
CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION ACCEPTING TWO IRREVOCABLE OFFERS OF DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES FOR AREAS OF LAND IN AND ADJACENT TO THE OAK KNOLL PROJECT PROPERTY AT 8750 MOUNTAIN BOULEVARD (TRACT 8320) TO FACILITATE THE PROJECT'S CIRCULATION AND ACCESS PER THE PROJECT'S CONDITIONS OF APPROVAL; AND MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

WHEREAS, the City of Oakland, a municipal corporation (City), owns an approximately 5.4 acre parcel of vacant real property located on portions of Barcelona Street and St. Andrews Road, commonly known as the "Barcelona Parcel," which is further described in **Exhibit A** to this resolution and incorporated by reference herein; and

WHEREAS, the Barcelona Parcel is identified by the Alameda County Assessor as Assessor Parcel Number (APN) 046-6870-02; and

WHEREAS, the City recorded an Irrevocable Offer of Dedication for Public Street and Utility Purposes on July 01, 2022, by the Alameda County Recorder as Instrument No. 2022121815 to offer for public street and utility purposes a portion of the Barcelona Parcel further delineated in **Exhibit B** attached to this resolution and incorporated by reference herein; and

WHEREAS, Oak Knoll Venture Acquisition, L.L.C. (OKVA) owns certain real property at 8750 Mountain Boulevard (contemplated to be Tract 8320), hereinafter referred to as, the "Oak Knoll Property", which is identified by the Alameda County Assessor as APN 043A467500323; and

WHEREAS, OKVA caused to be recorded an Irrevocable Offer of Dedication for Public Street and Utility Purposes on July 01, 2022, by the Alameda County Recorder as Instrument No. 2022121814 to offer for public street and utility purposes a portion of Tract 8230 further delineated in **Exhibit C** attached to this resolution and incorporated by reference herein; and

WHEREAS, California Government Code Section 7050 (Dedication of Real Property for Public Purposes) provides that owners of property may dedicate real property for any public purpose, including for public street and utility purposes, and the City Council may accept an offer by adopting a resolution or ordinance or reject an offer by summary vacation (Streets and Highways Code Section 8300); and now, therefore be it

RESOLVED: That pursuant to California Government Code Section 7050, the Irrevocable Offer of Dedications as described and delineated in **Exhibits B and C**, attached hereto and incorporated by reference herein, for public street and utility purposes located on: (1) a portion of the Barcelona Parcel and (2) a portion of the Oak Knoll Property are hereby accepted by the City Council for public street and utility purposes; and be it

FURTHER RESOLVED: That the City finds that this action is exempt under the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (existing facilities) and 15332 (infill projects) since accepting the offer of dedication would lead to minor alternation of existing facilities and minor changes to a fully entitled project.

FURTHER RESOLVED: That the City Engineer is hereby authorized to file a certified copy of the resolution along with a copy of the Irrevocable Offers of Dedication with the Alameda County Clerk-Recorder for recordation.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

Exhibit A: Legal Description For Barcelona Parcel

Exhibit B: Irrevocable Offer of Dedication for Public Street and Utility Purposes (Barcelona Parcel)

Exhibit C: Irrevocable Offer of Dedication for Public Street and Utility Purposes (OKVA Parcel)

EXHIBIT A

Legal Description For Barcelona Parcel

EXHIBIT "A"
Legal Description

CITY PROPERTY
OAKLAND, CA

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Being a portion Parcel A of Parcel Map 8730, filed for record on October 3, 2005 in Book 284 of Maps at Pages 63-65, inclusive, records of Alameda County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel A, said corner also being the westerly corner of that certain Barcelona Street dedication parcel containing 0.1898 acres, as said Barcelona Street dedication parcel is shown on said Parcel Map 8730 (284 M 63);

Thence along the southwesterly line of said Parcel A (284 M 63) North 31°00'27" West, 654.94 feet to the northwesterly line of said Parcel A (284 M 63);

Thence along said northwesterly line North 58°58'58" East, 159.05 feet to the northeasterly line of said Parcel A (284 M 63);

Thence along said northeasterly line South 31°15'30" East, 216.99 feet;

Thence South 31°00'27" East, 158.23 feet to the northwesterly line of said Parcel A (284 M 63);

Thence along said northwesterly line North 38°04'39" East, 178.56 feet to a point on the southerly line of the 13' Road Reserve, as said 13' Road Reserve shown upon that certain map entitled "Map of Subdivision, Sequoyah Hills, Oakland - California", filed for record on April 3, 1914 in Book 28 of Maps at Pages 63 and 64, records of Alameda County, said point also being the beginning of non-tangent curve, concave to the northeast, having a radius of 247.00 feet, from a radial line that bears South 38°04'39" West;

Thence southeasterly along said southerly line and along said non-tangent curve, through a central angle of 33°28'20", for an arc length of 144.30 feet;

Thence continuing along said southerly line South 85°23'42" East, 191.30 feet to the easterly line of said Parcel A (284 M 63);

Thence along said easterly line South 04°39'34" West, 166.68 feet to the southeasterly line of said Parcel A (284 M 63);

Thence along said southeasterly line South 61°54'53" West, 312.46 feet;

Thence South 58°59'54" West, 159.97 feet to the **POINT OF BEGINNING**.

Containing an area of 4.714 acres, more or less.


A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "A-1".

Basis of Bearings:

The North American Datum of 1983 (NAD 83) CCS83, California Zone 3. The coordinates were determined by holding the NAD 83, CCS83 (Epoch 2002.75) State Plane Coordinate values of NGS control points AA3814 and DG6882.

Distances shown are based on NAD83, California Zone 3. To convert to ground distances, multiply distances shown by 1.000070754.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

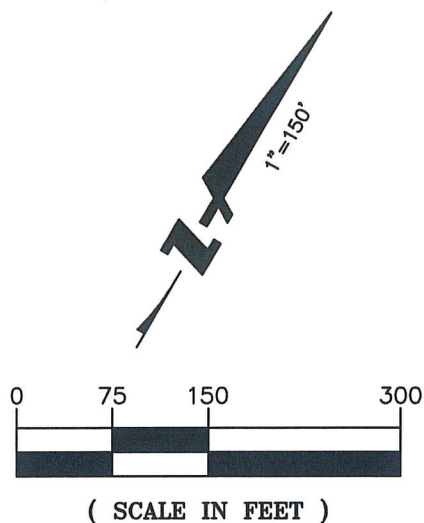


John Koroyan
P.L.S. No. 8883

SEPT. 3, 2019

Date





OAK KNOLL
ACQUISITIONS, LLC
PARCEL J
DOC. 2014117035

POINT OF BEGINNING

SEQUOYAH ROAD

OAK KNOLL
ACQUISITIONS, LLC
PARCEL 3
DOC. 2014117035

159.05'
N58°58'58"E

N31°00'27"W
654.94'

158.23'
S31°00'27"E

216.99'
S31°15'30"E

SEQUOYAH HILLS SUBDIVISION
28 M 63

N38°04'39"E
178.56'

S38°04'39"W(R)

13' ROAD RESERVE
PER 28 M 63

R=247.00'
Δ=33°28'20"
L=144.30'

CITY PROPERTY
4.714 ACRES±

PARCEL A
PM 8730
284 PM 63

S85°23'42"E
191.30'

186.68'
S04°39'34"W

159.97'
S58°59'54"W

312.46'
S61°54'53"W

FAIRWAY ESTATES
18 M 59

SEQUOYAH HILLS
SUBDIVISION
28 M 63

EXHIBIT "A-1"

\\BKF-SJ\VOL4\SUR05\056154\DWG\PLATS\TCE_RWE\PLAT_TCE.DWG

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PLOTTED BY: barm



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Subject **CITY PROPERTY**
PARCEL A, PARCEL MAP 8730, 284 PM 63
Job No. 20056154 OAKLAND, CA
By MDB Date 09-03-19 Chkd. BHS
SHEET 1 OF 1

EXHIBIT B

Irrevocable Offer of Dedication for Public Street and Utility Purposes (Barcelona Parcel)

CONFORMED COPY - has not been compared with Original.
2022121815 07/01/2022 02:56 PM 9 PGS



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$0.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Oakland
Department of Public Works
250 Frank Ogawa Plaza
Oakland, California 94612
Attn: City Engineer

ASSESSOR'S PARCEL NO.: _____

ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) pursuant to R&T Code 11922 that no tax is due upon recordation of this Irrevocable Offer of Dedication for Public Utility Purposes based on consideration paid less than \$100.

Exempt from recording fees pursuant to California Government Code Section 27383.

County Transfer tax is \$0.00

City transfer tax is \$0.00

**IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STREET AND UTILITY PURPOSES
(Oak Knoll Redevelopment Project)**


THE CITY OF OAKLAND, a municipal corporation (the "City"), owns certain real property located in the City of Oakland, County of Alameda, State of California and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City does hereby irrevocably offer to dedicate to itself on behalf of the public, pursuant to California Government Code Section 7050, for public street and utility purposes, and incidents thereto, through, over, under, across, and upon a portion of the Property more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Public Street and Utility Area").


Dated: July 1st, 2022

OWNER:

THE CITY OF OAKLAND,
a municipal corporation

By: 
Edward D. Reiskin
City Administrator

Approved as to Form and Legality:

By: 
Brian P. Mulry
Supervising Deputy City Attorney

ACKNOWLEDGMENT

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 July 1, 2022 before me, Winnie Woo, Notary Public
(insert name and title of the officer)

personally appeared Edward D. Reiskin,
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 (Seal)

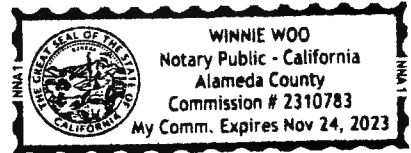


Exhibit A
Legal Description of Property

[See attached.]



September 3, 2019
BKF No. 20056154
Page 1 of 2

EXHIBIT "A"
Legal Description

CITY PROPERTY
OAKLAND, CA

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Being a portion Parcel A of Parcel Map 8730, filed for record on October 3, 2005 in Book 284 of Maps at Pages 63-65, inclusive, records of Alameda County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel A, said corner also being the westerly corner of that certain Barcelona Street dedication parcel containing 0.1898 acres, as said Barcelona Street dedication parcel is shown on said Parcel Map 8730 (284 M 63);

Thence along the southwesterly line of said Parcel A (284 M 63) North 31°00'27" West, 654.94 feet to the northwesterly line of said Parcel A (284 M 63);

Thence along said northwesterly line North 58°58'58" East, 159.05 feet to the northeasterly line of said Parcel A (284 M 63);

Thence along said northeasterly line South 31°15'30" East, 216.99 feet;

Thence South 31°00'27" East, 158.23 feet to the northwesterly line of said Parcel A (284 M 63);

Thence along said northwesterly line North 38°04'39" East, 178.56 feet to a point on the southerly line of the 13' Road Reserve, as said 13' Road Reserve shown upon that certain map entitled "Map of Subdivision, Sequoyah Hills, Oakland - California", filed for record on April 3, 1914 in Book 28 of Maps at Pages 63 and 64, records of Alameda County, said point also being the beginning of non-tangent curve, concave to the northeast, having a radius of 247.00 feet, from a radial line that bears South 38°04'39" West;

Thence southeasterly along said southerly line and along said non-tangent curve, through a central angle of 33°28'20", for an arc length of 144.30 feet;

Thence continuing along said southerly line South 85°23'42" East, 191.30 feet to the easterly line of said Parcel A (284 M 63);

Thence along said easterly line South 04°39'34" West, 166.68 feet to the southeasterly line of said Parcel A (284 M 63);

Thence along said southeasterly line South 61°54'53" West, 312.46 feet;

Thence South 58°59'54" West, 159.97 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"
CITY PROPERTY
Page 2 of 2

Containing an area of 4.714 acres, more or less.

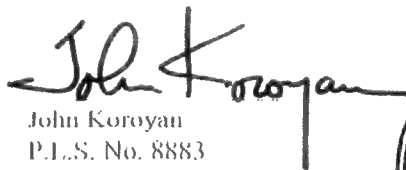
A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "A-1".

Basis of Bearings:

The North American Datum of 1983 (NAD 83) CCS83, California Zone 3. The coordinates were determined by holding the NAD 83, CCS83 (Epoch 2002.75) State Plane Coordinate values of NGS control points AA3814 and DG6882.

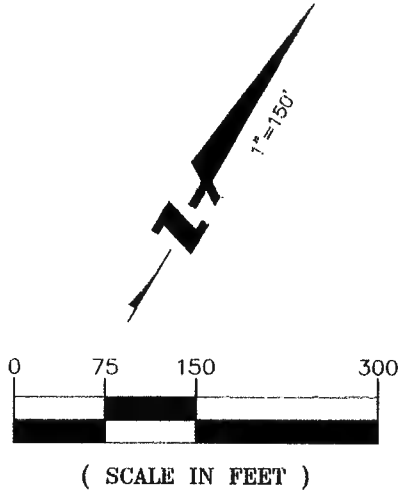
Distances shown are based on NAD83, California Zone 3. To convert to ground distances, multiply distances shown by 1.000070754.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.


John Koroyan
P.L.S. No. 8883

SEPT. 3, 2019
Date





OAK KNOLL
ACQUISITIONS, LLC
PARCEL J
DOC. 2014117035

POINT OF BEGINNING

SEQUOYAH ROAD

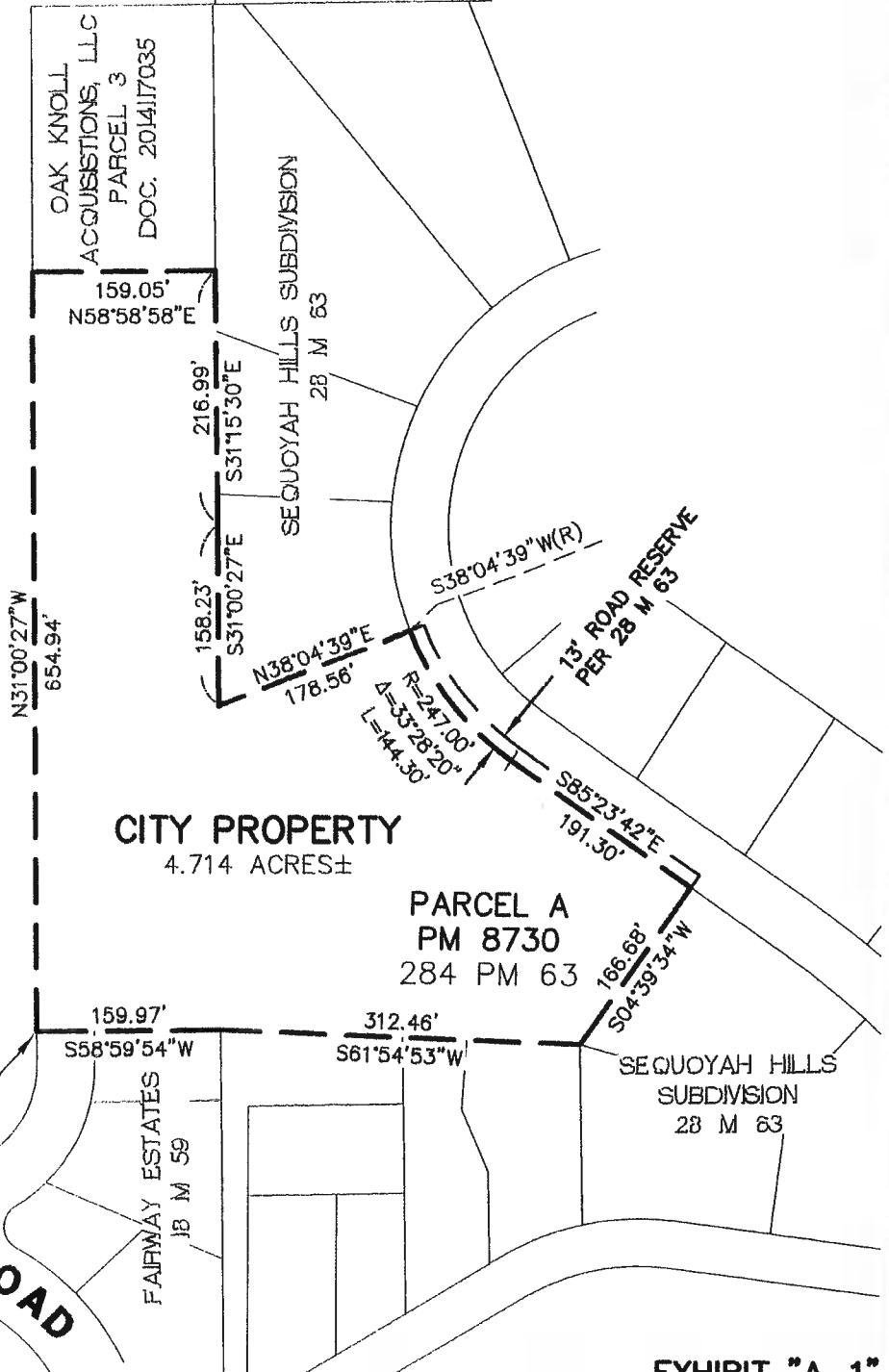


EXHIBIT "A-1"

\\BKF-SJ\VOL4\SUR05\056154\DWG\PLATS\TCE_RWE\PLAT_TCE.DWG

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PLOTTED BY: BDR

BKF
ENGINEERS . SURVEYORS . PLANNERS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Subject **CITY PROPERTY**
PARCEL A, PARCEL MAP 8730, 284 PM 63
Job No. 20056154 OAKLAND, CA
By MDB Date 09-03-19 Chkd. BHS
SHEET 1 OF 1

Exhibit B
Legal Description and Plat of Area Dedicated for Public Street and Utility Purposes

[See attached.]



May 7, 2022
 BKF No. 20056154
 Page 1 of 1

EXHIBIT "B"
 Legal Description

OAK KNOLL – TRACT 8320, BARCELONA STREET
 OAKLAND, CA

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Being a portion Parcel A of Parcel Map 8730, filed for record on October 3, 2005 in Book 284 of Maps at Pages 63-65, inclusive, records of Alameda County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel A, said corner also being the westerly corner of that certain Barcelona Street dedication parcel containing 0.1898 acres, as said Barcelona Street dedication parcel is shown on said Parcel Map 8730 (284 M 63);

Thence along the southwesterly line of said Parcel A (284 M 63) North 31°00'27" West, 654.94 feet to the northwesterly line of said Parcel A (284 M 63);

Thence along said northwesterly line North 58°58'58" East, 41.18 feet to the southwesterly line of Parcel L of Tract 8320;

Thence along the prolongation of said southwesterly line of Parcel L South 32°02'52" East, 655.06 feet to the southeasterly line of said Parcel A (284 M 63);

Thence along said southeasterly line South 58°59'54" West, 53.07 feet to the **POINT OF BEGINNING**.

Containing an area of 0.709 acres, more or less.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

BKF Engineers

Benjamin H. Santos
 P.L.S. No. 9251

6/14/2022

Date



Basis of Bearings:

The North American Datum of 1983 (NAD 83) CCS83, California Zone 3. The coordinates were determined by holding the NAD 83, CCS83 (Epoch 2002.75) State Plane Coordinate values of NGS control points AA3814 and DG6882.

Distances described are based on NAD83, California Zone 3. To convert to ground distances, multiply distances shown by 1.000070754.

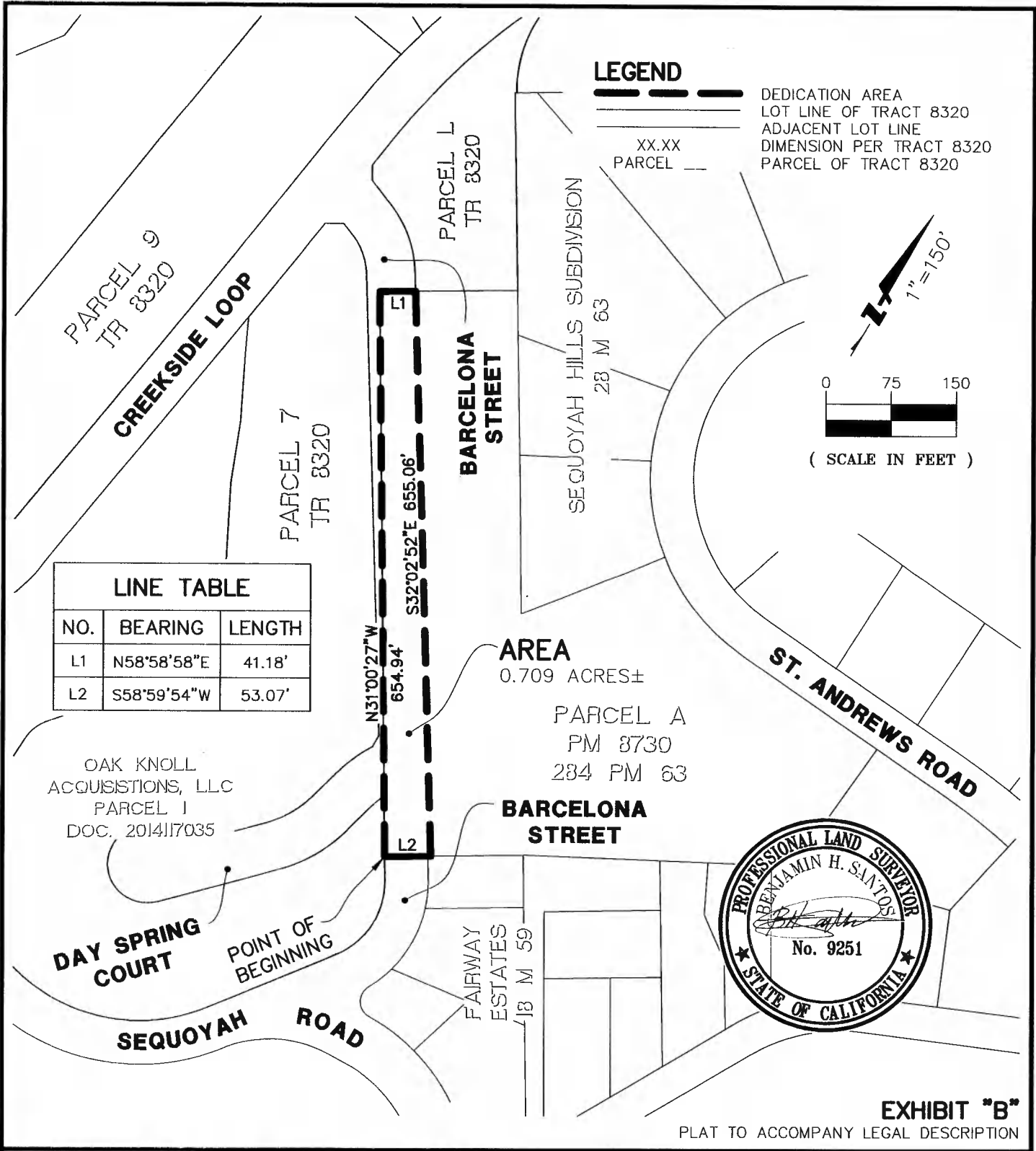


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

K:\SURV\05\066154\Draw\Plat\A\DEDI\CAT\ON\OK\DEDI_BARCELONA_PLAT.dwg
 05-07-22
 VERT
 DRAWING NAME:
 PLOT TIME:
 PLOTTED BY:



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Subject **DEDICATION**
OAK KNOLL - TRACT 8320, BARCELONA ST
 Job No. 20056154 OAKLAND, CA
 By RDV Date 05/07/22 Chkd.BHS
 SHEET 1 OF 1

EXHIBIT C

Irrevocable Offer of Dedication for Public Street and Utility Purposes (OKVA Parcel)

CONFORMED COPY - has not been compared with Original.

2022121814 07/01/2022 02:56 PM 13 PGS

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:City of Oakland
Department of Public Works
250 Frank Ogawa Plaza
Oakland, California 94612
Attn: City EngineerOFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$0.00

ASSESSOR'S PARCEL NO.: _____

ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) pursuant to R&T Code 11922 that no tax is due upon recordation of this Irrevocable Offer of Dedication for Public Utility Purposes based on consideration paid less than \$100.

Exempt from recording fees pursuant to California Government Code Section 27383.

County Transfer tax is \$0.00

City transfer tax is \$0.00

**IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STREET AND UTILITY PURPOSES
(Oak Knoll Redevelopment Project)**

OAK KNOLL VENTURE ACQUISITION, L.L.C. ("OKVA") owns certain real property located in the City of Oakland, County of Alameda, State of California and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Oak Knoll Property**").

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the OKVA LLC does hereby irrevocably offer to dedicate to itself on behalf of the public, pursuant to California Government Code Section 7050, for public street and utility purposes, and incidents thereto, through, over, under, across, and upon a portion of the Property more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "**Public Street and Utility Area**").

Dated: June 30th, 2022

OWNER:

OAK KNOLL VENTURE ACQUISITION LLC,
a limited liability companyBy: Its: Dale Strickland, Authorized Signatory

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

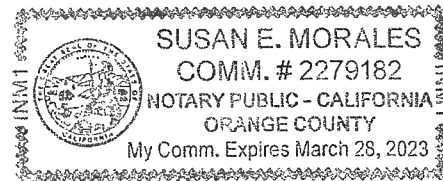
On June 30, 2022 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer)

personally appeared Dale Strickland,
 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.

Susan E. Morales
 Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Oak Knoll Venture Acquisition LLC
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 6/30/22

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other Authorized Signatory

Exhibit A
Legal Description of Property

[See attached.]

Legal Description
Oak Knoll Tract

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Being a portion of Parcel 1 of that certain quitclaim deed from the United States of America, acting by and through the Department of the Navy to SunCal Oak Knoll, LLC, a Delaware limited liability company, recorded March 30, 2006 under Recorder's Series No. 2006-123016, and all of Parcel D, Parcel Map 2783, filed September 12, 1979, Book 113 of Parcel Maps, Page 3, Official Records of Alameda County, more particularly described as follows:

BEGINNING at the most westerly corner of said Parcel 1 (Series No. 2006-123016), also being a point on the northeasterly line of Mountain Boulevard;

Thence North $59^{\circ}41'25''$ East, 1,869.01 feet;

Thence North $59^{\circ}40'59''$ East, 658.56 feet;

Thence South $13^{\circ}43'14''$ West, 69.55 feet;

Thence continuing Southerly along said course, South $13^{\circ}43'14''$ West, 0.11 feet;

Thence continuing Southerly along said course, South $13^{\circ}43'14''$ West, 182.66 feet;

Thence North $59^{\circ}40'59''$ East, 240.00 feet;

Thence North $13^{\circ}43'14''$ East, 252.32 feet;

Thence North $59^{\circ}40'59''$ East, 337.86 feet;

Thence South $64^{\circ}09'34''$ East, 531.94 feet;

Thence South $34^{\circ}53'14''$ West, 160.90 feet;

Thence South $73^{\circ}22'52''$ East, 82.69 feet to the beginning of a curve to the right, having a radius of 150.00 feet;

Thence along said curve, through a central angle of $27^{\circ}09'49''$, for an arc length of 71.11 feet;

Thence South $46^{\circ}13'03''$ East, 128.99 feet;

Thence South $38^{\circ}45'13''$ East, 130.97 feet to the beginning of a curve to the left, having a radius of 300.00 feet;

Thence along said curve, through a central angle of $14^{\circ}33'36''$, for an arc length of 76.24 feet;

Thence South $53^{\circ}18'49''$ East, 78.88 feet;

Thence South $46^{\circ}44'54''$ East, 299.25 feet;

Thence South $40^{\circ}17'41''$ East, 717.29 feet;

Thence South $82^{\circ}48'36''$ East, 288.28 feet;

Thence South $58^{\circ}44'27''$ West, 2,192.59 feet to the beginning of a non-tangent curve, having a radius of 60.00 feet, concave South, from said point a radial line bears South $39^{\circ}17'57''$ West;

Thence Westerly along said curve through a central angle of $70^{\circ}33'39''$, for an arc length of 73.89 feet;

Thence South $58^{\circ}44'18''$ West, 44.48 feet;

Thence North $19^{\circ}32'30''$ West, 308.93 feet;

Thence South $42^{\circ}00'40''$ West, 509.11 feet;

Thence South $47^{\circ}59'20''$ East, 22.00 feet;

Thence South $42^{\circ}00'40''$ West, 93.00 feet;

Thence North $47^{\circ}59'20''$ West, 22.00 feet;

Thence South $42^{\circ}00'40''$ West, 88.77 feet to the beginning of a curve to the left, having a radius of 149.99 feet;

Thence along said curve, through a central angle of $73^{\circ}16'21''$, for an arc length of 191.81 feet;

Thence South $58^{\circ}44'27''$ West, 1.91 feet;

Thence South $31^{\circ}15'06''$ East, 225.60 feet;

Thence South $58^{\circ}58'58''$ West, 159.05 feet;

Thence South $31^{\circ}00'27''$ East, 682.52 feet to the beginning of a curve to the right, having a radius of 90.63 feet;

Thence along said curve, through a central angle of $68^{\circ}15'33''$, for an arc length of 107.97 feet;

Thence South $37^{\circ}15'06''$ West, 161.82 feet to the beginning of a curve to the right, having a radius of 199.99 feet;

Thence along said curve, through a central angle of $68^{\circ}22'08''$, for an arc length of 238.64 feet;

Thence North $74^{\circ}22'45''$ West, 36.53 feet to the beginning of a curve to the left, having a radius of 149.99 feet;

Thence along said curve, through a central angle of $60^{\circ}32'35''$, for an arc length of 158.49 feet;

Thence South $45^{\circ}04'40''$ West, 108.28 feet to the beginning of a curve to the right, having a radius of 199.99 feet;

Thence along said curve, through a central angle of $21^{\circ}36'53''$, for an arc length of 75.45 feet to the beginning of a reverse curve, having a radius of 199.99 feet, from said point a radial line bears South $23^{\circ}18'27''$ East;

Thence Southwesterly along said curve through a central angle of $14^{\circ}31'29''$, for an arc length of 50.70 feet;

Thence South $52^{\circ}10'04''$ West, 51.36 feet to the beginning of a curve to the right, having a radius of 50.00 feet;

Thence along said curve, through a central angle of $107^{\circ}06'14''$, for an arc length of 93.47 feet;

Thence North $20^{\circ}43'42''$ West, 5.41 feet;

Thence continuing Northerly along said course, North $20^{\circ}43'42''$ West, 268.86 feet to the beginning of a curve to the right, having a radius of 1,139.93 feet;

Thence along said curve, through a central angle of $15^{\circ}08'59''$, for an arc length of 301.41 feet;

Thence North $05^{\circ}34'42''$ West, 307.87 feet to the beginning of a curve to the left, having a radius of 1,059.93 feet;

Thence along said curve, through a central angle of $41^{\circ}06'19''$, for an arc length of 760.42 feet;

Thence North $46^{\circ}41'01''$ West, 280.88 feet;

Thence continuing Northwesterly along said course, North $46^{\circ}41'01''$ West, 303.91 feet to the beginning of a curve to the right, having a radius of 1,039.93 feet;

Thence along said curve, through a central angle of $23^{\circ}08'25''$, for an arc length of 420.00 feet;

Thence North $23^{\circ}32'36''$ West, 571.83 feet;

Thence continuing Northwesterly along said course, North $23^{\circ}32'36''$ West, 50.35 feet to the **POINT OF BEGINNING**.

Containing 191.053 acres, more or less.

EXCLUDING therefrom, the following two areas: all of Parcel A, described and shown on that certain quitclaim deed from the United States of America, acting by and through the Department of the Navy to Sea West Coast Guard Federal Credit Union, recorded May 7, 2002 under Recorder's Series No. 2002-202441, and all of Parcel One, described and shown on that certain quitclaim deed from the United States of America, acting by and through the Secretary of Education to the Seneca Residential and Day Treatment Center for Children, recorded January 30, 2002 under Recorder's Series No. 2002-048897, Official Records of Alameda County more particularly described as follows:

PARCEL A (2002-202441):

BEGINNING at the most southerly corner of said Parcel A (Series No. 2002-202441);

Thence North $64^{\circ}52'25''$ West, 94.13 feet;

Thence North $87^{\circ}32'26''$ West, 24.05 feet;

Thence North $62^{\circ}17'04''$ West, 7.08 feet;

Thence North $64^{\circ}19'22''$ West, 72.96 feet;

Thence North $59^{\circ}45'37''$ West, 84.81 feet to the beginning of a curve to the right, having a radius of 157.99 feet;

Thence along said curve, through a central angle of $18^{\circ}58'00''$, for an arc length of 52.30 feet to the beginning of a compound curve, having a radius of 52.99 feet, from said point a radial line bears North $49^{\circ}12'23''$ East;

Thence Northerly along said curve through a central angle of $66^{\circ}47'17''$, for an arc length of 61.77 feet to the beginning of a non-tangent curve, having a radius of 691.15 feet, concave Southeast, from said point a radial line bears South $64^{\circ}00'19''$ East;

Thence Northeasterly along said curve through a central angle of $08^{\circ}11'24''$, for an arc length of 98.79 feet to the beginning of a compound curve, having a radius of 14.00 feet, from said point a radial line bears South $55^{\circ}48'55''$ East;

Thence Easterly along said curve through a central angle of $112^{\circ}11'31''$, for an arc length of 27.41 feet;

Thence South $65^{\circ}26'03''$ East, 25.62 feet;

Thence South $54^{\circ}52'37''$ East, 125.64 feet;

Thence South $58^{\circ}56'49''$ East, 51.20 feet to the beginning of a curve to the left, having a radius of 245.98 feet;

Thence along said curve, through a central angle of $28^{\circ}33'54''$, for an arc length of 122.63 feet;

Thence South $18^{\circ}18'13''$ West, 75.94 feet;

Thence South $22^{\circ}43'50''$ West, 85.18 feet to the POINT OF BEGINNING.

Containing 1.2644 acres, more or less.

PARCEL 1 (2002-048897):

BEGINNING at the northwestern corner of said Parcel One (Series No. 2002-048897), said corner being South $50^{\circ}20'15''$ East, 630.01 feet from the northwestern corner of Oak Knoll, Naval Regional Medical Facility property as shown on the map entitled, "Record of Survey No. R/S 1444" filed August, 1997 in book 21 of Records of Surveys at page 69, Alameda County Records;

Thence North $87^{\circ}11'15''$ East, 83.85 feet to the beginning of a non-tangent curve, having a radius of 229.98 feet, concave North, from said point a radial line bears North $04^{\circ}50'37''$ West;

Thence Easterly along said curve through a central angle of $30^{\circ}27'12''$, for an arc length of 122.24 feet;

Thence North $17^{\circ}31'17''$ East, 123.48 feet;

Thence North $20^{\circ}03'04''$ East, 158.65 feet to the beginning of a curve to the right, having a radius of 229.98 feet;

Thence along said curve, through a central angle of $27^{\circ}43'21''$, for an arc length of 111.28 feet;

Thence North $47^{\circ}46'25''$ East, 118.38 feet to the beginning of a non-tangent curve, having a radius of 55.00 feet, concave South, from said point a radial line bears South $42^{\circ}56'24''$ East;

Thence Easterly along said curve through a central angle of $103^{\circ}46'15''$, for an arc length of 99.61 feet;

Thence South $29^{\circ}15'09''$ East, 104.02 feet to the beginning of a non-tangent curve, having a radius of 53.14 feet, concave West, from said point a radial line bears South $59^{\circ}49'24''$ West;

Thence Southerly along said curve through a central angle of $88^{\circ}16'37''$, for an arc length of 81.87 feet to the beginning of a non-tangent curve, having a radius of 349.98 feet, concave Southeast, from said point a radial line bears South $39^{\circ}33'22''$ East;

Thence Southwesterly along said curve through a central angle of $09^{\circ}46'00''$, for an arc length of 59.66 feet;

Thence South $40^{\circ}43'02''$ West, 41.71 feet to the beginning of a curve to the left, having a radius of 272.70 feet;

Thence along said curve, through a central angle of $20^{\circ}53'53''$, for an arc length of 99.46 feet;

Thence South $24^{\circ}25'37''$ West, 86.32 feet;

Thence South $29^{\circ}51'48''$ West, 97.93 feet to the beginning of a curve to the left, having a radius of 70.00 feet;

Thence along said curve, through a central angle of $92^{\circ}42'05''$, for an arc length of 113.25 feet;

Thence South $62^{\circ}50'17''$ East, 159.17 feet;

Thence South $21^{\circ}41'53''$ West, 268.92 feet;

Thence South $29^{\circ}21'05''$ West, 65.42 feet;

Thence South $42^{\circ}25'18''$ West, 162.70 feet;

Thence South $12^{\circ}34'46''$ West, 70.72 feet;

Thence North $40^{\circ}42'30''$ West, 94.15 feet to the beginning of a curve to the right, having a radius of 499.96 feet;

Thence along said curve, through a central angle of $10^{\circ}43'17''$, for an arc length of 93.56 feet to the beginning of a reverse curve, having a radius of 249.98 feet, from said point a radial line bears South $60^{\circ}00'47''$ West;

Thence Northwesterly along said curve through a central angle of $14^{\circ}58'49''$, for an arc length of 65.36 feet;

Thence North 44°58'02" West, 96.36 feet;

Thence North 49°30'00" West, 77.11 feet to the beginning of a curve to the right, having a radius of 100.99 feet;

Thence along said curve, through a central angle of 60°26'53", for an arc length of 106.55 feet;

Thence North 10°56'53" East, 224.06 feet to the beginning of a curve to the left, having a radius of 499.96 feet;

Thence along said curve, through a central angle of 05°28'28", for an arc length of 47.77 feet to the POINT OF BEGINNING.

Containing 7.9199 acres, more or less.

Exhibit B
Legal Description and Plat of Area Dedicated for Public Street and Utility Purposes

[See attached.]



EXHIBIT "B"
 Legal Description

OAK KNOLL – TRACT 8320, CREEKSIDE PARKWAY
 OAKLAND, CA

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Being a portion that parcel as described on that certain grant deed from the Wunderlich Development Co. A Delaware Corporation, and Unified Investments Inc. a California Corporation to the City of Oakland, recorded July 31, 1968 under Reel 2227, Image 550, Official Records of Alameda County, more particularly described as follows:

BEGINNING at the 3/4' rebar and cap, stamped 'PLS 6231" per Record of Survey 1444, Book 21 of maps, Page 69, said monument being along the southeasterly line of said Parcel (RE 2227 IM 550) and being colinear with the northwesterly line of Parcel R per Tract 8320;

Thence along the southeasterly line of said Parcel (RE 2227 IM 550) South 59°41'19" West, 52.78 feet to the beginning of a non-tangent curve to the left having a radius of 256.00 feet, of which radius bears South 59°09'59" West;

Thence leaving said Parcel R and along said curve, through a central angle of 3°35'01", for an arc length of 16.01 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 25.00 feet, through a central angle of 89°42'04", for an arc length of 39.14 feet to the southeasterly right of way of Keller Avenue at a point of cusp with a curve to the left having a radius of 1649.88 feet, of which radius bears North 35°04'34" West;

Thence along said curve and right of way, through a central angle of 4°55'57", for an arc length of 142.03 feet;

Thence North 49°59'29" East, 13.58 feet to beginning of a non-tangent curve to the left having a radius of 16.00 feet, of which radius bears South 40°00'31" East;

Thence along said curve, through a central angle of 84°09'13", for an arc length of 23.50 feet to a point of reverse curvature;

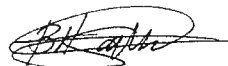
Thence along a curve to the right having a radius of 323.00 feet, through a central angle of 7°32'14", for an arc length of 42.49 feet to northwesterly line of said Parcel R, colinear with the southeasterly line of said Parcel (RE 2227 IM 550);

Thence along said line, South 59°40'59" West, 61.02 feet to said 3/4" rebar, the **POINT OF BEGINNING**.

Containing an area of 0.133 acres, more or less.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

BKF Engineers



Benjamin H. Santos
P.L.S. No. 9251

6/14/2022

Date











Basis of Bearings:

The North American Datum of 1983 (NAD 83) CCS83, California Zone 3. The coordinates were determined by holding the NAD 83, CCS83 (Epoch 2002.75) State Plane Coordinate values of NGS control points AA3814 and DG6882.

Distances described are based on NAD83, California Zone 3. To convert to ground distances, multiply distances shown by 1.000070754.

LEGEND

-  DEDICATION AREA
-  LOT LINE OF TRACT 8320
-  ADJACENT LOT LINE
-  MONUMENT LINE
-  RADIAL LINE
-  DIMENSION PER TRACT 8320
-  PARCEL OF TRACT 8320
-  FOUND MONUMENT AS NOTED

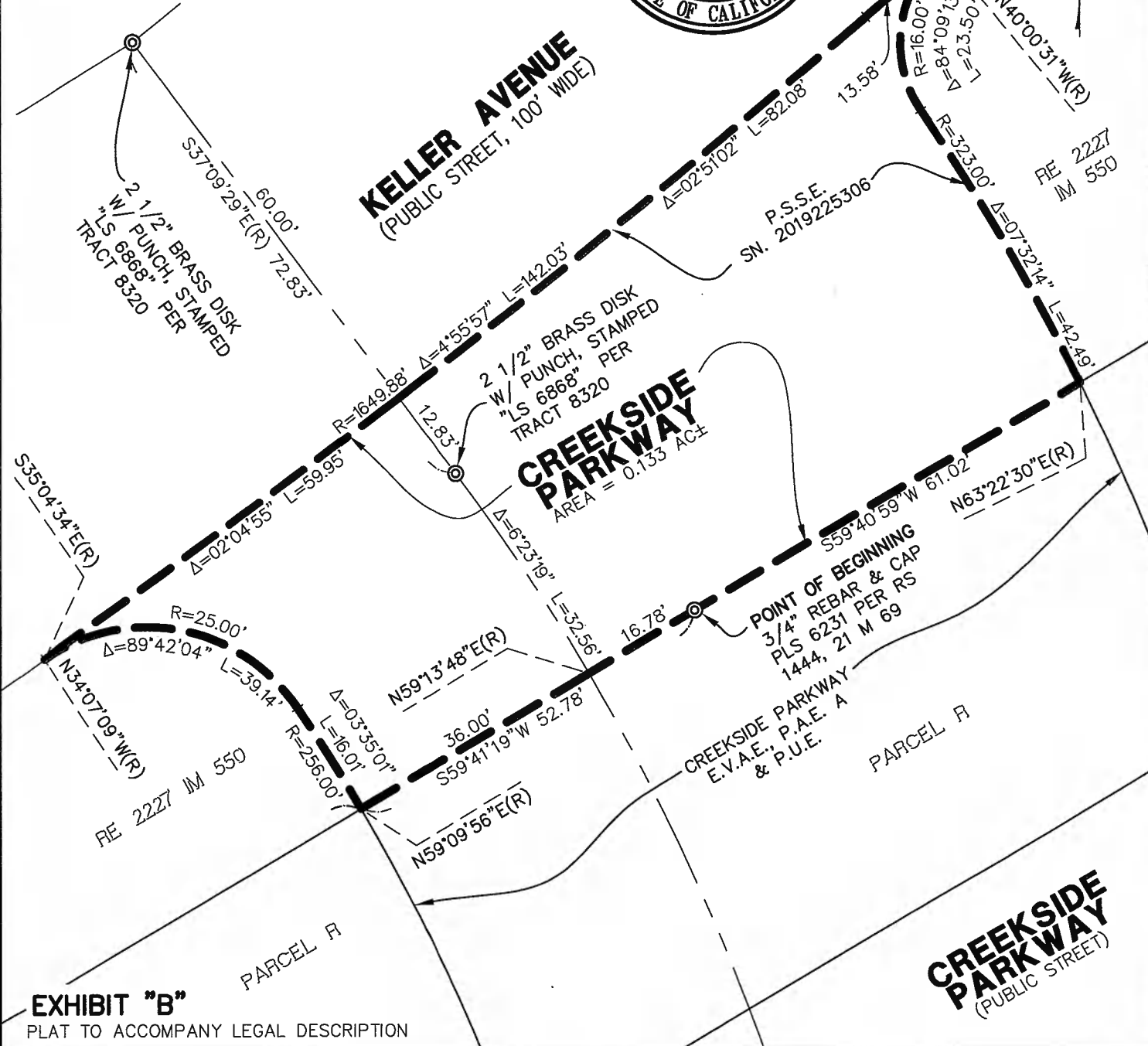
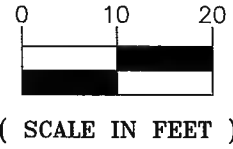


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 408-467-9199 (FAX)

Subject DEDICATION

OAK KNOLL - TRACT 8320, CREEKSIDE PKWY
 Job No. 20056154 OAKLAND, CA
 By RDV Date 04/29/22 Chkd. BHS
 SHEET 1 OF 1

PLOTTED BY: [unreadable]