at West Gateway*

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# NOTE

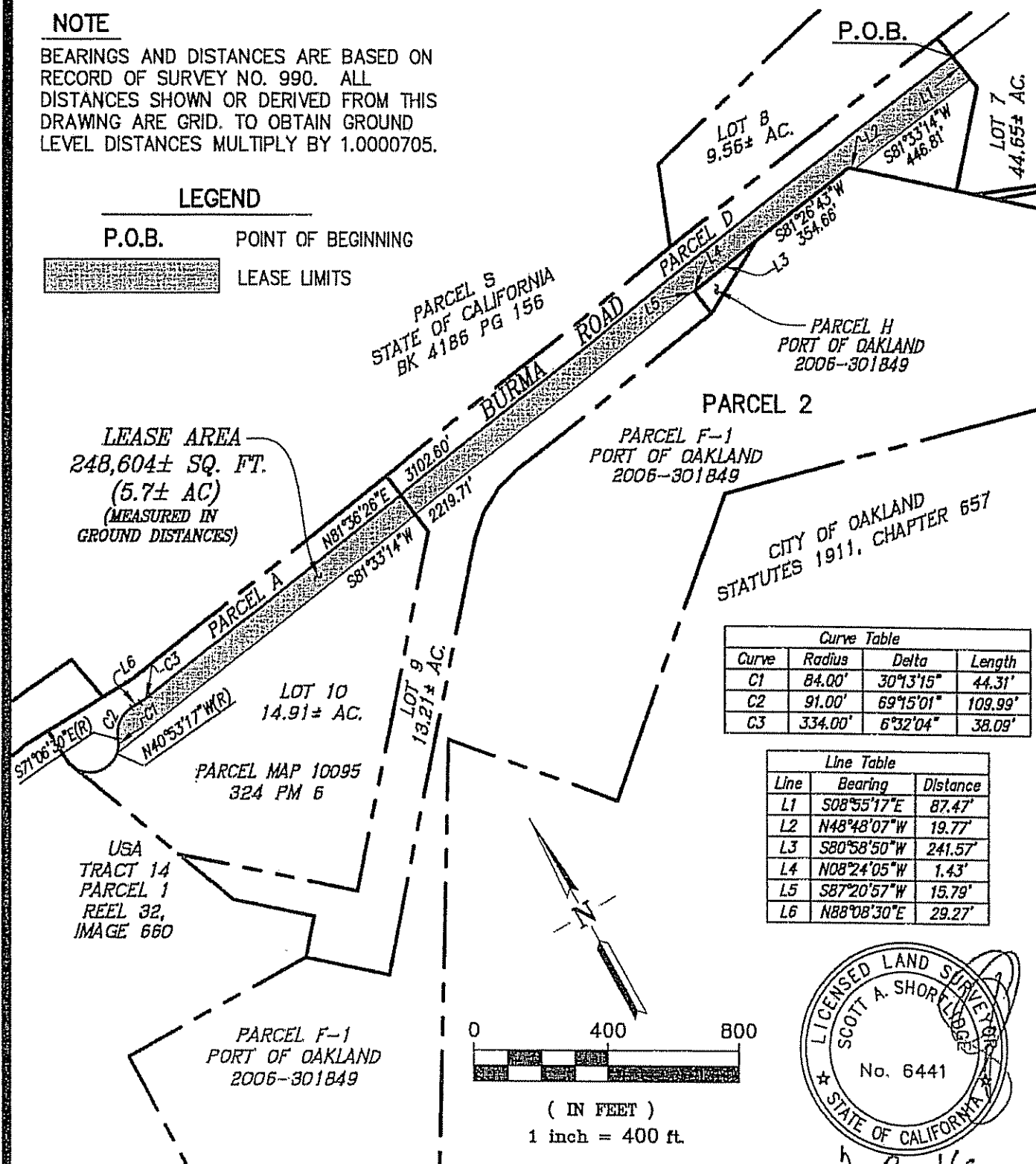
BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

## LEGEND

P.O.B. POINT OF BEGINNING



LEASE LIMITS



PLAT RR-1  
RAIL ROW AT WEST GATEWAY

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94589  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=400'

DATE:  
2-8-2016

JOB NO.:  
111069



Exhibit A(2)  
Legal Description of the West Gateway Railroad R/O/W Property

[See attached]

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 7 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of Lot 7; Thence along the north line of Lot 7 for the following four (4) courses: (1) North  $81^{\circ} 36' 26''$  East – 749.36 feet to the beginning of a curve to the left, (2) in an easterly direction 76.36 feet along the arc of said curve to the left, having a radius of 334.00 feet and through the central angle of  $13^{\circ} 05' 56''$ , (3) North  $68^{\circ} 30' 30''$  East – 205.60 feet to the beginning of a curve to the right, and (4) in an easterly direction 172.87 feet along the arc of said curve to the right, having a radius of 262.00 feet and through the central angle of  $37^{\circ} 48' 16''$ ; Thence crossing through Lot 7 for the following four (4) courses: (1) South  $68^{\circ} 34' 54''$  West – 89.58 feet, (2) South  $62^{\circ} 09' 09''$  West – 212.71 feet for the beginning of a curve to the right from which the center bears North  $27^{\circ} 39' 03''$  West, (3) in a westerly direction 231.70 feet along the arc of said curve to the right having a radius of 615.27 feet and through the central angle of  $21^{\circ} 34' 36''$ , and (4) South  $81^{\circ} 33' 14''$  West – 677.72 feet to a point on the west line of Lot 7; Thence along said west line, North  $08^{\circ} 55' 17''$  West – 87.47 feet to the **Point of Beginning**.

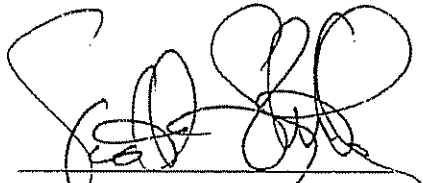
**Containing** 93,881 square feet (2.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-2 Rail ROW at MH-1), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of

Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge LS 6441



2-8-2016  
Date

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

## LEGEND

P.O.B. POINT OF BEGINNING

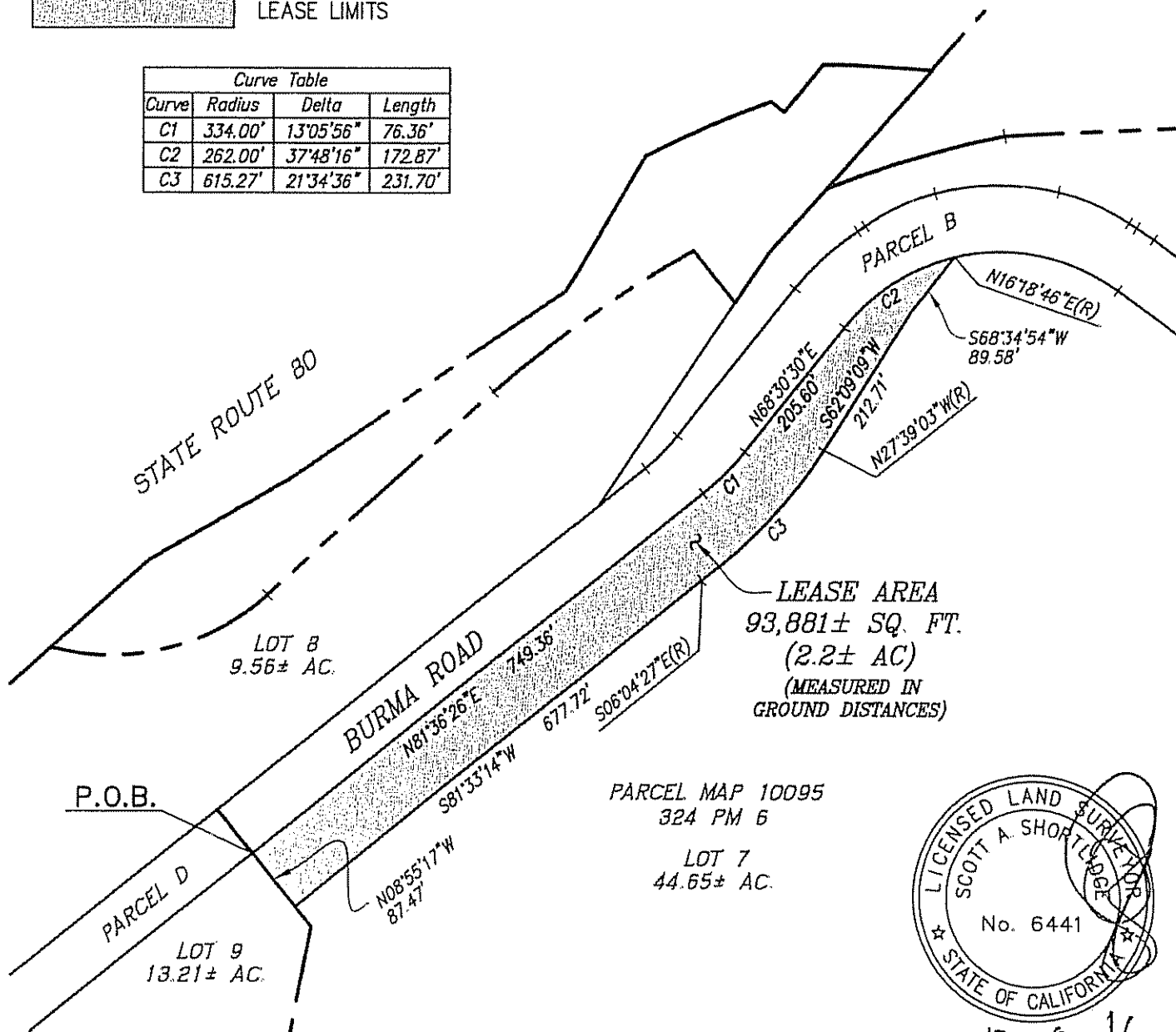
 LEASE LIMITS

Curve Table			
Curve	Radius	Delta	Length
C1	334.00'	13°05'56"	76.36'
C2	262.00'	37°48'16"	172.87'
C3	615.27'	21°34'36"	231.70'

0 200 400

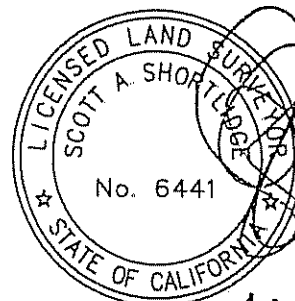
( IN FEET )

1 inch = 200 ft.



PARCEL MAP 10095  
324 PM 6

LOT 7  
44.65± AC.



2-8-16

PLAT RR-2  
RAIL ROW AT MH-1

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=200'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

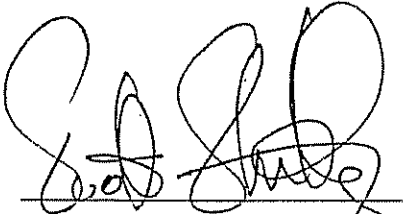
**Beginning** at a northern corner of said Lot 5 being at the westerly terminus of the course labeled "North 63° 07' 59" West – 314.87 feet"; Thence with the north line of Lot 5, South 63° 07' 59" East – 126.51 feet; Thence across Lot 5 for the following two (2) courses: (1) South 75° 44' 10" West – 23.70 feet for the beginning of a curve to the left, and (2) in a southwesterly direction 78.27 feet along the arc of said curve to the left, having a radius of 439.28 feet and through a central angle of 10° 12' 32" to a point on the southerly curving line of Lot 5, being a curve to the left from which point the center bears South 40° 13' 44" West; Thence with said south line in a northwesterly direction 125.27 feet along the arc of said curve to the left, having a radius of 347.50 feet and through a central angle of 20° 39' 17"; Thence across Lot 5, North 68° 30' 30" East – 84.69 feet to a point on the curving north line of Lot 5, being a curve to the right from which point the center bears South 17° 34' 01" West; Thence with said north line in a northeasterly direction 13.72 feet along the arc of said curve to the right, having a radius of 1475.00 feet and through a central angle of 00° 32' 23" to **Point of Beginning**.

**Containing** 8,585 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-3.1 Rail ROW at Sliver), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction,  
in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS



( IN FEET )  
1 inch = 100 ft.

Curve Table			
Curve	Radius	Delta	Length
C1	439.28'	10°12'32"	78.27'
C2	1475.00'	00°32'23"	13.72'

Line Table		
Line	Bearing	Distance
L1	S75°44'10"W	23.70'

WEST GRAND AVENUE  
STATE OF CALIFORNIA  
2002-072863

STATE ROUTE 80

LEASE AREA  
8,585± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)

P.O.B.

LOT 5  
10.69± AC.

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6



## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

PLAT RR-3.1

RAIL ROW AT SLIVER

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111069\Happing\Plats\PLAT RR-3.dwg



**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the most westerly corner of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, same corner being on the north line of said Parcel 56444; Thence along said north line for the following two courses: (1) South 57° 29' 34" East – 72.43 feet, and (2) South 59° 14' 43" East – 64.95 feet; Thence crossing through Parcel 56444 for the following four (4) courses: (1) South 74° 01' 57" West – 65.38 feet for the beginning of a curve to the right, (2) in a southwesterly direction 83.51 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 08° 03' 34", (3) South 82° 05' 31" West – 270.27 feet, and (4) South 68° 30' 30" West – 25.57 feet to a point on the south line of Parcel 56444; Thence along said south line for the following two (2) courses: (1) North 63° 07' 59" West – 126.51 feet to the beginning of a curve to the left, from which point the center bears South 18° 06' 24" West, and (2) in a northwesterly direction 13.72 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through a central angle of 00° 32' 23"; Thence crossing through Parcel 56444 for the following three (3) courses: (1) North 68° 30' 30" East – 25.57 feet for the beginning of a curve to the right, (2) in an northeasterly direction 126.66 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 12° 13' 24", and (3) North 80° 43' 54" East – 331.10 feet to a point on the north line of Parcel 56444; Thence along said the said north line, South 57° 29' 34" East – 5.94 feet to **the Point of Beginning**.



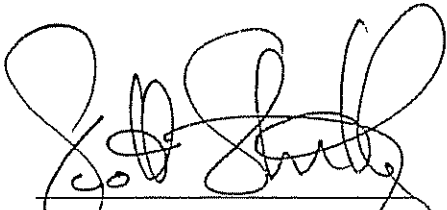
*Plat RR-4.1 // Rail ROW under Freeway*

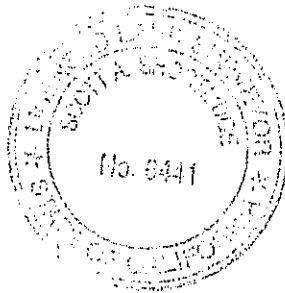
Containing 47,120 square feet (1.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-4.1 Rail ROW under Freeway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS

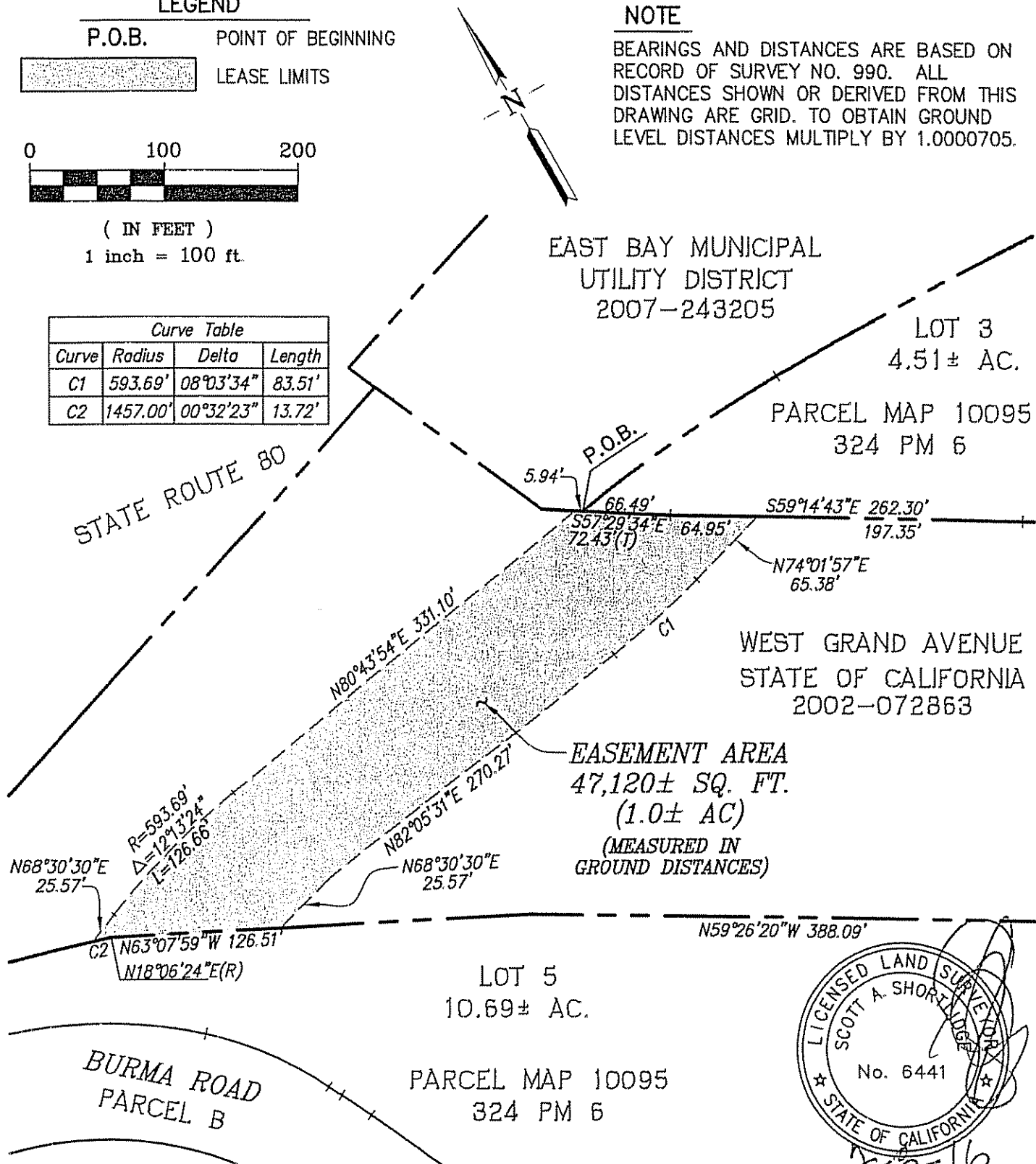


( IN FEET )  
1 inch = 100 ft.

Curve Table			
Curve	Radius	Delta	Length
C1	593.69'	08°03'34"	83.51'
C2	1457.00'	00°32'23"	13.72'

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.



**PLAT RR-4.1  
RAIL ROW UNDER FREEWAY**

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Lot 3, same corner being at the beginning of a curve to the right from which the center bears South 08° 32' 47" East; Thence along the north of Lot 3 for the following four (4) courses; (1) in a northeasterly direction 177.04 feet along the arc of said curve to the right, having a radius of 1252.80 feet and through a central angle of 08° 05' 48" to the point of compound curvature, (2) in an northeasterly direction 121.05 feet along the arc of said curve to the right, having a radius of 3336.10 feet and through a central angle of 02° 04' 44", (3) North 82° 00' 02" West – 308.54 feet for the beginning of a curve to the right, and (4) in a northeasterly direction 199.96 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 03° 27' 18" to the northeast corner Lot 3, same corner being at the beginning of a curve to the left from which the center bears South 70° 30' 29" East; Thence along the east line of Lot 3 for the following six (6) courses: (1) in a southerly direction 1.80 feet along the arc of said curve to the left, having a radius of 15.00 feet and through a central angle of 06° 53' 38", (2) South 12° 35' 53" West – 9.85 feet to the beginning of a curve to the left, (3) in a southerly direction 9.01 feet along the arc of said curve to the left, having a radius of 15.00 feet and through the central angle of 34° 23' 54" to a point of reverse curvature, (4) in a southerly direction 3.00 feet along the arc of said curve to the right, having a radius of 5.00 feet and through the central angle of 34° 23' 54", (5) South 12° 35' 53" West – 27.19 feet to the beginning of a curve to the left, and (6) in a southerly direction 14.15 feet along the arc of a curve to the left, having a radius of 346.00 feet and through a central angle of 02° 20' 38" for the beginning

*Plat RR-5.1 Rail ROW west of Gateway*

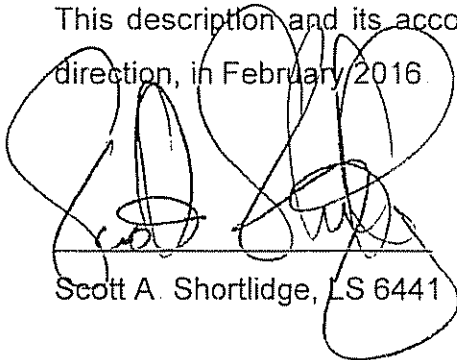
of a curve to the left, from which point the center bears South 11° 12' 04" West; Thence crossing through Lot 3 for the following four (4) courses: (1) in a northwesterly direction 159.53 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 03° 12' 46", (2) North 82° 00' 42" West – 283.53 feet for the beginning of a curve to the left, (3) in a southwesterly direction 231.50 feet along the arc of said curve to the left, having a radius of 553.69 feet and through a central angle of 23° 57' 21", and (4) South 74° 01' 57" West – 13.23 feet to a point on the south line of Lot 3; Thence along said south line for the following two (2) courses: (1) North 59° 14' 43" West – 64.95 feet, and (2) North 57° 29' 34" West – 66.49 feet to the **Point of Beginning**.

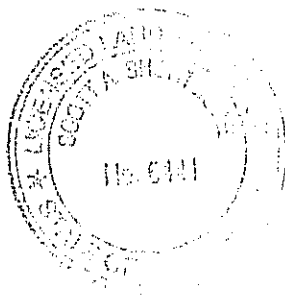
**Containing** 44,407 square feet (1.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-5.1 Rail ROW west of Wake), attached and hereby made part of the land description


Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



  
\_\_\_\_\_  
Date

# NOTE

BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.

# LEGEND

P.O.B.

POINT OF BEGINNING



LEASE LIMITS

Line Table		
Line	Bearing	Distance
L1	S12°35'53"W	9.85'
L2	S12°35'53"W	27.19'

Curve Table			
Curve	Radius	Delta	Length
C1	15.00'	06°53'38"	1.80'
C2	15.00'	34°23'54"	9.01'
C3	5.00'	34°23'54"	3.00'
C4	346.00'	2°20'38"	14.15'

PARCEL E  
0.69± AC.

LOT 3  
4.51± AC.

PARCEL MAP 10095  
324 PM 6

LEASE AREA  
44,407± SQ. FT.  
(1.0± AC)  
(MEASURED IN  
GROUND DISTANCES)

EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205

STATE OF  
CALIFORNIA  
2002-072863

OAKLAND CHARTER  
LINE OF 1862



( IN FEET )  
1 inch = 100 ft.

PLAT RR-5.1  
RAIL ROW WEST OF WAKE

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94508  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being portions of Lots 1 and 2 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Lot 2, same corner being at the beginning of a curve to the right from which the center bears South 11° 54' 36" West; Thence along the north lines of Lots 1 and 2 for the following six (6) courses: (1) in a northeasterly direction 392.74 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 06° 47' 09", (2) North 71° 17' 43" West – 326.54 feet, (3) North 70° 28' 52" West – 279.52 feet, (4) South 13° 11' 35" East – 15.15, (5) South 79° 58' 02" East – 2.12 feet to the beginning of a curve to the right, from which the center bears South 13° 11' 35" East, and (6) in a southeasterly direction 138.66 feet along the arc of said curve to the right, having a radius of 599.96 feet and through a central angle of 13° 14' 31"; Thence crossing through Lots 1 & 2 for the following eight (8) courses: (1) North 70° 57' 49" West – 127.43 feet for the beginning of a curve to the right, (2) in a northwesterly direction 38.17 feet along the arc of said curve to the right, having a radius of 638.80 feet and through a central angle of 03° 25' 24", (3) North 67° 32' 25" West – 205.60 feet for the beginning of a curve to the left, (4) in a northwesterly direction 61.30 feet along the arc of said curve to the left, having a radius of 935.37 feet and through a central angle of 03° 45' 18", (5) North 71° 17' 43" West – 258.36 feet for the beginning of a curve to the left, (6) in a northwesterly direction 68.53 feet along the arc of said curve to the left, having a radius of 1126.28 feet and through a central angle of 03° 29' 10", (7) North 74° 46' 53" West – 261.90 feet for the beginning of a curve to the left, and (8) in a northwesterly direction 103.97 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 02° 05' 38" to a

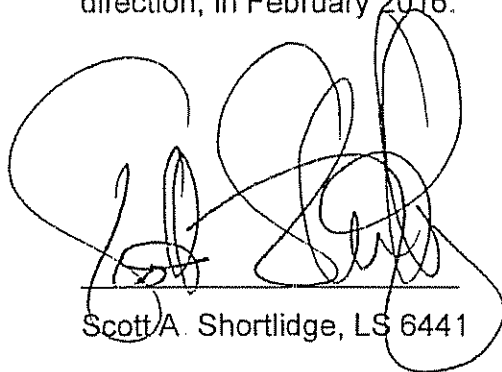
point on the west line of Lot 2; Thence along said west line for the following four (4) courses: (1) North 10° 48' 11" East – 5.58 feet to the beginning of a curve to the left, (2) in a northerly direction 8.39 feet along the arc of said curve to the left, having a radius of 17.00 feet and through a central angle of 28° 15' 51" to the point of reverse curvature, (3) in a northerly direction 5.25 feet along the arc of said curve to the right, having a radius of 10.00 feet and through a central angle of 30° 03' 33", and (4) North 12° 35' 53" East – 40.10 feet to **Point of Beginning**.

Containing 63,071 square feet (1.4 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-6.1 Rail ROW east of Wake), attached and hereby made part of the land description.

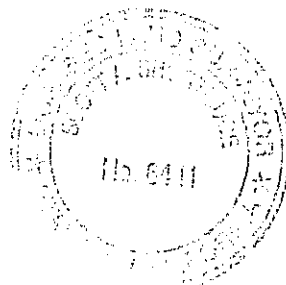
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.



Scott A. Shortlidge, LS 6441



2-6-2016  
Date

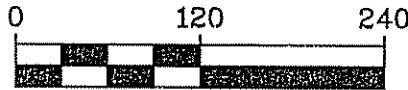
# LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS



EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205



( IN FEET )

1 inch = 120 ft.

N36°18'08"E(R)

N13°11'35"W 15.15'

N70°28'52"W 279.52'

N67°32'25"W 205.60'

N71°17'43"W 326.54'

N71°17'43"W 258.36'

N74°46'53"W 261.90'

N11°54'36"E(R)

R=3316.09'

L=392.74'

Δ=06°47'09"

N49°32'39"E(R)

N70°57'49"W 127.43'

N49°32'39"E(R)

LOT 1  
8.31± AC.

LEASE AREA  
63,071± SQ. FT.  
(1.4± AC)  
(MEASURED IN  
GROUND DISTANCES)

Line Table		
Line	Bearing	Distance
L1	S12°35'53"W	40.10'
L2	N79°58'02"W	2.12'

Curve Table			
Curve	Radius	Delta	Length
C1	599.96'	13°14'31"	138.66'
C2	638.80'	03°25'24"	38.17'
C3	935.37'	03°45'18"	61.30'
C4	1126.28'	03°29'10"	68.53'
C5	2844.93'	02°05'38"	103.97'
C6	17.00'	28°15'51"	8.39'
C7	10.00'	30°03'33"	5.25'

LOT 2  
13.54± AC.

PARCEL MAP 10095  
324 PM 6

PARCEL E  
0.69± AC.

SEE DETAIL "A"

WAKE AVENUE

DETAIL "A"  
NOT TO SCALE

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

G:\Job2011\111069\Mapping\Plats\PLAT RR-6.dwg



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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

PLAT RR-6.1  
RAIL ROW EAST OF WAKE

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069



**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

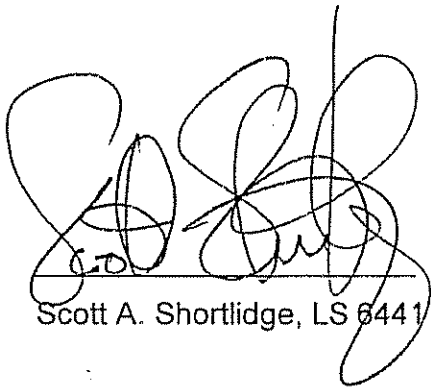
**Commencing** at the southeast corner of Lot 8 as shown upon the above referenced Parcel Map 10095, same corner being on the north line of said Lot 5; Thence along said north line, South 64° 17' 11" West – 64.44 feet for the **Point of Beginning** hereof; Thence crossing through Lot 5 for the following two (2) courses: (1) South 69° 22' 11" East – 14.23 feet for the beginning of a curve to the right, and (2) in a southerly direction 37.41 feet along the arc of said curve to the right, having a radius of 30.00 feet and through a central angle of 71° 27' 23" to a point on the south line of Lot 5; Thence along said south line for the following three (3) courses: (1) South 68° 30' 30" West – 135.13 feet to the beginning of a curve to the right, (2) in a southwesterly direction 59.90 feet along the arc of said curve to the right, having a radius of 262.00 feet and through a central angle of 13° 05' 56", and (3) South 81° 36' 26" West – 80.22 feet to the most westerly corner of Lot 5; Thence along the north line of Lot 5, North 64° 17' 11" East – 255.40 feet to Point of Beginning.

**Containing** 8,058 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-1 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

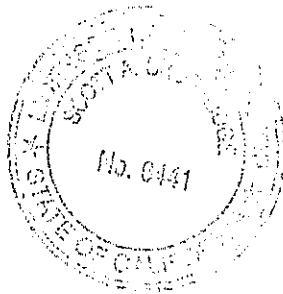
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction,  
in February 2016.



Scott A. Shortlidge, LS 6441



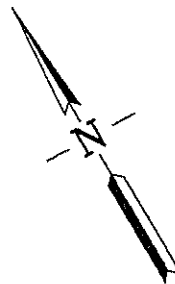
2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

 LEASE LIMITS

0 50 100  
( IN FEET )  
1 inch = 50 ft.



PARCEL MAP 10095  
324 PM 6

P.O.B.

LOT 8  
9.56± AC.

P.O.C.

LOT 5  
10.69± AC.

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6



7-8-16

LEASE AREA  
8,058± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

Line Table		
Line	Bearing	Distance
L1	N64°17'11"E	64.44'
L2	N69°22'11"W	14.23'

Curve Table			
Curve	Radius	Delta	Length
C1	30.00'	71°27'23"	37.41'
C2	262.00'	13°05'56"	59.90'

PLAT SL-1 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\11069\Happing\Plats\PLAT SL-1.dwg



**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

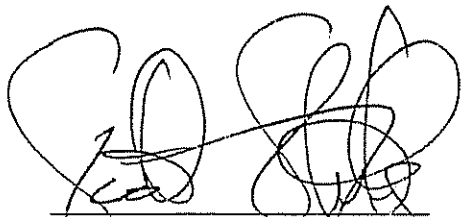
**Commencing** at the southeast corner of Lot 8 as shown upon the above referenced Parcel Map 10095, same corner being on the north line of said Lot 5; Thence along said north line, North 64° 17' 11" East – 2.89 feet for the **Point of Beginning** hereof; Thence continuing along said north line, North 64° 17' 11" East – 18.02 feet for the beginning of a curve to the left, from which point the center bears North 59° 17' 11" East; Thence crossing through Lot 5 for the following five (5) courses: (1) in a southeasterly direction 49.01 feet along the arc of said curve to the left, having a radius of 35.00 feet and through a central angle of 80° 13' 57", (2) North 69° 03' 14" East – 18.71 feet for the beginning of a curve to the right, (3) in a southeasterly direction 35.64 feet along the arc of said curve to the right having a radius of 40.00 feet and through the central angle of 51° 02' 45", (4) South 60° 24' 41" East – 1.89 feet for the beginning of a curve to the right, and (5) in a southerly direction 7.21 feet along the arc of said curve to the right, having a radius of 5.00 feet and through the central angle of 82° 37' 56" to a point on the curving south line of Lot 5, from which point the center bears South 14° 18' 56" East; Thence along said south line for the following two (2) courses: (1) in a southwesterly direction 42.96 feet along the arc of said curve to the left, having a radius of 343.00 feet and through the central angle of 07° 10' 34", and (2) South 68° 30' 30" West – 50.70 feet for the beginning of a curve to the right, from which point the center bears North 28° 43' 00" East; Thence crossing through Lot 5 for the following two (2) courses: (1) in a northwesterly direction 44.54 feet along the arc of said curve to the right, having a radius of 50.00 feet and through a central angle of 51° 02' 34", and (2) North 10° 15' 23" West – 7.14 feet to the **Point of Beginning**.

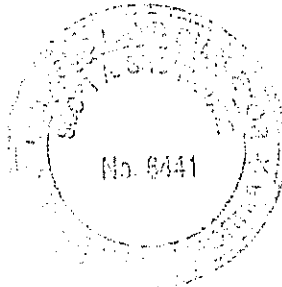
**Containing** 2,754 square feet (0.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-2 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
LEASE LIMITS

# NOTE

BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.

**LEASE AREA**  
**2,754± SQ. FT.**  
**(0.1± AC)**  
**(MEASURED IN GROUND DISTANCES)**

PARCEL 8  
STATE OF CALIFORNIA  
2010-076537

LOT 5  
10.69± AC.

LOT 8  
9.56± AC.

PARCEL MAP 10095  
324 PM 6

P.O.C.

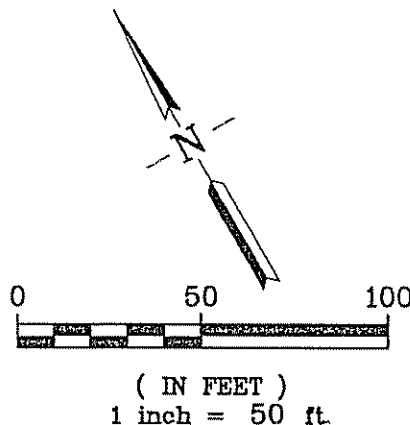
P.O.B.

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6

BURMA ROAD



Line Table		
Line	Bearing	Distance
L1	N64°17'11"E	2.89'
L2	N64°17'11"E	18.02'
L3	N69°03'14"E	18.71'
L4	S60°24'41"E	1.89'
L5	N10°15'23"W	7.14'

Curve Table			
Curve	Radius	Delta	Length
C1	35.00'	80°13'57"	49.01'
C2	40.00'	51°02'44"	35.64'
C3	5.00'	82°37'56"	7.21'
C4	343.00'	07°10'34"	42.96'
C5	50.00'	51°02'33"	44.54'

PLAT SL-2 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at a north corner of Lot 5, same corner being at the eastern terminus of the course labeled North 71° 46' 34" East – 111.45 feet, and being at the beginning of a curve to the right, from which point the center bears South 59° 17' 11" West; Thence with the north line of Lot 5 in a southeasterly direction 227.32 feet along the arc of said curve to the right, having a radius of 1457.00 feet and through the central angle of 08° 56' 21", Thence across Lot 5, South 68° 30' 30" West - 84.69 feet to a point on the curving south line of Lot 5, being a curve to the left from which point the center bears South 19° 34' 27" West; Thence along said south line for the following two (2) courses: (1) in a northwesterly direction 25.52 feet along the arc of said curve to the left, having a radius of 347.50 feet and through the central angle of 04° 12' 27" to the point of compound curvature, and (2) in a northwesterly direction 22.36 feet along the arc of said curve to the left, having a radius of 272.00 feet and through the central angle of 04° 42' 34"; Thence crossing through Lot 5 for the following three (3) courses: (1) North 04° 38' 17" East - 15.51 feet hereafter referred to as **POINT "A"**, (2) North 85° 15' 07" West - 34.98 feet; and (3) South 04° 48' 17" West - 14.15 feet to a point on the curving south line of Lot 5, being a curve to the left from which point the center bears South 03° 16' 09" West; Thence along said south line for the following three (3) courses: (1) in a northwesterly direction 43.34 feet along the arc of said curve to the left, having a radius of 272 feet and through a central angle of 09° 07' 42" to the point of reverse curvature from which point the center bears North 05° 51' 33" West, (2) in a southwesterly direction 11.74 feet along the arc of said curve to the right, having a radius of 258.00 feet and through a central angle of 02° 36' 25" to the point of reverse curvature, from which the center bears South 03° 15' 09" East, and (3) in a southwesterly direction 24.10 feet along the arc of said curve to the left, having a radius of 343.00 feet and

through a central angle of 04° 01' 34" for the point of reverse curvature, from which point the center bears North 06° 01' 18" East; Thence crossing through Lot 5 for the following four (4) courses: (1) in a northwesterly direction 39.88 feet along the arc of the curve to the right, having a radius of 95.00 feet and through a central angle of 24° 03' 14" for the point of reverse curvature, (2) in a northwesterly direction 49.00 feet along the arc of said reverse curve to the left, having a radius of 55.00 feet and through a central angle of 51° 02' 45", (3) South 69° 03' 14" West – 18.70 feet for the beginning of a curve to the right, and (4) in a northwesterly direction 26.69 feet along the arc of said curve to the right, having a radius of 20.00 feet and through a central angle of 76° 27' 33" to a point on the north line of Parcel 56444; Thence along said north line for the following two (2) courses: (1) North 64° 17' 11" East – 41.76 feet, and (2) North 71° 46' 34" East – 111.45 feet to the **Point of Beginning**.

**Excepting Therefrom:** A portion of said Lot 5 being more particularly described as follows:

**Beginning** at aforesaid **POINT "A"** referenced above; Thence across Lot 5, North 79° 32' 13" West – 30.13 feet for the Point of Beginning hereof; Thence continuing crossing through Lot 5 for the following four (4) courses: (1) North 85°11'43" west – 14.67 feet, (2) North 04° 48' 17" East – 6.50 feet, (3) South 85°11'43" East – 14.67, and (4) South 04° 48' 17" West – 6.50 feet to the **Point of Beginning**.

**Containing** 14,547 square feet (0.3 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-3 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

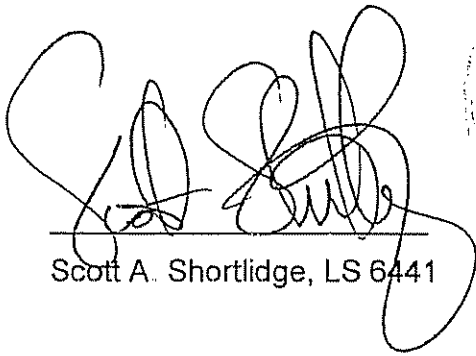
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys,



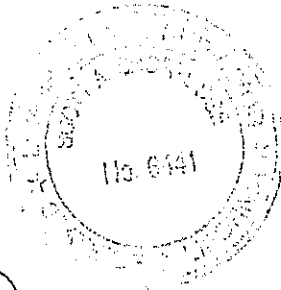
Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.



\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B.

POINT OF BEGINNING

LEASE LIMITS

LEASE AREA  
14,547± SQ. FT.  
(0.3± AC)  
(MEASURED IN  
GROUND DISTANCES)

PARCEL 8  
STATE OF CALIFORNIA  
2010-076637

WEST GRAND AVENUE  
STATE OF CALIFORNIA  
2002-072863

LOT 5  
10.69± AC.

POINT "A"

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.



( IN FEET )  
1 inch = 50 ft.

SHEET 1 OF 2

PLAT SL-3 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

Line Table		
Line	Bearing	Distance
L1	N04°38'17"E	15.51'
L2	N85°15'07"W	34.98'
L3	N04°48'17"E	14.15'
L4	N69°03'14"E	18.70'
L5	N64°17'11"E	41.76'
L6	N85°11'43"W	14.67'
L7	N04°48'17"E	6.50'
L8	S79°32'13"E	30.13'

Curve Table			
Curve	Radius	Delta	Length
C1	1457.00'	8°56'21"	227.32'
C2	347.50'	4°12'27"	25.52'
C3	272.00'	4°42'34"	22.36'
C4	272.00'	9°07'42"	43.34'
C5	258.00'	2°36'25"	11.74'
C6	343.00'	4°01'34"	24.10'
C7	95.00'	24°03'14"	39.88'
C8	55.00'	51°02'45"	49.00'
C9	20.00'	76°27'33"	26.69'

SHEET 2 OF 2

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PLAT SL-3 SLIVER  
WGWL LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA



**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Parcel 56444; Thence along the north line of Parcel 56444 for the following two (2) courses: (1) North 71° 46' 34" East - 328.35 feet and (2) North 72° 19' 59" East - 141.52 feet for the beginning of a curve to the right, from which point the center bears South 39° 23' 32" West; Thence crossing through Parcel 56444 for the following Six (6) courses: (1) in a southeasterly direction 39.66 feet along the arc of said curve to the right, having a radius of 180.00 feet and through a central angle of 12° 37' 25", (2) South 37° 59' 03" East - 86.00 feet for the beginning of a curve to the left, (3) in a southeasterly direction 52.25 feet along the arc of said curve to the left, having a radius of 65.00 feet and through a central angle of 46° 03' 41", (4) South 80° 43' 54" West – 207.63 feet for the beginning of a curve to the left, (5) in a southwesterly direction 126.66 feet along the arc of said curve to the left, having a radius of 593.69 feet and through the central angle of 12° 13' 24", and (6) South 68° 30' 30" West - 25.57 feet to a point on the curving west line of Parcel 56444, being a curve to the left from which the center bears South 17° 34' 01" West; Thence with said west line in a northwesterly direction 227.32 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through the central angle of 08° 56' 21" to the **Point of Beginning**.

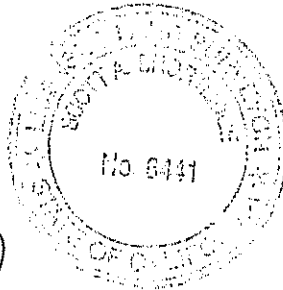
**Containing** 49,578 square feet (1.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-4 Under Freeway Sliver WGW Lease Remnant), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-2-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS

LEASE AREA  
49,578± SQ. FT.  
(1.1± AC)  
(MEASURED IN  
GROUND DISTANCES)

EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205

STATE ROUTE 80  
124.38'

WEST GRAND AVENUE

STATE OF CALIFORNIA  
2002-072863

PARCEL 8  
STATE OF CALIFORNIA  
2010-076637  
203.97'

LOT 5  
10.69± AC.

PARCEL MAP 10095  
324 PM 6

BURMA ROAD  
PARCEL B  
324 PM 6



( IN FEET )  
1 inch = 100 ft.



## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

SHEET 1 OF 2

PLAT SL-4  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

Line Table		
Line	Bearing	Distance
L1	S68°30'30"W	25.57'

Curve Table			
Curve	Radius	Delta	Length
C1	180.00'	12°37'25"	39.66'
C2	65.00'	46°03'41"	52.25'
C3	593.69'	12°13'24"	126.66'
C4	1457.00'	8°56'22"	227.33'

SHEET 2 OF 2

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PLAT SL-4  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA



**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the northeast corner of said Parcel 56444; Thence along the East line of Parcel 56444, South 23° 57' 49" East - 127.55 feet for the beginning of a curve to the left, from which point the center bears South 09° 52' 04" East; Thence crossing through Parcel 5644 for the following seven (7) courses. (1) in a westerly direction 37.56 feet along the arc of said curve to the left, having a radius of 1297.80 feet and through a central angle of 01° 39' 30" for the point of reverse curvature, (2) in a westerly direction 35.22 feet along the arc of said curve to the right, having a radius of 95.00 feet and through the central angle of 21° 14' 28", (3) North 17° 22' 45" East - 19.41 feet for the beginning of a curve to the left, (4) in a northwesterly direction 91.28 feet along the arc of said curve to the left, having a radius of 42.50 feet and through the central angle of 123° 03' 16", (5) South 74° 19' 29" West - 35.32 feet, (6) North 37° 59' 03" West - 7.09 feet for the beginning of a curve to the left, and (7) in a northwesterly direction 23.41 feet along the arc of said curve to the left, having a radius of 220.00 feet and through a central angle of 06° 05' 48" to a point on the north line of Parcel 56444; Thence along said north line, North 72° 19' 59" East - 126.11 feet to the **Point of Beginning**.

**Containing** 8,639 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-5 Under Freeway Sliver WGW Lease Remnant), attached and hereby made part of the land description.

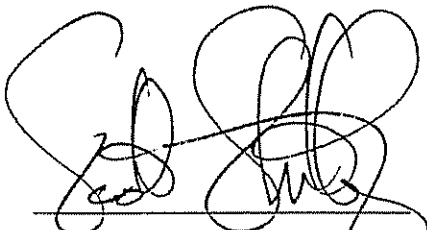
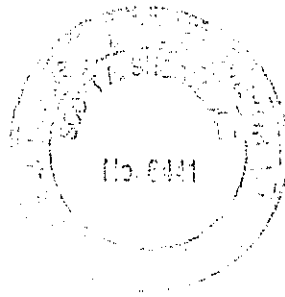
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys,



Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441

2-8-2016  
Date

# LEGEND

P.O.B.

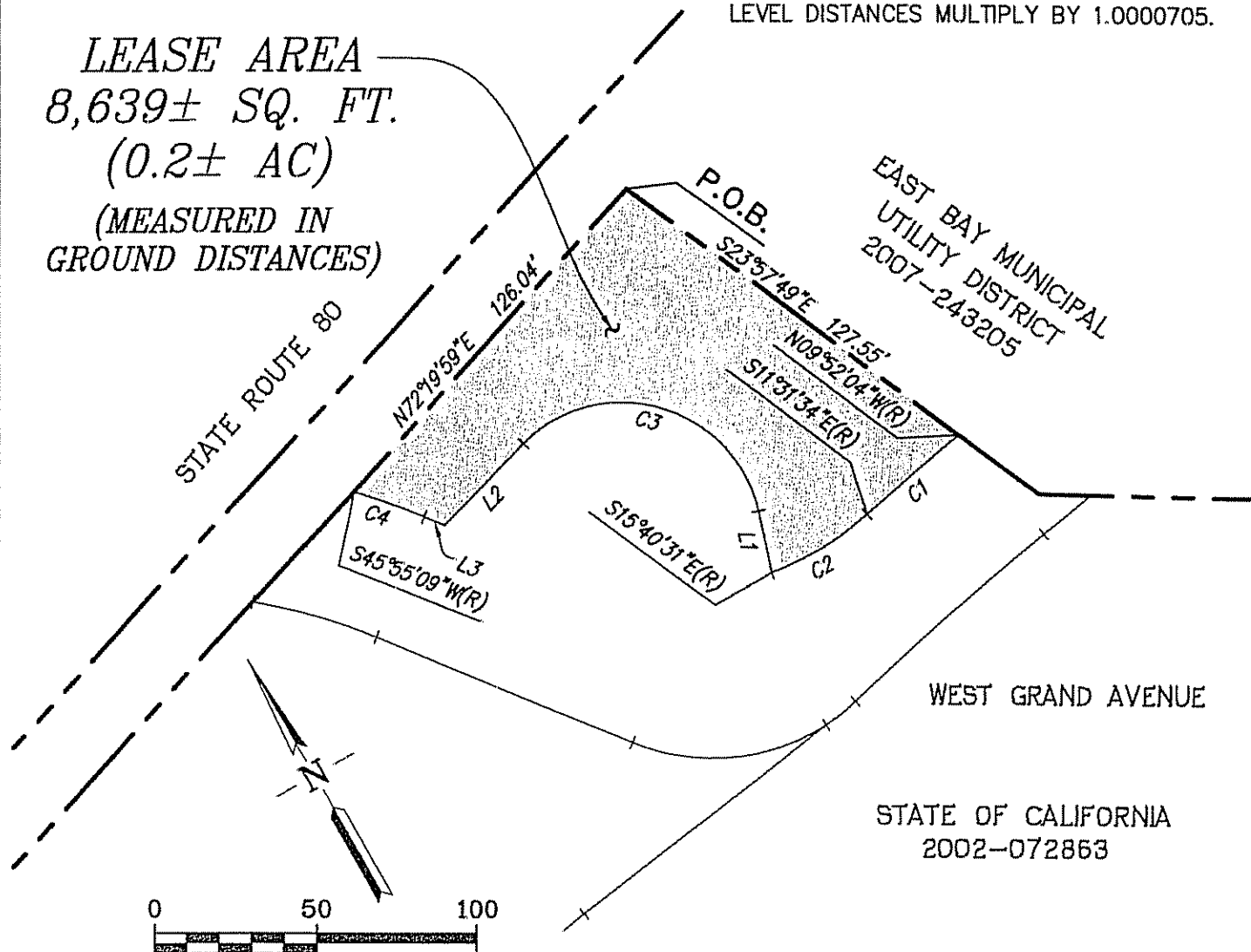
POINT OF BEGINNING

LEASE LIMITS

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

LEASE AREA  
8,639± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)



0 50 100  
( IN FEET )  
1 inch = 50 ft.



Line Table		
Line	Bearing	Distance
L1	N17°22'45"E	19.41'
L2	N74°19'29"E	35.32'
L3	N37°59'03"W	7.09'

Curve Table			
Curve	Radius	Delta	Length
C1	1297.80'	1°39'30"	37.56'
C2	95.00'	21°14'28"	35.22'
C3	42.50'	123°03'16"	91.28'
C4	220.00'	6°05'48"	23.41'

PLAT SL-5  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4680 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

/ (

By:

**COPY**

20

**ACTION BY UNANIMOUS WRITTEN CONSENT  
OF THE MEMBERS OF OAKLAND BULK AND OVERSIZED TERMINAL, LLC  
a California limited liability company**

Pursuant to the provisions of the Operating Agreement of Oakland Bulk and Oversized Terminal, LLC (the "Company"), the undersigned constitutes the sole Member of the Company and has the authority to direct the Company with respect to the matters set forth herein and, pursuant to such authority, hereby consent to the following resolution effective February 16, 2016:

**GROUND LEASE FOR THE WEST GATEWAY**


**WHEREAS** the Company has been provided an opportunity to enter into that certain Ground Lease for the West Gateway as more particularly described in the Lease Disposition and Development Agreement, as amended; and

**WHEREAS** after consideration, the Member has determined that it is in the best interest of the Company to enter into that certain Ground Lease; it is therefore

**RESOLVED**, that the Member hereby approves the Company's execution and delivery of the documents necessary to close escrow on the Ground Lease, including, without limitation, the Ground Lease and the recordable Memorandum of the Ground Lease, and any one of the following individuals are authorized to execute the Ground Lease on behalf of the Member and the Company:

Phil Tagami;  
Mark McClure; or  
Marc Stice.

**California Capital & Investment Group, Inc.,  
a California corporation**

By:   
Name: Phillip H. Tagami  
Its: CEO





# CERTIFICATE OF LIABILITY INSURANCE

COPY

21

DATE (MM/DD/YYYY)

11/9/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES OWNED BY THE CERTIFICATE HOLDER. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Commercial Coverage Insurance Agency 388 Market St. Suite 800 Lic# 0F06636 San Francisco CA 94111	<b>CONTACT NAME:</b> Robert Hess <b>PHONE (A/C, No. Ext.):</b> (415) 436-9800 <b>FAX (A/C, No.):</b> (415) 520-0297 <b>E-MAIL ADDRESS:</b> Robert@comcov.com														
<b>INSURED</b> Oakland Bulk and Oversized Terminal, LLC 300 Frank H. Ogawa Plaza Suite 340 Oakland CA 94612	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: Atain Specialty Insurance Company</td> <td>17159</td> </tr> <tr> <td>INSURER B: Allied Insurance Company</td> <td>42579</td> </tr> <tr> <td>INSURER C: National Union Fire Insurance</td> <td></td> </tr> <tr> <td>INSURER D: Navigators Specialty Ins. Company</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Atain Specialty Insurance Company	17159	INSURER B: Allied Insurance Company	42579	INSURER C: National Union Fire Insurance		INSURER D: Navigators Specialty Ins. Company		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C: National Union Fire Insurance															
INSURER D: Navigators Specialty Ins. Company															
INSURER E:															
INSURER F:															

**COVERAGES** **CERTIFICATE NUMBER: 2015** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE			ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY		<input checked="" type="checkbox"/>		CIP279933	11/9/2015	11/9/2016	EACH OCCURRENCE	\$ 1,000,000			
	<input type="checkbox"/>	CLAIMS-MADE	<input checked="" type="checkbox"/>						OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000		
	<input checked="" type="checkbox"/>	Deductible: \$0							MED EXP (Any one person)	\$ 10,000			
									PERSONAL & ADV INJURY	\$ 1,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:								GENERAL AGGREGATE	\$ 2,000,000			
	<input checked="" type="checkbox"/>	POLICY	<input type="checkbox"/>	PRO-JECT	<input checked="" type="checkbox"/>	LOC			PRODUCTS - COMP/OP AGG	\$ 2,000,000			
	OTHER:								Hired/Borrowed	\$ INCLUDED			
B	UTOMOBILE LIABILITY			<input checked="" type="checkbox"/>		ACP3017360008	9/1/2015	9/1/2016	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000			
	<input checked="" type="checkbox"/>	ANY AUTO							<input checked="" type="checkbox"/>	SCHEDULED AUTOS	BODILY INJURY (Per person)	\$	
	<input checked="" type="checkbox"/>	ALL OWNED AUTOS	BODILY INJURY (Per accident)								\$		
	<input checked="" type="checkbox"/>	HIRED AUTOS	<input checked="" type="checkbox"/>								NON-OWNED AUTOS	PROPERTY DAMAGE (Per accident)	\$
											Medical payments	\$ 5,000	
C	<input checked="" type="checkbox"/>	UMBRELLA LIAB		<input checked="" type="checkbox"/>	OCCUR		11/9/2015	11/9/2016	EACH OCCURRENCE	\$ 4,000,000			
	<input type="checkbox"/>	EXCESS LIAB		<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE	\$ 4,000,000			
	<input type="checkbox"/>	DED	<input checked="" type="checkbox"/>	RETENTION \$	0					\$			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			<input type="checkbox"/>	N/A				<input type="checkbox"/>	PER STATUTE	<input type="checkbox"/>	OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)								E.L. EACH ACCIDENT	\$			
	If yes, describe under DESCRIPTION OF OPERATIONS below								E.L. DISEASE - EA EMPLOYEE	\$			
									E.L. DISEASE - POLICY LIMIT	\$			
D	POLLUTION LEGAL LIABILITY			<input checked="" type="checkbox"/>		SF15ESP0BBQ50NC	11/9/2015	11/9/2016	EACH OCCURRENCE	2,000,000			
	DEDUCTIBLE: \$25,000								GENERAL AGGREGATE	2,000,000			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Location: Parcels 1-7, inclusive 9 & 20, Oakland, CA, 94612  
 Certificate Holder listed as an Additional Insured.  
 All liability insurance required hereunder shall be primary insurance as respects Landlord and each other additional insured and any other insurance available to Landlord or any other additional insured under any other policies or self-insurance shall be excess insurance over, and not contributing with, the insurance required by this Schedule and the Lease.  
 (30 days notice for cancellation; 10 days for non-payment of premium)

<b>CERTIFICATE HOLDER</b>  City of Oakland and its Council Members Officers, Agents, Volunteers, Directors & Employees 250 Frank Ogawa Plaza Oakland, CA 94612	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  S. Cenizal/SHANT
--	--

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - DESIGNATED  
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

**Name Of Additional Insured Person(s) Or Organization(s):**

CALIFORNIA CAPITAL INVESTMENT GROUP  
300 FRANK OGAWA PLAZA, STE 3  
OAKLAND, CA 94612

CITY OF OAKLAND AND ITS COUNCIL MEMBERS, OFFICERS, AGENTS, VOLUNTEERS, DIRECTORS &  
EMPLOYEES  
250 FRANK OGAWA PLAZA  
OAKLAND, CA 94612

*Information required to complete this Schedule, if not shown above, will be shown in the Declarations.*

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

22

**RECORDING REQUESTED BY**

First American Title Insurance Company  
National Commercial Services  
NCS-762040-cc

**AND WHEN RECORDED MAIL TO:**

City of Oakland  
250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, CA 94612

REFERENCE: Oakland Army Base

WE HEREBY CERTIFY THIS TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 2/16/2016 INSTRUMENT # 2016-038037

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

Space Above This Line for Recorder's Use Only

File No.: (NCS-762040-CC)

**PARTIAL TERMINATION AND REMOVAL OF MEMORANDA  
WITH RESPECT TO OAKLAND ARMY BASE WEST GATEWAY PROPERTY**

Document Title

*(Executed in counterpart)*

NCS-762040-cc

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

The City of Oakland  
250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, CA 94612  
Reference: Oakland Army Base

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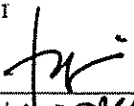
(Above Space for Recorder's Use Only)

**PARTIAL TERMINATION AND REMOVAL OF MEMORANDA  
WITH RESPECT TO OAKLAND ARMY BASE WEST GATEWAY PROPERTY**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned parties do hereby acknowledge and agree to the partial termination and the removal of that certain Memorandum of Lease Disposition and Development Agreement recorded in the Official Records of Alameda County on December 4, 2012 as Document No. 2012403243 (the "Memorandum of LDDA") and that certain Memorandum of Partial Assignment (West Gateway) of Lease Disposition and Development Agreement recorded in the Official Records of Alameda County on June 27, 2014 as Document No. 2014152396 (the "Memorandum of Partial Assignment") with respect to that certain real property located in the County of Alameda, State of California, commonly referred to as the Oakland Army Base West Gateway and more particularly described in Exhibit 1 attached hereto (the "Property"). This Partial Termination of Memoranda and Removal of Memoranda with Respect to Oakland Army Base West Gateway Property has been delivered and recorded for the specific limited purpose of the partial termination and the removal of the Memorandum of LDDA and the Memorandum of Partial Assignment from the Official Records of Alameda County with respect only to the Property. This Partial Termination of Memorandum shall not amend, modify, limit or otherwise affect (a) the Memorandum of LDDA or the LDDA (as defined and referenced in the Memorandum of LDDA) with respect to the balance of the property described in and encumbered by the Memorandum of LDDA or (b) the provisions of, or the rights and obligations of the Landlord and Tenant under, that certain Army Base Gateway Redevelopment Project Ground Lease for the West Gateway, a memorandum of which has been recorded on or about even date herewith.

**OAKLAND BULK AND OVERSIZED TERMINAL, LLC,**  
a California limited liability company

By: California Capital & Investment Group, Inc.,  
a California corporation  
Its: Sole Member

By:   
Name: Philip Onkang  
Its: Ceo

[Signatures continued on next page]



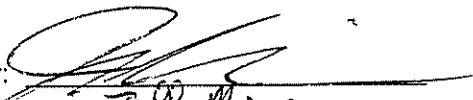
**PROLOGIS CCIG OAKLAND GLOBAL, LLC,**  
a Delaware limited liability company

By: Prologis Mesquite, LLC,  
a California corporation

Its: Member

By: Prologis,  
a Maryland real estate investment trust

Its: Sole Member

By:   
Name: Jeff Meyer  
Its: Vice President, Investment Officer

**CCIG OAKLAND GLOBAL, LLC,**  
a California limited liability company

By: California Capital & Investment Group, Inc.,  
a California corporation


Its: Sole Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**PROLOGIS-MESQUITE, LLC,**  
a Delaware limited liability company

By: Prologis,  
a Maryland real estate investment trust

Its: Sole Member

By:   
Name: Jeff Meyer  
Its: Vice President, Investment Officer

[Signatures continued on next page]

**PROLOGIS CCIG OAKLAND GLOBAL, LLC,**  
a Delaware limited liability company

By: Prologis Mesquite, LLC,  
a California corporation

Its: Member

By: Prologis,  
a Maryland real estate investment trust

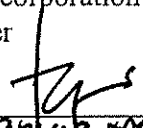
Its: Sole Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**CCIG OAKLAND GLOBAL, LLC,**  
a California limited liability company

By: California Capital & Investment Group, Inc.,  
a California corporation

Its: Sole Member

By:  \_\_\_\_\_  
Name: Arthur M. Matus  
Its: CEO

**PROLOGIS-MESQUITE, LLC,**  
a Delaware limited liability company

By: Prologis,  
a Maryland real estate investment trust


Its: Sole Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

[Signatures continued on next page]


CITY:

The City of Oakland  
a municipal corporation

By:   
City Administrator *Sabrina Landroth*

APPROVED AS TO FORM:

BARBARA PARKER, CITY ATTORNEY

By:   
Dianne M. Millner  
Deputy City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

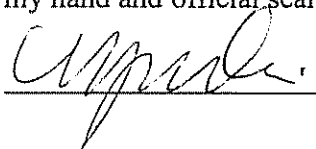
STATE OF CALIFORNIA )

COUNTY OF Alameda )

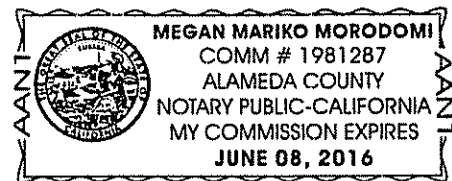
On this 10 day of February, 2016, before me, Megan Morodomi, Notary Public, personally appeared Jeff Mular who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

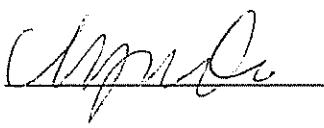
STATE OF CALIFORNIA )

COUNTY OF Alameda )

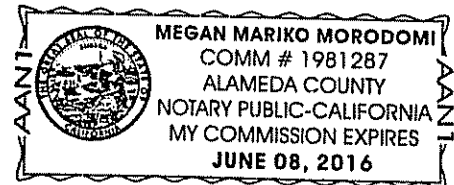
On this 10 day of February, 2016, before me, Megan Morodomi, Notary Public, personally appeared Jeff Major who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

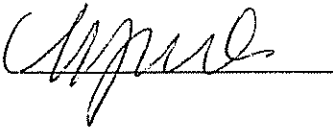
STATE OF CALIFORNIA )

COUNTY OF Alameda )

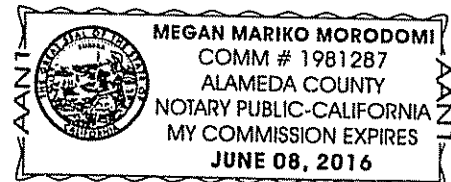
On this 10 day of February, 2016 before me, Megan Morodomi  
Notary Public, personally appeared Phillip Tagami who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



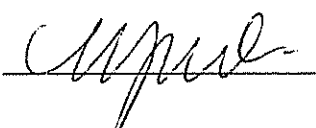
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF Alameda )

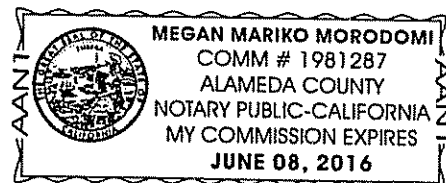
On this 10 day of February, 2011, before me, Megan Morodomi, Notary Public, personally appeared Phillip Tagumi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

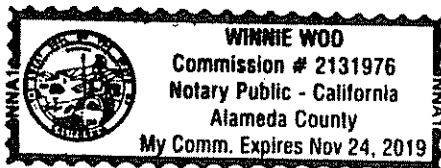
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Alameda )  
 On Feb. 16, 2016 before me, Winnie Woo, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Sabrina Landreth  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Winnie Woo  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_



Exhibit 1  
Legal Description of the Property

That certain real property located in the City of Oakland, County of Alameda, State of California, described as follows:

**Parcel 1:**

That certain real property commonly referred to as the West Gateway Property and further described in Exhibit 1(a) attached hereto.

**Parcel 2:**

That certain real property commonly referred to as the West Gateway Railroad R/O/W Property and further described in Exhibit 1(b) attached hereto.

Exhibit 1(a)  
Legal Description of the West Gateway Property

[See attached]

**Land Descriptions** of real property situate in the City of Oakland, County of Alameda, State of California, and being portions of Lots 9 and 10 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Lease Area / 827,193 SF**

**Beginning** at a corner on the south line of Lot 9, same corner being at the east terminus of the line labeled North 81° 35' 05" East – 751.31 feet; Thence along the south line of Lot 9 for the following five (5) courses: (1) South 81° 35' 04" West – 751.31 feet, (2) South 74° 45' 15" West – 80.05 feet, (3) South 61° 28' 19" West – 85.21 feet, (4) South 48° 06' 56" West – 79.89 feet, and (5) South 41° 20' 07" West – 1332.88 feet to the southwest corner of Lot 9; Thence along the west line of Lot 9, North 48° 42' 09" West – 130.68 feet; Thence crossing through Lots 9 and 10 for the following seven (7) courses: (1) North 41° 16' 18" East – 80.00 feet, (2) North 48° 42' 09" West – 49.00 feet, (3) North 41° 16' 18" East – 120.80 feet, (4) North 48° 38' 16" West – 86.55 feet for the beginning of a curve to the left, from which point the center bears North 40° 58' 31" West, (5) in a northwesterly direction 255.68 feet along the arc of said curve to the left, having a radius of 75.00 feet and through a central angle of 195° 19' 28", (6) North 48° 38' 16" West – 75.11 feet, and (7) North 20° 41' 10" West – 524.19 feet to a point on the curving north line of Lot 10, being a curve to the left from which the center bears North 15° 13' 16"

*Plat WGW-1 // West Gateway*

West; Thence with said north line in a northeasterly direction 37.63 feet along the arc of said curve to the left, having a radius of 84.00 feet and through the central angle of 25° 39' 57"; Thence crossing through Lots 9 and 10 for the following six (6) courses: (1) North 81° 33' 14" East – 1168.97 feet, (2) South 08° 23' 15" East – 36.45 feet, (3) North 81° 36' 45" East – 28.00 feet, (4) North 08° 23' 15" West – 36.47 feet, (5) North 81° 33' 14" East – 1022.74 feet, and (6) North 87° 20' 57" East – 15.79 feet to a point on the extension of the south line of Lot 9; Thence along said extension and the south line of Lot 9 for the following two (2) courses: (1) South 08° 24' 05" East – 41.94 feet, and (2) South 07° 08' 26" East – 42.27 feet to **Point of Beginning**.

**Containing** 827,193 square feet (19.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat WGW-1 West Gateway), attached and hereby made part of the land description.

**Lease Area / 57,508 SF**

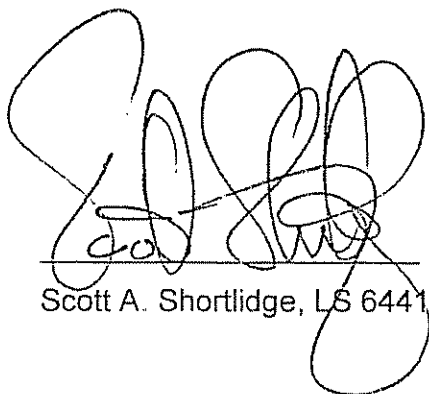
**Beginning** at a south corner of Lot 9, same corner being at the east terminus of the line labeled North 48° 48' 07" West - 334.23 feet; Thence along the south line of Lot 9, North 48° 48' 07" West- 314.46 feet, Thence across Lot 9, North 81 ° 33' 14" East - 446.81 feet to a point on the south line of Lot 9; Thence along said south line for the following two (2) courses: (1) South 08° 55' 17" East - 32.38 feet, and (2) South 41° 08' 50" West- 319.72 feet to **Point of Beginning**.

**Containing** 57,508 square feet (1.3 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat WGW-1 West Gateway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.



Scott A. Shortlidge, LS 6441



2-8-2016  
Date

Exhibit 1(b)  
Legal Description of the West Gateway Railroad R/O/W Property

[See attached]

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 7 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of Lot 7; Thence along the north line of Lot 7 for the following four (4) courses: (1) North 81° 36' 26" East – 749.36 feet to the beginning of a curve to the left, (2) in an easterly direction 76.36 feet along the arc of said curve to the left, having a radius of 334.00 feet and through the central angle of 13° 05' 56", (3) North 68° 30' 30" East – 205.60 feet to the beginning of a curve to the right, and (4) in an easterly direction 172.87 feet along the arc of said curve to the right, having a radius of 262.00 feet and through the central angle of 37° 48' 16"; Thence crossing through Lot 7 for the following four (4) courses: (1) South 68° 34' 54" West – 89.58 feet, (2) South 62° 09' 09" West – 212.71 feet for the beginning of a curve to the right from which the center bears North 27° 39' 03" West, (3) in a westerly direction 231.70 feet along the arc of said curve to the right having a radius of 615.27 feet and through the central angle of 21° 34' 36", and (4) South 81° 33' 14" West – 677.72 feet to a point on the west line of Lot 7, Thence along said west line, North 08° 55' 17" West – 87.47 feet to the **Point of Beginning**.

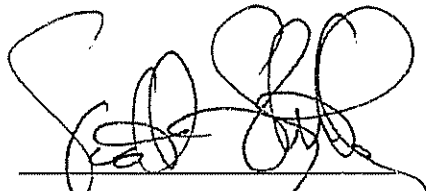
**Containing** 93,881 square feet (2.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-2 Rail ROW at MH-1), attached and hereby made part of the land description.

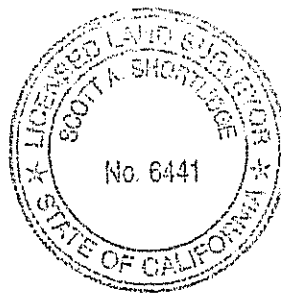
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of

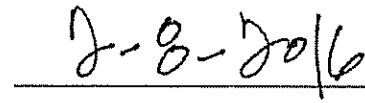
Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge LS 6441



  
\_\_\_\_\_  
Date



# NOTE

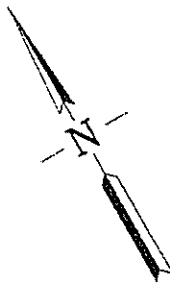
BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

## LEGEND

P.O.B. POINT OF BEGINNING

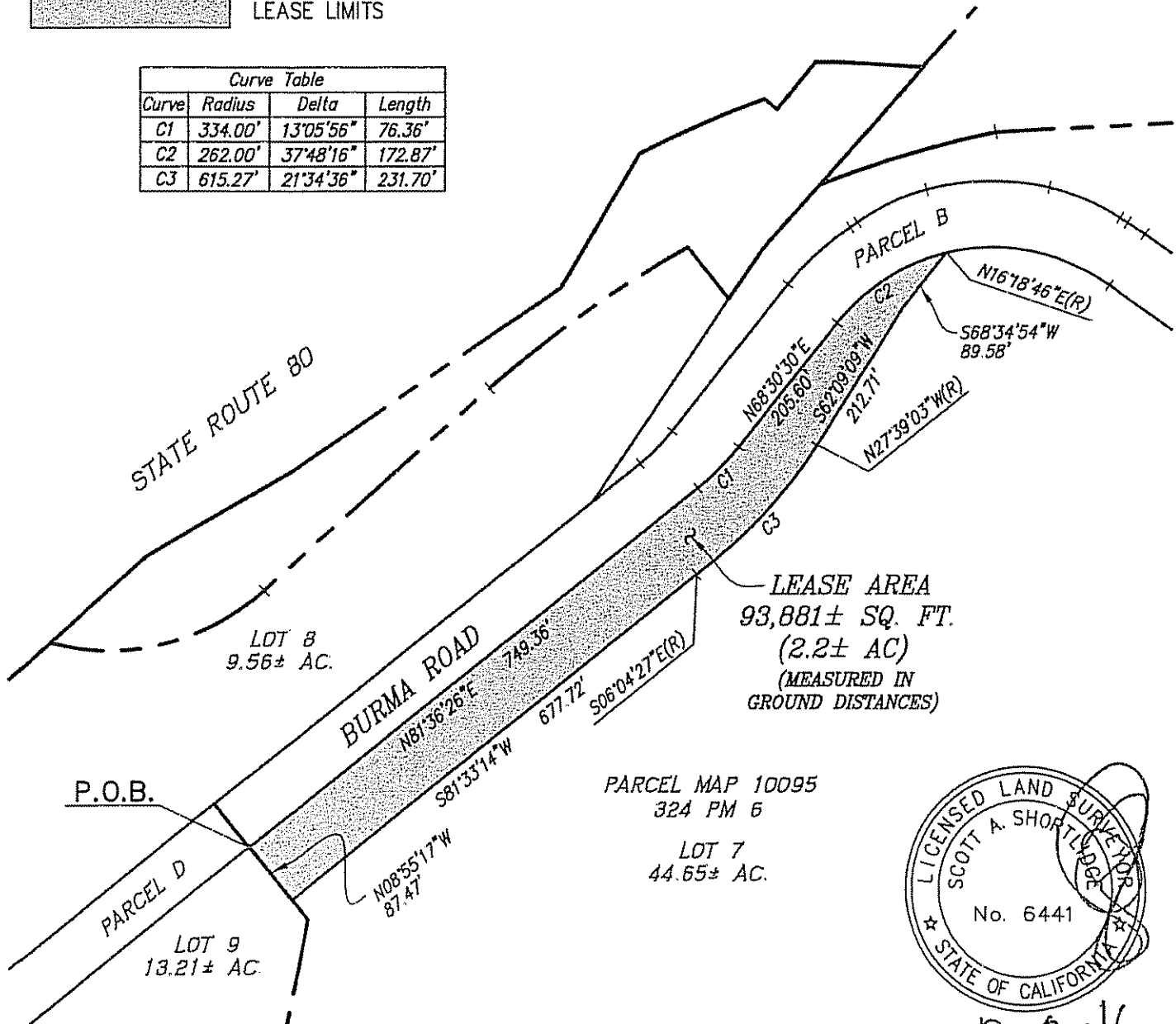
LEASE LIMITS

Curve Table			
Curve	Radius	Delta	Length
C1	334.00'	13°05'56"	76.36'
C2	262.00'	37°48'16"	172.87'
C3	615.27'	21°34'36"	231.70'



( IN FEET )

1 inch = 200 ft



2-8-16

PLAT RR-2  
RAIL ROW AT MH-1

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111059\Happing\Plots\PLAT RR-2.dwg

**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=200'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

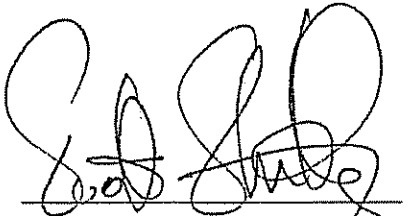
**Beginning** at a northern corner of said Lot 5 being at the westerly terminus of the course labeled "North 63° 07' 59" West – 314.87 feet"; Thence with the north line of Lot 5, South 63° 07' 59" East – 126.51 feet; Thence across Lot 5 for the following two (2) courses: (1) South 75° 44' 10" West – 23.70 feet for the beginning of a curve to the left, and (2) in a southwesterly direction 78.27 feet along the arc of said curve to the left, having a radius of 439.28 feet and through a central angle of 10° 12' 32" to a point on the southerly curving line of Lot 5, being a curve to the left from which point the center bears South 40° 13' 44" West; Thence with said south line in a northwesterly direction 125.27 feet along the arc of said curve to the left, having a radius of 347.50 feet and through a central angle of 20° 39' 17"; Thence across Lot 5, North 68° 30' 30" East – 84.69 feet to a point on the curving north line of Lot 5, being a curve to the right from which point the center bears South 17° 34' 01" West; Thence with said north line in a northeasterly direction 13.72 feet along the arc of said curve to the right, having a radius of 1475.00 feet and through a central angle of 00° 32' 23" to **Point of Beginning**.

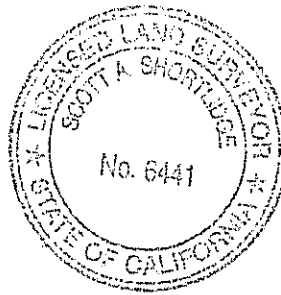
**Containing** 8,585 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-3.1 Rail ROW at Sliver), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction,  
in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING



LEASE LIMITS



( IN FEET )

1 inch = 100 ft.

Curve Table			
Curve	Radius	Delta	Length
C1	439.28'	10°12'32"	78.27'
C2	1475.00'	00°32'23"	13.72'

Line Table		
Line	Bearing	Distance
L1	S75°44'10"W	23.70'

WEST GRAND AVENUE  
STATE OF CALIFORNIA  
2002-072863

STATE ROUTE 80

LEASE AREA  
8,585± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)

P.O.B.

LOT 5  
10.69± AC.

PARCEL 8  
STATE OF CALIFORNIA  
2010-076637

N17°34'01"E(R) C2  
R=1457.00'

N68°30'30"E  
R=347.50' L=125.27'  
Δ=20°39'17"

S63°07'59"E 314.87'  
188.36'

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6

S40°13'44"W(R)  
R=347.50'



## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

PLAT RR-3.1  
RAIL ROW AT SLIVER

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\job2011\111069\Happng\Plats\PLAT RR-3.dwg



**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the most westerly corner of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, same corner being on the north line of said Parcel 56444; Thence along said north line for the following two courses: (1) South 57° 29' 34" East – 72.43 feet, and (2) South 59° 14' 43" East – 64.95 feet; Thence crossing through Parcel 56444 for the following four (4) courses: (1) South 74° 01' 57" West – 65.38 feet for the beginning of a curve to the right, (2) in a southwesterly direction 83.51 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 08° 03' 34", (3) South 82° 05' 31" West – 270.27 feet, and (4) South 68° 30' 30" West – 25.57 feet to a point on the south line of Parcel 56444; Thence along said south line for the following two (2) courses: (1) North 63° 07' 59" West – 126.51 feet to the beginning of a curve to the left, from which point the center bears South 18° 06' 24" West, and (2) in a northwesterly direction 13.72 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through a central angle of 00° 32' 23"; Thence crossing through Parcel 56444 for the following three (3) courses: (1) North 68° 30' 30" East – 25.57 feet for the beginning of a curve to the right, (2) in an northeasterly direction 126.66 feet along the arc of said curve to the right, having a radius of 593.69 feet and through a central angle of 12° 13' 24", and (3) North 80° 43' 54" East – 331.10 feet to a point on the north line of Parcel 56444; Thence along said the said north line, South 57° 29' 34" East – 5.94 feet to **the Point of Beginning**

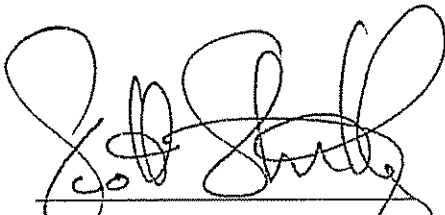
*Plat RR-4.1 // Rail ROW under Freeway*

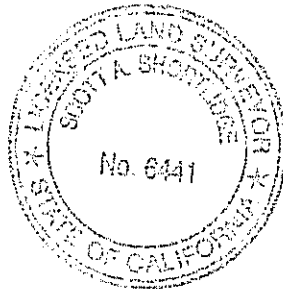
Containing 47,120 square feet (1.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-4.1 Rail ROW under Freeway), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441

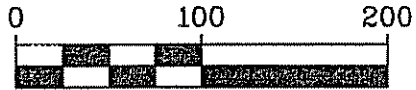


2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING

LEASE LIMITS



( IN FEET )  
1 inch = 100 ft.

Curve Table			
Curve	Radius	Delta	Length
C1	593.69'	08°03'34"	83.51'
C2	1457.00'	00°32'23"	13.72'

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205

LOT 3  
4.51± AC.

PARCEL MAP 10095  
324 PM 6

STATE ROUTE 80

P.O.B.  
5.94'

S57°29'34"E 66.49'  
72.43'(T) 64.95'  
S59°14'43"E 262.30'  
197.35'  
N74°01'57"E 65.38'

WEST GRAND AVENUE  
STATE OF CALIFORNIA  
2002-072863

EASEMENT AREA  
47,120± SQ. FT.  
(1.0± AC)  
(MEASURED IN  
GROUND DISTANCES)

R=593.69'  
Δ=12°13'24"  
L=126.66'

N68°30'30"E  
25.57'

N80°43'54"E 331.10'

N82°05'31"E 270.27'  
N68°30'30"E  
25.57'

C2 N63°07'59"W 126.51'  
N18°06'24"E(R)

N59°26'20"W 388.09'

LOT 5  
10.69± AC.

PARCEL MAP 10095  
324 PM 6

BURMA ROAD  
PARCEL B



PLAT RR-4.1  
RAIL ROW UNDER FREEWAY

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 3 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Lot 3, same corner being at the beginning of a curve to the right from which the center bears South 08° 32' 47" East; Thence along the north of Lot 3 for the following four (4) courses; (1) in a northeasterly direction 177.04 feet along the arc of said curve to the right, having a radius of 1252.80 feet and through a central angle of 08° 05' 48" to the point of compound curvature, (2) in an northeasterly direction 121.05 feet along the arc of said curve to the right, having a radius of 3336.10 feet and through a central angle of 02° 04' 44", (3) North 82° 00' 02" West – 308.54 feet for the beginning of a curve to the right, and (4) in a northeasterly direction 199.96 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 03° 27' 18" to the northeast corner Lot 3, same corner being at the beginning of a curve to the left from which the center bears South 70° 30' 29" East; Thence along the east line of Lot 3 for the following six (6) courses: (1) in a southerly direction 1.80 feet along the arc of said curve to the left, having a radius of 15.00 feet and through a central angle of 06° 53' 38", (2) South 12° 35' 53" West – 9.85 feet to the beginning of a curve to the left, (3) in a southerly direction 9.01 feet along the arc of said curve to the left, having a radius of 15.00 feet and through the central angle of 34° 23' 54" to a point of reverse curvature, (4) in a southerly direction 3.00 feet along the arc of said curve to the right, having a radius of 5.00 feet and through the central angle of 34° 23' 54", (5) South 12° 35' 53" West – 27.19 feet to the beginning of a curve to the left, and (6) in a southerly direction 14.15 feet along the arc of a curve to the left, having a radius of 346.00 feet and through a central angle of 02° 20' 38" for the beginning



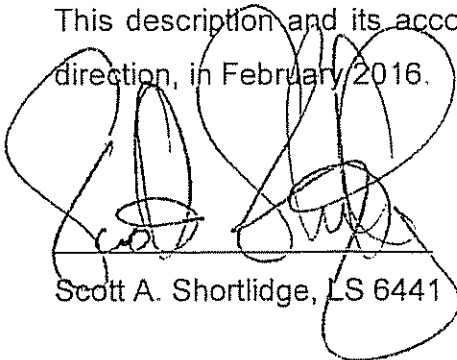
of a curve to the left, from which point the center bears South 11° 12' 04" West; Thence crossing through Lot 3 for the following four (4) courses: (1) in a northwesterly direction 159.53 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 03° 12' 46", (2) North 82° 00' 42" West – 283.53 feet for the beginning of a curve to the left, (3) in a southwesterly direction 231.50 feet along the arc of said curve to the left, having a radius of 553.69 feet and through a central angle of 23° 57' 21", and (4) South 74° 01' 57" West – 13.23 feet to a point on the south line of Lot 3; Thence along said south line for the following two (2) courses: (1) North 59° 14' 43" West – 64.95 feet, and (2) North 57° 29' 34" West – 66.49 feet to the **Point of Beginning**

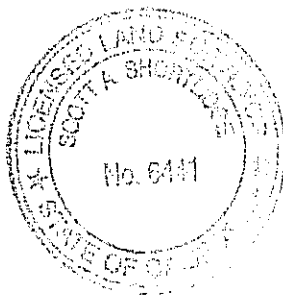
**Containing** 44,407 square feet (1.0 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-5.1 Rail ROW west of Wake), attached and hereby made part of the land description.

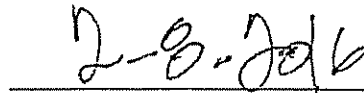
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441



  
Date

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

# LEGEND

P.O.B.

POINT OF BEGINNING



LEASE LIMITS

Line Table		
Line	Bearing	Distance
L1	S12°35'53"W	9.85'
L2	S12°35'53"W	27.19'

Curve Table			
Curve	Radius	Delta	Length
C1	15.00'	06°53'38"	1.80'
C2	15.00'	34°23'54"	9.01'
C3	5.00'	34°23'54"	3.00'
C4	346.00'	2°20'38"	14.15'

PARCEL E  
0.69± AC.

LOT 3  
4.51± AC.

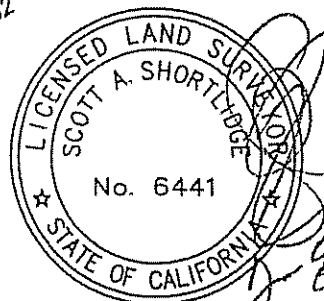
PARCEL MAP 10095  
324 PM 6

LEASE AREA  
44,407± SQ. FT.  
(1.0± AC)  
(MEASURED IN  
GROUND DISTANCES)

EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205

STATE OF  
CALIFORNIA  
2002-072863

OAKLAND CHARTER  
LINE OF 1862



( IN FEET )  
1 inch = 100 ft.

PLAT RR-5.1  
RAIL ROW WEST OF WAKE

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2--8--2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being portions of Lots 1 and 2 as shown upon Parcel Map 10095 filed on August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Lot 2, same corner being at the beginning of a curve to the right from which the center bears South 11° 54' 36" West, Thence along the north lines of Lots 1 and 2 for the following six (6) courses: (1) in a northeasterly direction 392.74 feet along the arc of said curve to the right, having a radius of 3316.09 feet and through a central angle of 06° 47' 09", (2) North 71° 17' 43" West – 326.54 feet, (3) North 70° 28' 52" West – 279.52 feet, (4) South 13° 11' 35" East – 15.15, (5) South 79° 58' 02" East – 2.12 feet to the beginning of a curve to the right, from which the center bears South 13° 11' 35" East, and (6) in a southeasterly direction 138.66 feet along the arc of said curve to the right, having a radius of 599.96 feet and through a central angle of 13° 14' 31"; Thence crossing through Lots 1 & 2 for the following eight (8) courses: (1) North 70° 57' 49" West – 127.43 feet for the beginning of a curve to the right, (2) in a northwesterly direction 38.17 feet along the arc of said curve to the right, having a radius of 638.80 feet and through a central angle of 03° 25' 24", (3) North 67° 32' 25" West – 205.60 feet for the beginning of a curve to the left, (4) in a northwesterly direction 61.30 feet along the arc of said curve to the left, having a radius of 935.37 feet and through a central angle of 03° 45' 18", (5) North 71° 17' 43" West – 258.36 feet for the beginning of a curve to the left, (6) in a northwesterly direction 68.53 feet along the arc of said curve to the left, having a radius of 1126.28 feet and through a central angle of 03° 29' 10", (7) North 74° 46' 53" West – 261.90 feet for the beginning of a curve to the left, and (8) in a northwesterly direction 103.97 feet along the arc of said curve to the left, having a radius of 2844.93 feet and through a central angle of 02° 05' 38" to a

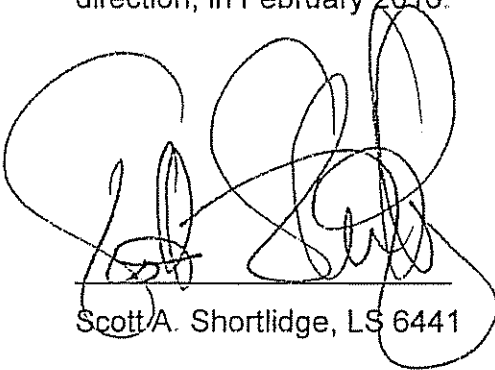
point on the west line of Lot 2; Thence along said west line for the following four (4) courses: (1) North 10° 48' 11" East – 5.58 feet to the beginning of a curve to the left, (2) in a northerly direction 8.39 feet along the arc of said curve to the left, having a radius of 17.00 feet and through a central angle of 28° 15' 51" to the point of reverse curvature, (3) in a northerly direction 5.25 feet along the arc of said curve to the right, having a radius of 10.00 feet and through a central angle of 30° 03' 33", and (4) North 12° 35' 53" East – 40.10 feet to **Point of Beginning**.

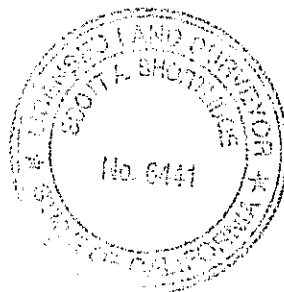
Containing 63,071 square feet (1.4 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat RR-6.1 Rail ROW east of Wake), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441



2-6-2016  
Date

# LEGEND

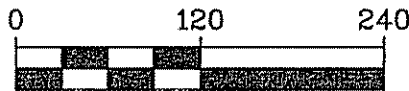
P.O.B.

POINT OF BEGINNING

LEASE LIMITS



EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205



( IN FEET )

1 inch = 120 ft.

N36°18'08"E(R)

N13°11'35"W 15.15'

PARCEL 1-2  
PORT OF OAKLAND  
2005-301854

LOT 1  
8.31± AC.

LEASE AREA  
63,071± SQ. FT.  
(1.4± AC)  
(MEASURED IN  
GROUND DISTANCES)

Line Table		
Line	Bearing	Distance
L1	S12°35'53"W	40.10'
L2	N79°58'02"W	2.12'

Curve Table			
Curve	Radius	Delta	Length
C1	599.96'	13°14'31"	138.66'
C2	638.80'	03°25'24"	38.17'
C3	935.37'	03°45'18"	61.30'
C4	1126.28'	03°29'10"	68.53'
C5	2844.93'	02°05'38"	103.97'
C6	17.00'	28°15'51"	8.39'
C7	10.00'	30°03'33"	5.25'

LOT 2  
13.54± AC.

PARCEL MAP 10095  
324 PM 6

PARCEL E  
0.69± AC.

SEE DETAIL "A"

DETAIL "A"  
NOT TO SCALE

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

PLAT RR-6.1

RAIL ROW EAST OF WAKE

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111069\Happing\Plate\PLAT RR-6.dwg



**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

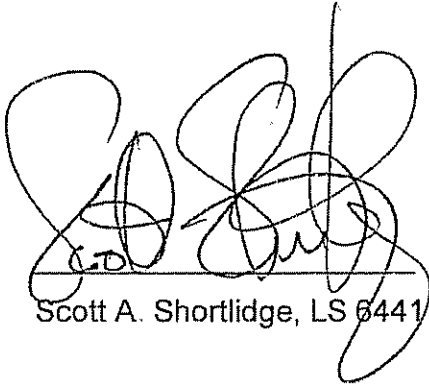
**Commencing** at the southeast corner of Lot 8 as shown upon the above referenced Parcel Map 10095, same corner being on the north line of said Lot 5; Thence along said north line, South  $64^{\circ} 17' 11''$  West – 64.44 feet for the **Point of Beginning** hereof; Thence crossing through Lot 5 for the following two (2) courses: (1) South  $69^{\circ} 22' 11''$  East – 14.23 feet for the beginning of a curve to the right, and (2) in a southerly direction 37.41 feet along the arc of said curve to the right, having a radius of 30.00 feet and through a central angle of  $71^{\circ} 27' 23''$  to a point on the south line of Lot 5; Thence along said south line for the following three (3) courses: (1) South  $68^{\circ} 30' 30''$  West – 135.13 feet to the beginning of a curve to the right, (2) in a southwesterly direction 59.90 feet along the arc of said curve to the right, having a radius of 262.00 feet and through a central angle of  $13^{\circ} 05' 56''$ , and (3) South  $81^{\circ} 36' 26''$  West – 80.22 feet to the most westerly corner of Lot 5; Thence along the north line of Lot 5, North  $64^{\circ} 17' 11''$  East – 255.40 feet to Point of Beginning.

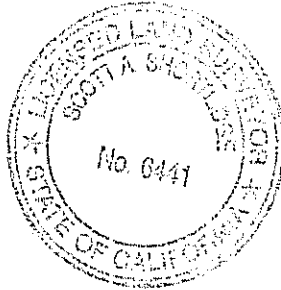
**Containing** 8,058 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-1 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

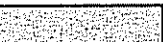
This description and its accompanying plat were prepared by me, or under my direction,  
in February 2016.

  
Scott A. Shortlidge, LS 6441

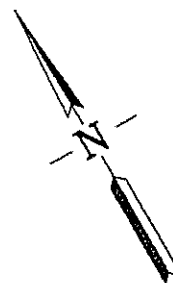


2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
 LEASE LIMITS

0 50 100  
( IN FEET )  
1 inch = 50 ft.



PARCEL MAP 10095  
324 PM 6

P.O.C.

LOT 5  
10.69± AC.

P.O.B.

LOT 8  
9.56± AC.

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6



7-8-16

N64°17'11"E  
235.40'  
80.22'  
S81°36'26"W

BURMA ROAD

LEASE AREA  
8,058± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

Line Table		
Line	Bearing	Distance
L1	N64°17'11"E	64.44'
L2	N69°22'11"W	14.23'

Curve Table			
Curve	Radius	Delta	Length
C1	30.00'	71°27'23"	37.41'
C2	262.00'	13°05'56"	59.90'

PLAT SL-1 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111069\Mapping\Plats\PLAT SL-Ldwg

**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069



**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

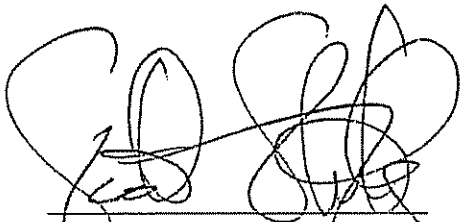
**Commencing** at the southeast corner of Lot 8 as shown upon the above referenced Parcel Map 10095, same corner being on the north line of said Lot 5; Thence along said north line, North 64° 17' 11" East – 2.89 feet for the **Point of Beginning** hereof; Thence continuing along said north line, North 64° 17' 11" East – 18.02 feet for the beginning of a curve to the left, from which point the center bears North 59° 17' 11" East; Thence crossing through Lot 5 for the following five (5) courses: (1) in a southeasterly direction 49.01 feet along the arc of said curve to the left, having a radius of 35.00 feet and through a central angle of 80° 13' 57", (2) North 69° 03' 14" East – 18.71 feet for the beginning of a curve to the right, (3) in a southeasterly direction 35.64 feet along the arc of said curve to the right having a radius of 40.00 feet and through the central angle of 51° 02' 45", (4) South 60° 24' 41" East – 1.89 feet for the beginning of a curve to the right, and (5) in a southerly direction 7.21 feet along the arc of said curve to the right, having a radius of 5.00 feet and through the central angle of 82° 37' 56" to a point on the curving south line of Lot 5, from which point the center bears South 14° 18' 56" East; Thence along said south line for the following two (2) courses: (1) in a southwesterly direction 42.96 feet along the arc of said curve to the left, having a radius of 343.00 feet and through the central angle of 07° 10' 34", and (2) South 68° 30' 30" West – 50.70 feet for the beginning of a curve to the right, from which point the center bears North 28° 43' 00" East; Thence crossing through Lot 5 for the following two (2) courses: (1) in a northwesterly direction 44.54 feet along the arc of said curve to the right, having a radius of 50.00 feet and through a central angle of 51° 02' 34", and (2) North 10° 15' 23" West – 7.14 feet to the **Point of Beginning**.

**Containing** 2,754 square feet (0.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-2 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**


This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
 LEASE LIMITS

# NOTE

BEARINGS AND DISTANCES ARE BASED ON RECORD OF SURVEY NO. 990. ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000705.

**LEASE AREA**  
**2,754± SQ. FT.**  
**(0.1± AC)**  
**(MEASURED IN GROUND DISTANCES)**

PARCEL 8  
STATE OF CALIFORNIA  
2010-076637

LOT 5  
10.69± AC.

LOT 8  
9.56± AC.

PARCEL MAP 10095  
324 PM 6

P.O.C.

P.O.B.

PARCEL B

LOT 7  
44.65± AC.

PARCEL MAP 10095  
324 PM 6

BURMA ROAD

N28°43'00"E(R)

N59°17'11"E(R)

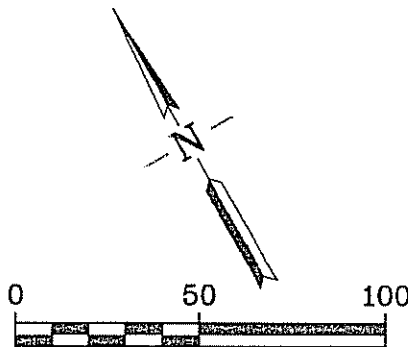
S67°46'45"E(R)  
R=5.00  
S14°48'56"E(R)  
R=343.00

## Line Table

Line	Bearing	Distance
L1	N64°17'11"E	2.89'
L2	N64°17'11"E	18.02'
L3	N69°03'14"E	18.71'
L4	S60°24'41"E	1.89'
L5	N10°15'23"W	7.14'

## Curve Table

Curve	Radius	Delta	Length
C1	35.00'	80°13'57"	49.01'
C2	40.00'	51°02'44"	35.64'
C3	5.00'	82°37'56"	7.21'
C4	343.00'	07°10'34"	42.96'
C5	50.00'	51°02'33"	44.54'



( IN FEET )  
1 inch = 50 ft.

PLAT SL-2 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

G:\Job2011\111069\Happing\Plats\PLAT SL-2.dwg

**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of Lot 5 as shown upon Parcel Map 10095 filed August 13, 2013, in Book 324 of Parcel Maps at Pages 6 thru 15 Official Records of said County, and being more particularly described as follows:

**Beginning** at a north corner of Lot 5, same corner being at the eastern terminus of the course labeled North 71° 46' 34" East – 111.45 feet, and being at the beginning of a curve to the right, from which point the center bears South 59° 17' 11" West; Thence with the north line of Lot 5 in a southeasterly direction 227.32 feet along the arc of said curve to the right, having a radius of 1457.00 feet and through the central angle of 08° 56' 21", Thence across Lot 5, South 68° 30' 30" West - 84.69 feet to a point on the curving south line of Lot 5, being a curve to the left from which point the center bears South 19° 34' 27" West; Thence along said south line for the following two (2) courses: (1) in a northwesterly direction 25.52 feet along the arc of said curve to the left, having a radius of 347.50 feet and through the central angle of 04° 12' 27" to the point of compound curvature, and (2) in a northwesterly direction 22.36 feet along the arc of said curve to the left, having a radius of 272.00 feet and through the central angle of 04° 42' 34"; Thence crossing through Lot 5 for the following three (3) courses: (1) North 04° 38' 17" East - 15.51 feet hereafter referred to as **POINT "A"**, (2) North 85° 15' 07" West - 34.98 feet; and (3) South 04° 48' 17" West - 14.15 feet to a point on the curving south line of Lot 5, being a curve to the left from which point the center bears South 03° 16' 09" West; Thence along said south line for the following three (3) courses: (1) in a northwesterly direction 43.34 feet along the arc of said curve to the left, having a radius of 272 feet and through a central angle of 09° 07' 42" to the point of reverse curvature from which point the center bears North 05° 51' 33" West, (2) in a southwesterly direction 11.74 feet along the arc of said curve to the right, having a radius of 258.00 feet and through a central angle of 02° 36' 25" to the point of reverse curvature, from which the center bears South 03° 15' 09" East, and (3) in a southwesterly direction 24.10 feet along the arc of said curve to the left, having a radius of 343.00 feet and

through a central angle of 04° 01' 34" for the point of reverse curvature, from which point the center bears North 06° 01' 18" East; Thence crossing through Lot 5 for the following four (4) courses: (1) in a northwesterly direction 39.88 feet along the arc of the curve to the right, having a radius of 95.00 feet and through a central angle of 24° 03' 14" for the point of reverse curvature, (2) in a northwesterly direction 49.00 feet along the arc of said reverse curve to the left, having a radius of 55.00 feet and through a central angle of 51° 02' 45", (3) South 69° 03' 14" West – 18.70 feet for the beginning of a curve to the right, and (4) in a northwesterly direction 26.69 feet along the arc of said curve to the right, having a radius of 20.00 feet and through a central angle of 76° 27' 33" to a point on the north line of Parcel 56444; Thence along said north line for the following two (2) courses: (1) North 64° 17' 11" East – 41.76 feet, and (2) North 71° 46' 34" East – 111.45 feet to the **Point of Beginning**.

**Excepting Therefrom:** A portion of said Lot 5 being more particularly described as follows:

**Beginning** at aforesaid **POINT "A"** referenced above, Thence across Lot 5, North 79° 32' 13" West – 30.13 feet for the Point of Beginning hereof; Thence continuing crossing through Lot 5 for the following four (4) courses: (1) North 85° 11' 43" west – 14.67 feet, (2) North 04° 48' 17" East – 6.50 feet, (3) South 85° 11' 43" East – 14.67, and (4) South 04° 48' 17" West – 6.50 feet to the **Point of Beginning**.

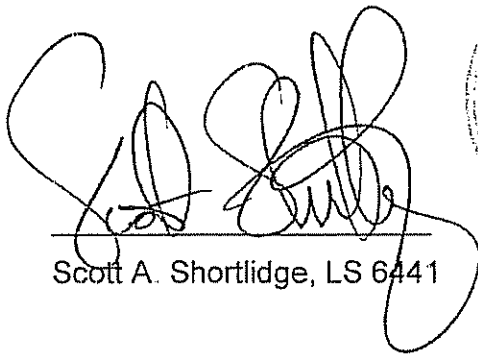
**Containing** 14,547 square feet (0.3 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-3 Sliver WGW Lease Remnant), attached and hereby made part of the land description.

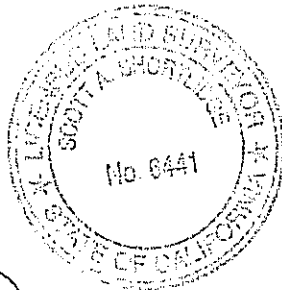
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys,

Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B.

POINT OF BEGINNING

LEASE LIMITS

**LEASE AREA**  
**14,547± SQ. FT.**  
**(0.3± AC)**  
**(MEASURED IN**  
**GROUND DISTANCES)**

PARCEL 8  
 STATE OF CALIFORNIA  
 2010-076637

WEST GRAND AVENUE  
 STATE OF CALIFORNIA  
 2002-072863

P.O.B.

POINT "A"

LOT 5  
 10.69± AC.

C1  
 C2  
 C3  
 S19°34'27"W(R)  
 N15°22'00"E(R)  
 N10°39'26"E(R)

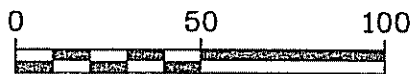
L6  
 L8  
 L2  
 L4  
 C4  
 N05°51'33"W(R)  
 S03°15'09"E(R)

PARCEL B

LOT 7  
 44.65± AC.

PARCEL MAP 10095  
 324 PM 6

BURMA ROAD



( IN FEET )  
 1 inch = 50 ft.

## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
 RECORD OF SURVEY NO. 990. ALL  
 DISTANCES SHOWN OR DERIVED FROM THIS  
 DRAWING ARE GRID. TO OBTAIN GROUND  
 LEVEL DISTANCES MULTIPLY BY 1.0000705.

SHEET 1 OF 2

PLAT SL-3 SLIVER  
 WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
 1"=50'

DATE:  
 2-8-2016

JOB NO.:  
 111069

Line Table		
Line	Bearing	Distance
L1	N04°38'17"E	15.51'
L2	N85°15'07"W	34.98'
L3	N04°48'17"E	14.15'
L4	N69°03'14"E	18.70'
L5	N64°17'11"E	41.76'
L6	N85°11'43"W	14.67'
L7	N04°48'17"E	6.50'
L8	S79°32'13"E	30.13'

Curve Table			
Curve	Radius	Delta	Length
C1	1457.00'	8°56'21"	227.32'
C2	347.50'	4°12'27"	25.52'
C3	272.00'	4°42'34"	22.36'
C4	272.00'	9°07'42"	43.34'
C5	258.00'	2°36'25"	11.74'
C6	343.00'	4°01'34"	24.10'
C7	95.00'	24°03'14"	39.88'
C8	55.00'	51°02'45"	49.00'
C9	20.00'	76°27'33"	26.69'

SHEET 2 OF 2

G:\Job2011\111069\Maping\Plats\PLAT SL-3.dwg

PLAT SL-3 SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

**RJA**

**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069



**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the northwest corner of said Parcel 56444; Thence along the north line of Parcel 56444 for the following two (2) courses: (1) North 71° 46' 34" East - 328.35 feet and (2) North 72° 19' 59" East - 141.52 feet for the beginning of a curve to the right, from which point the center bears South 39° 23' 32" West; Thence crossing through Parcel 56444 for the following Six (6) courses: (1) in a southeasterly direction 39.66 feet along the arc of said curve to the right, having a radius of 180.00 feet and through a central angle of 12° 37' 25", (2) South 37° 59' 03" East - 86.00 feet for the beginning of a curve to the left, (3) in a southeasterly direction 52.25 feet along the arc of said curve to the left, having a radius of 65.00 feet and through a central angle of 46° 03' 41", (4) South 80° 43' 54" West - 207.63 feet for the beginning of a curve to the left, (5) in a southwesterly direction 126.66 feet along the arc of said curve to the left, having a radius of 593.69 feet and through the central angle of 12° 13' 24", and (6) South 68° 30' 30" West - 25.57 feet to a point on the curving west line of Parcel 56444, being a curve to the left from which the center bears South 17° 34' 01" West; Thence with said west line in a northwesterly direction 227.32 feet along the arc of said curve to the left, having a radius of 1457.00 feet and through the central angle of 08° 56' 21" to the **Point of Beginning**.

**Containing** 49,578 square feet (1.1 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-4 Under Freeway Sliver WGW Lease Remnant), attached and hereby made part of the land description.

Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
Scott A. Shortlidge, LS 6441



2-2-2016  
Date

# LEGEND

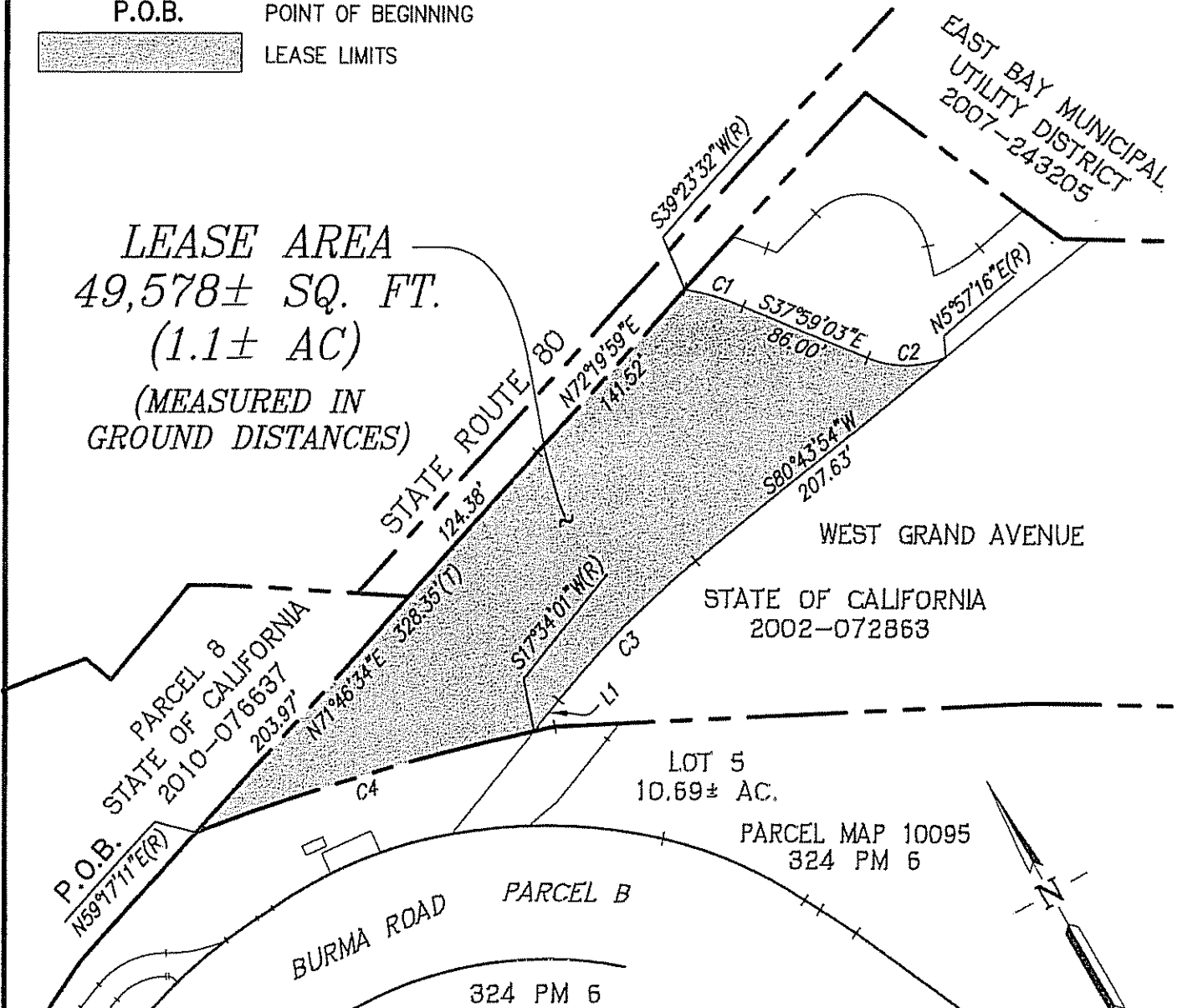
P.O.B.

POINT OF BEGINNING



LEASE LIMITS

LEASE AREA  
49,578± SQ. FT.  
(1.1± AC)  
(MEASURED IN  
GROUND DISTANCES)



## NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.



( IN FEET )  
1 inch = 100 ft.

SHEET 1 OF 2

PLAT SL-4  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA



**RUGGERI-JENSEN-AZAR**

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=100'

DATE:  
2-8-2016

JOB NO.:  
111069

G:\Job2011\111069\Maping\Plats\PLAT SL-4.dwg

Line Table		
Line	Bearing	Distance
L1	S68°30'30"W	25.57'

Curve Table			
Curve	Radius	Delta	Length
C1	180.00'	12°37'25"	39.66'
C2	65.00'	46°03'41"	52.25'
C3	593.69'	12°13'24"	126.66'
C4	1457.00'	8°56'22"	227.33'

SHEET 2 OF 2

PLAT SL-4  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA



**RUGGERI-JENSEN-AZAR**

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SCALE:  
1"=100'

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111069

**Land Description** of a parcel of land situate in the City of Oakland, County of Alameda, State of California, and being a portion of that certain parcel described as Parcel 56444 (West Grand Avenue) in a Quitclaim Deed recorded on February 13, 2002 under document no. 2002-072863 in the Official Records of said County, and being more particularly described as follows:

**Beginning** at the northeast corner of said Parcel 56444; Thence along the East line of Parcel 56444, South 23° 57' 49" East - 127.55 feet for the beginning of a curve to the left, from which point the center bears South 09° 52' 04" East; Thence crossing through Parcel 56444 for the following seven (7) courses: (1) in a westerly direction 37.56 feet along the arc of said curve to the left, having a radius of 1297.80 feet and through a central angle of 01° 39' 30" for the point of reverse curvature, (2) in a westerly direction 35.22 feet along the arc of said curve to the right, having a radius of 95.00 feet and through the central angle of 21° 14' 28", (3) North 17° 22' 45" East - 19.41 feet for the beginning of a curve to the left, (4) in a northwesterly direction 91.28 feet along the arc of said curve to the left, having a radius of 42.50 feet and through the central angle of 123° 03' 16", (5) South 74° 19' 29" West - 35.32 feet, (6) North 37° 59' 03" West - 7.09 feet for the beginning of a curve to the left, and (7) in a northwesterly direction 23.41 feet along the arc of said curve to the left, having a radius of 220.00 feet and through a central angle of 06° 05' 48" to a point on the north line of Parcel 56444; Thence along said north line, North 72° 19' 59" East - 126.11 feet to the **Point of Beginning**.

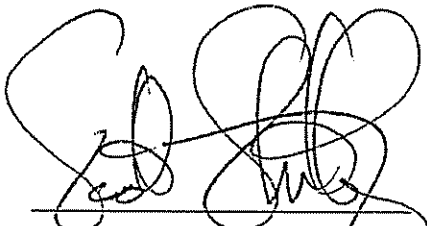
**Containing** 8,639 square feet (0.2 acres), more or less, measured in ground distances, as depicted on the Plat labeled (Exhibit "B" Plat SL-5 Under Freeway Sliver WGW Lease Remnant), attached and hereby made part of the land description.

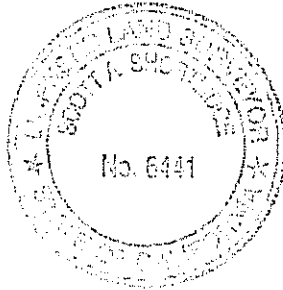
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys,

Pages 50-60, Official Records of the said County of Alameda. To obtain ground level distances, multiply distances called for herein by 1.0000705.

**End of Description**

This description and its accompanying plat were prepared by me, or under my direction, in February 2016.

  
\_\_\_\_\_  
Scott A. Shortlidge, LS 6441



2-8-2016  
Date

# LEGEND

P.O.B.

POINT OF BEGINNING

LEASE LIMITS

# NOTE

BEARINGS AND DISTANCES ARE BASED ON  
RECORD OF SURVEY NO. 990. ALL  
DISTANCES SHOWN OR DERIVED FROM THIS  
DRAWING ARE GRID. TO OBTAIN GROUND  
LEVEL DISTANCES MULTIPLY BY 1.0000705.

LEASE AREA  
8,639± SQ. FT.  
(0.2± AC)  
(MEASURED IN  
GROUND DISTANCES)

STATE ROUTE 80

EAST BAY MUNICIPAL  
UTILITY DISTRICT  
2007-243205

P.O.B.

S23°57'49"E 127.55'  
N09°52'04"W(R)  
S11°31'34"E(R)

C4  
L3  
S45°55'09"W(R)

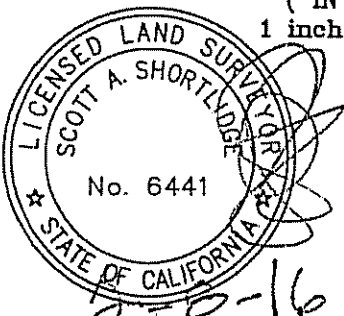
C3  
L2  
S15°40'31"E(R)

WEST GRAND AVENUE

STATE OF CALIFORNIA  
2002-072863



( IN FEET )  
1 inch = 50 ft.



Line Table		
Line	Bearing	Distance
L1	N17°22'45"E	19.41'
L2	N74°19'29"E	35.32'
L3	N37°59'03"W	7.09'

Curve Table			
Curve	Radius	Delta	Length
C1	1297.80'	1°39'30"	37.56'
C2	95.00'	21°14'28"	35.22'
C3	42.50'	123°03'16"	91.28'
C4	220.00'	6°05'48"	23.41'

PLAT SL-5  
UNDER FREEWAY SLIVER  
WGW LEASE REMNANT

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA



**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=50'

DATE:  
2-8-2016

JOB NO.:  
111069