

12

2003149564 03/17/2003 02:22 PM
OFFICIAL RECORDS OF RECORDING FEE: 28.00
ALAMEDA COUNTY
PATRICK O'CONNELL



RECORDING REQUESTED BY:
194813
Fidelity National Title Company

WHEN RECORDED, RETURN TO:

Wendel, Rosen, Black & Dean, LLP
P.O. Box 2047
Oakland, CA 94607
Attention: Timothy S. Williams

*raw
&
PL7*

FOR RECORDER'S USE ONLY

*Transfer tax Not shown
@ Oakland City tax
Not shown*

GRANT DEED

For value received, KAISER CENTER, INC., a California corporation ("KCI"), grants to OAKLAND CORPORATE CENTER, L.L.C., a Delaware limited liability company ("Grantee"), all that certain real property located in the City of Oakland, County of Alameda, State of California, more particularly described in Exhibit A, attached hereto and incorporated herein by reference thereto.

See Rider to Grant Deed attached hereto.

IN WITNESS WHEREOF, KCI has executed this Grant Deed as of this 12th day of March, 2003.

"KCI"

KAISER CENTER, INC., a California corporation

By: John Barneson
John Barneson

Its: Vice President

STATE OF CALIFORNIA)

COUNTY OF San Francisco) SS:

On March 12, 2003, before me, Nancy S. Jong,
Notary Public, personally appeared John Barneson, personally known to me (or 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.

WITNESS my hand and official seal.

Nancy S. Jong
Notary Public



ILLEGIBLE NOTARY SEAL OF DECLARATION

(Government Code 27361.7)

**I declare under penalty of perjury that the notary seal on the document,
to which this statement is attached, reads as follows:**

Name of Notary: Nancy S. Jong

Commission Number: 1387905

Notary Public State: California

County of Commission: San Francisco

My Commission Expires: December 26, 2006

Signature of Declarant: Michele Hofmann

Print Name of Declarant: Michele Hofmann

City & State of Declarant: Pleasanton, California

Date Signed: March 14, 2003

EXHIBIT A

Parcel A:

Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South $76^{\circ}56'58''$ East, 44.00 feet; thence South $13^{\circ}03'02''$ West, 35.00 feet to the intersection of the east line of Webster Street and the south line of 21st Street, as said streets are shown on the "Map of Portion of Property of Harmon Estate, Oakland, California, December 12, 1901", filed December 31, 1901 in Book 16 of Maps, Page 27, in the office of the County Recorder of Alameda County, thence along said south line South $76^{\circ}56'58''$ East 130 1 7 feet to the actual point of beginning;

thence from said point of beginning along said south line of 21st Street, South $76^{\circ}56'58''$ East, 639.05 feet to the west line of Harrison Street, as said street now exists; thence along said line, along the arc of a curve to the right, the center of which bears North $71^{\circ}01'54''$ West, said curve having a radius of 1244.51 feet, being concave to the West, through a central angle of $10^{\circ}02'32''$, an arc length of 218.13 feet to the beginning of a compound curve to the right; thence along the arc of said curve, having a radius of 324.00 feet, concave to the northwest, through a central angle of $35^{\circ}46'02''$, an arc length of 202.26 feet to the beginning of a compound curve to the right; thence along the arc of said curve having a radius of 35.43 feet, concave to the northwest, through a central angle of $30^{\circ}43'48''$, an arc length of 19.06 feet to the beginning of a reverse curve to the left; thence along the arc of said curve having a radius of 31.00 feet, concave to the south, through a central angle of $27^{\circ}10'30''$, an arc length of 14.70 feet to the beginning of a reverse curve to the right; thence along the arc of said curve, having a radius of 1096.00 feet, concave to the northwest, through a central angle of $1^{\circ}37'02''$, an arc length of 30.94 feet to the beginning of a compound curve to the right; thence along the arc of said curve, having a radius of 282.02 feet, concave to the northwest, through a central angle of $17^{\circ}41'06''$, an arc length of 87.05 feet; thence tangent to said curve South $87^{\circ}38'06''$ West, 49.87 feet to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 200.01 feet, concave to the north, through a central angle of $19^{\circ}40'19''$, an arc length of 68.67 feet to the north line of 20th Street, as it now exists; thence along said north line North $72^{\circ}41'35''$ West, 12 07 feet; thence North $13^{\circ}03'02''$ East, 113.57 feet; thence North $23^{\circ}50'22''$ West, 70.60 feet; thence North $76^{\circ}56'58''$ West, 180.71 feet; thence North $13^{\circ}03'02''$ East 293.59 feet to the point of beginning.

Excepting therefrom the buildings, structures and other improvements, including the building fixtures, now or hereafter located on and permanently annexed, including, without limiting the generality of the foregoing, the walks, ways, parking facilities, light standards, planters and signs as conveyed in the instrument from Kaiser Center, Inc to Kalan Associates Limited Partnership recorded August 30, 1983, Series 83-159780, Alameda County Records.

Excepting therefrom that portion conveyed in the Quitclaim Deeds from Kaiser Center Inc and Kaiser Aluminum & Chemical Corporation to the City of Oakland recorded March 17, 1988, Series 88-66436 and 88-66437, Alameda County Records.

Parcel B (Webster Street Mall):

Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South $76^{\circ}56'58''$ East, 44.00 feet to a point, thence South $13^{\circ}03'02''$ West, 35.00 feet to the point of intersection of the south line of 21st Street with the east line of Webster Street, as said street now exist, said point also being the actual point of beginning; thence from said point of beginning, along said south line, South $76^{\circ}56'58''$ East, 130.17 feet; thence departing said south line, South $13^{\circ}03'02''$ West, 293.59 feet; thence North $76^{\circ}56'58''$ East, 130.17 feet to said east line of Webster Street; thence along said line North $13^{\circ}03'02''$ East, 293.59 feet to the point of beginning.

Parcel C (20th Street Mall):

Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South $76^{\circ}56'58''$ East, 44.00 feet to a point; thence South $13^{\circ}03'02''$ West, 35.00 feet to the intersection of the east line of Webster Street with the south line of 21st Street; thence South $13^{\circ}03'02''$ West, 293.59 feet to the actual point of beginning; thence from said point of beginning South $76^{\circ}56'58''$ East, 310.88 feet; thence South $23^{\circ}50'22''$ East, 70.60 feet; thence South $13^{\circ}03'02''$ West, 113.57 feet to the north line of 20th Street; thence along said north line North $72^{\circ}41'35''$ West, 321.85 feet to the aforementioned east line of Webster Street; thence along said east line North $0^{\circ}50'05''$ West, 134.57 feet; thence North $13^{\circ}03'02''$ East, 15.51 feet to the point of beginning

RIDER TO GRANT DEED

The undersigned, as the Grantee under the Grant Deed to which this Rider is attached, declares that, unless otherwise determined by Grantee in its sole discretion, it is the intent of Grantee that the real property interests conveyed by the Grant Deed shall remain separate and distinct from, and shall not merge with, any other interests, elements or estates in the property covered by the Grant Deed that Grantee now holds or may hereafter acquire.

"Grantee"

OAKLAND CORPORATE CENTER, L.L.C.,
a Delaware limited liability company

By: Oakland Holdings, L.L.C.,
a Delaware limited liability company,
Its Sole Member

By: Oakland Corporate Associates, L.L.C.,
a Delaware limited liability company,
Its Sole Member

By: Summit Oakland Investors, L.L.C.,
a Delaware limited company,
Its Administrative Managing Member

By: Highridge Asset Management, L.L.C.,
a Delaware limited liability company,
Its Manager

By: Highridge Management Inc.,
a California corporation,
Its Managing Member

By: Larry M. Matsui
Name: Larry M. Matsui
Title: Vice President

STATE OF CALIFORNIA

)

) ss.

County of Los Angeles

)

On March 12, 2003, before me, Marva J. Beckman,
a Notary Public in and for said State, personally appeared LARRY M. MATSUI personally known
to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of
which he acted, executed the instrument.

Witness my hand and Official Seal.

(Seal)

Marva J. Beckman
Notary Signature



ILLEGIBLE NOTARY SEAL OF DECLARATION

(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document, to which this statement is attached, reads as follows:

Name of Notary: Marva J. Beckman

Commission Number: 1259209

Notary Public State: California

County of Commission: Los Angeles

My Commission Expires: April 2, 2004

Signature of Declarant: Michele Hofmann

Print Name of Declarant: Michele Hofmann

City & State of Declarant: Pleasanton, California

Date Signed: March 14, 2003

Recording Request By
Fidelity National Title Company
Order # 1135346

Recording Requested By and
When Recorded Mail To:

Farella Braun + Martel, I.L.P.
235 Montgomery Street
San Francisco, California 94104
Attn: Anthony D. Ratner, Esq.

Mail Tax Statements To:

SIC-Lakeside Drive, LLC
c/o The Swig Company
220 Montgomery Street, 20th Floor
San Francisco, California 94104
Attn: Kennard P. Perry

SM-3
PADA
ASB
S
TAX
CTX
ALL



2005245556 06/15/2005 02:51 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 49.00



5 PGS
PCOR 20.00

APN No.: 8-652-1-5

DOCUMENTARY TRANSFER TAX - SEE SEPARATE TRANSFER TAX
STATEMENT

GRANT DEED

FOR VALUE RECEIVED, **OAKLAND CORPORATE CENTER, L.L.C.**, a Delaware limited liability company ("**Grantor**"), grants to **SIC-LAKESIDE DRIVE, LLC**, a Delaware limited liability company ("**Grantee**"), all that certain real property (the "**Property**") situated in the City of Oakland, County of Alameda, State of California, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed to Grantee subject to: (a) all taxes and assessments, both general and special, not now due and payable; (b) all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority; (c) any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and exceptions of record; and (d) all matters, including, but not limited to, road, highway, pipeline, railroad and utility easements which would be disclosed by a survey and inspection of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed on
June 15, 2005.

Oakland Corporate Center, L.L.C.,
a Delaware limited liability company

By: Oakland Holdings, L.L.C.,
a Delaware limited liability company,
Its Managing Member

By: Oakland Corporate Associates, L.L.C.,
a Delaware limited liability company,
Its Managing Member

By: Summit Oakland Investors, L.L.C.,
a Delaware limited liability company,
Its Managing Member

By: Highridge Asset Management, L.L.C.,
a Delaware limited liability company,
Its Manager

By: Highridge Management, Inc.,
a California corporation,
Its Managing Member


By: 
Name: Jack L. Mahoney
Title: Vice President
"Grantor"

EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to herein is situated in the City of Oakland, County of Alameda, State of California and is described as follows:

Parcel A:

Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South 76°56'58" East, 44.00 feet; thence South 13°03'02" West, 35.00 feet to the intersection of the east line of Webster Street and the south line of 21st Street, as said streets are shown on the "Map of Portion of Property of Harmon Estate, Oakland, California, December 12, 1901", filed December 31, 1901 in Book 16 of Maps, Page 27, in the office of the County Recorder of Alameda County, thence along said south line South 76°56'58" East 130.17 feet to the actual point of beginning;

thence from said point of beginning along said south line of 21st Street, South 76°56'58" East, 639.05 feet to the west line of Harrison Street, as said street now exists; thence along said line, along the arc of a curve to the right, the center of which bears North 71°01'54" West, said curve having a radius of 1244.51 feet, being concave to the West, through a central angle of 10°02'32", an arc length of 218.13 feet to the beginning of a compound curve to the right; thence along the arc of said curve, having a radius of 324.00 feet, concave to the northwest, through a central angle of 35°46'02", an arc length of 202.26 feet to the beginning of a compound curve to the right; thence along the arc of said curve having a radius of 35.43 feet, concave to the northwest, through a central angle of 30°43'48", an arc length of 19.06 feet to the beginning of a reverse curve to the left; thence along the arc of said curve having a radius of 31.00 feet, concave to the south, through a central angle of 27°10'30", an arc length of 14.70 feet to the beginning of a reverse curve to the right; thence along the arc of said curve, having a radius of 1096.00 feet, concave to the northwest, through a central angle of 1°37'02", an arc length of 30.94 feet to the beginning of a compound curve to the right; thence along the arc of said curve, having a radius of 282.02 feet, concave to the northwest, through a central angle of 17°41'06", an arc length of 87.05 feet; thence tangent to said curve South 87°38'06" West, 49.87 feet to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 200.01 feet, concave to the north, through a central angle of 19°40'19", an arc length of 68.67 feet to the north line of 20th Street, as it now exists; thence along said north line North 72°41'35" West, 12.07 feet; thence North 13°03'02" East, 113.57 feet; thence North 23°50'22" West, 70.60 feet; thence North 76°56'58" West, 180.71 feet; thence North 13°03'02" East 293.59 feet to the point of beginning.

Excepting therefrom that portion conveyed in the Quitclaim Deeds from Kaiser Center Inc. and Kaiser Aluminum & Chemical Corporation to the City of Oakland recorded March 17, 1988, Series 88-66436 and 88-66437, Alameda County Records.

Parcel B (Webster Street Mall):

Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South 76°56'58" East, 44.00 feet to a point; thence South 13°03'02" West, 35.00 feet to the point of intersection of the south line of 21st Street with the east line of Webster Street, as said streets now exist, said point also being the actual point of beginning; thence from said point of beginning, along said south line, South 76°56'58" East, 130.17 feet; thence departing said south line, South 13°03'02" West, 293.59 feet; thence North 76°56'58" East, 130.17 feet to said east line of Webster Street; thence along said line North 13°03'02" East, 293.59 feet to the point of beginning.

Parcel C (20th Street Mall):

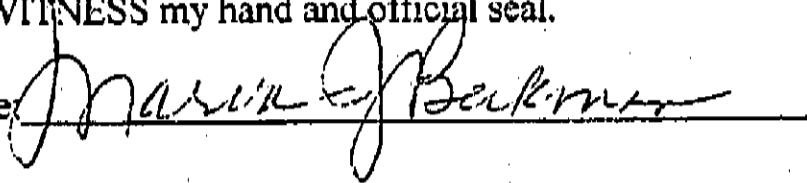
Commencing at the city monument at the intersection of Webster Street and 21st Street; thence from said point of commencement South 76°56'58" East, 44.00 feet to a point; thence South 13°03'02" West, 35.00 feet to the intersection of the east line of Webster Street with the south line of 21st Street; thence South 13°03'02" West, 293.59 feet to the actual point of beginning; thence from said point of beginning South 76°56'58" East, 310.88 feet; thence South 23°50'22" East, 70.60 feet; thence South 13°03'02" West, 113.57 feet to the north line of 20th Street; thence along said north line North 72°41'35" West, 321.85 feet to the aforementioned east line of Webster Street; thence along said east line North 0°50'05" West, 134.57 feet; thence North 13°03'02" East, 15.51 feet to the point of beginning.

STATE OF California)
) S.S.
COUNTY OF Los Angeles)

On June 3, 2005, before me, Marva J Beckman, a Notary Public in and for said County and State, personally appeared Jack L. Mahoney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

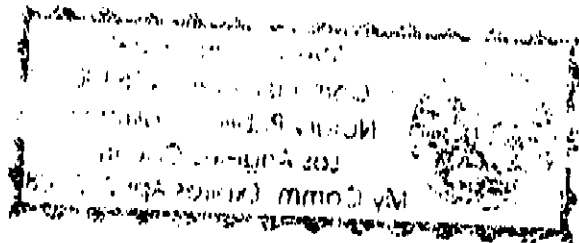
WITNESS my hand and official seal.

Signature: _____



SPACE FOR NOTARY SEAL OR STAMP





RECORDING REQUESTED BY:
First American Title Insurance Company National
Commercial Services

WHEN RECORDED MAIL DOCUMENT TO:
BA2 300 Lakeside LLC
c/o TMG Partners
100 Bush Street, Suite 2600
San Francisco, CA 94104
Attn: Lynn Tolin

2020288951 10/29/2020 09:29 AM 6 PGS



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$59.00
TOTAL TAX: \$11,738,877.18
COUNTY TAX PORTION: \$494,742.05
CITY TAX PORTION: \$11,244,135.13

ELECTRONICALLY RECORDED

Space Above This Line for Recorder's Use Only

A.P.N.: 008-0652-001-05

File No.: NCS-984470-CC

300 Lakeside Drive, Oakland, CA

GRANT DEED

Exempt from fee under GC 27388.1(a)(2) due to being recorded in connection with a concurrent transfer that is subject to the imposition of documentary transfer tax, or

Exempt from fee under GC 27388.1(a)(1) due to the maximum fees (\$225) being paid on documents in this transaction, or

Exempt from fee under GC 27388.1(a)(2) due to being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier, or

Exempt from fee under GC 27388.1(a) (1); Not related to real property, or,

Document is executed or recorded by the state or any county, municipality, or other political subdivision of the state - GC 27388.1(a)(2)

Exempt from fee under GC 27388.1(a) (1) for the following reasons:

THIS PAGE ADDED TO PROVIDE EXEMPTION INFORMATION FOR THE BUILDING HOMES AND JOBS ACT FEE
(SB-2; AFFORDABLE HOUSING FEE)
(Additional recording fee applies)

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

BA2 300 Lakeside LLC
c/o TMG Partners
100 Bush Street, Suite 2600
San Francisco, CA 94104
Attn: Lynn Tolin

AND MAIL TAX STATEMENTS TO:

BA2 300 Lakeside LLC
c/o TMG Partners
100 Bush Street, Suite 2600
San Francisco, CA 94104
Attn: Lynn Tolin

APN: 008-0652-001-05

THE AMOUNT OF THE DOCUMENTARY TRANSFER TAX IS:

\$494,742.05 County
\$11,244,135.13 City of Oakland

Computed on the consideration or value of property conveyed;
OR
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

The tax has been determined by the undersigned grantor

GRANT DEED


FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SIC – Lakeside Drive, LLC, a Delaware limited liability company (“Grantor”), does hereby GRANT, SELL AND CONVEY to BA2 300 Lakeside LLC, a Delaware limited liability company (“Grantee”), all of that certain real property located in the City of Oakland, County of Alameda, State of California, as more particularly described in Exhibit “A” attached hereto which is incorporated herein and made a part hereof, subject to (i) all non-delinquent real estate taxes and general and special assessments, (ii) all unrecorded leases with respect to the Property, (iii) all matters and such state of facts as would be reflected or disclosed on or by an accurate survey or shown by a physical inspection of the Property as of the date hereof, and (iv) all covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters, in each case, of record for the Property as of the date hereof.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed on this 23rd
day of October, 2020.

GRANTOR:

SIC – LAKESIDE DRIVE, LLC,
a Delaware limited liability company

By: 
Name: Ron J. Hoyk
Title: Executive Vice President

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~~ ^{TEXAS})

County of DALLAS)

On October 5, 2020 before me, MK Beavans, a Notary Public, personally appeared Ron J. Hoyl, Executive Vice President, 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 MK Beavans (Seal)

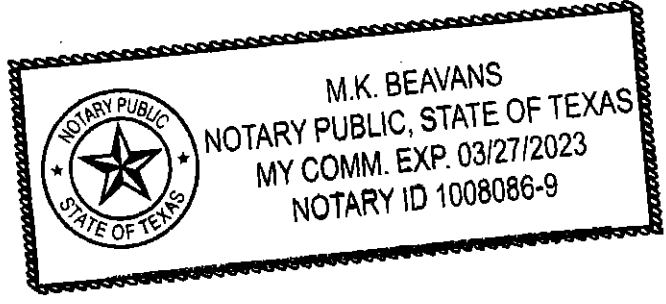


Exhibit "A" to Grant Deed

Legal Description

The Land referred to herein below is situated in the City of Oakland, County of Alameda, State of California, and is described as follows:

PARCEL A:

COMMENCING AT THE CITY MONUMENT AT THE INTERSECTION OF WEBSTER STREET AND 21ST STREET THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 76° 56' 58" EAST, 44.00 FEET; THENCE SOUTH 13° 03' 02" WEST, 35.00 FEET TO THE INTERSECTION OF THE EAST LINE OF WEBSTER STREET AND THE SOUTH LINE OF 21ST STREET AS SAID STREETS ARE SHOWN ON THE "MAP OF PORTION OF PROPERTY OF HARMON ESTATE, OAKLAND, CALIFORNIA, DECEMBER 12, 1901", FILED DECEMBER 31, 1901 IN BOOK 16 OF MAPS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, THENCE ALONG SAID SOUTH LINE SOUTH 76° 56' 58" EAST, 130.17 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH LINE OF 21ST STREET, SOUTH 76° 56' 58" EAST, 639.05 FEET TO THE WEST LINE OF HARRISON STREET, AS SAID STREET NOW EXISTS; THENCE ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 71° 01' 54" WEST, SAID CURVE HAVING A RADIUS OF 1244.51 FEET, BEING CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 10° 02' 32", AN ARC LENGTH OF 218.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 324.00 FEET, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 35° 46' 02", AN ARC LENGTH OF 202.26 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.43 FEET, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 30° 43' 48", AN ARC LENGTH OF 19.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 31.00 FEET, CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 27° 10' 30", AN ARC LENGTH OF 14.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1096.00 FEET, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 1° 37' 02", AN ARC LENGTH OF 30.94 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 282.02 FEET, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 17° 41' 06", AN ARC LENGTH OF 87.05 FEET; THENCE TANGENT TO SAID CURVE SOUTH 87° 38' 06" WEST, 49.87 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.01 FEET, CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 19° 40' 19", AN ARC LENGTH OF 68.67 FEET TO THE NORTH LINE OF 20TH STREET AS IT NOW EXISTS; THENCE ALONG SAID NORTH LINE NORTH 72° 41' 35" WEST, 12.07 FEET; THENCE NORTH 13° 03' 02" EAST, 113.57 FEET; THENCE NORTH 23° 50' 22" WEST, 70.60 FEET; THENCE NORTH 76° 56' 58" WEST, 180.71 FEET; THENCE NORTH 13° 03' 02" EAST, 293.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE QUITCLAIM DEEDS FROM KAISER CENTER INC. AND KAISER ALUMINUM & CHEMICAL CORPORATION TO THE CITY OF OAKLAND, RECORDED MARCH 17, 1988, SERIES NO. 88-66436 AND 88-66437, ALAMEDA COUNTY RECORDS.

PARCEL B: (WEBSTER STREET MALL)

COMMENCING AT THE CITY MONUMENT AT THE INTERSECTION OF WEBSTER STREET AND 21ST STREET, THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 76° 56' 58" EAST, 44.00 FEET TO A POINT; THENCE SOUTH 13° 03' 02" WEST, 35.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF 21ST STREET WITH THE EAST LINE OF WEBSTER STREET AS SAID STREETS NOW EXIST, SAID POINT BEING ALSO THE ACTUAL POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH LINE, SOUTH 76° 56' 58" EAST, 130.17 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 13° 03' 02" WEST, 293.59 FEET; THENCE NORTH 76° 56' 58" WEST, 130.17 FEET TO SAID EAST LINE OF WEBSTER STREET; THENCE ALONG SAID LINE NORTH 13° 03' 02" EAST, 293.59 FEET TO THE POINT OF BEGINNING.

PARCEL C: (20TH STREET MALL)

COMMENCING AT THE CITY MONUMENT AT THE INTERSECTION OF WEBSTER STREET AND 21ST STREET, THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 76° 56' 58" EAST, 44.00 FEET TO A POINT; THENCE SOUTH 13° 03' 02" WEST, 35.00 FEET TO THE INTERSECTION OF THE EAST LINE OF WEBSTER STREET WITH THE SOUTH LINE OF 21ST STREET; THENCE SOUTH 13° 03' 02" WEST, 293.59 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 76° 56' 58" EAST, 310.88 FEET; THENCE SOUTH 23° 50' 22" EAST, 70.60 FEET; THENCE SOUTH 13° 03' 02" WEST 113.57 FEET TO THE NORTH LINE OF TWENTIETH STREET; THENCE ALONG SAID NORTH LINE NORTH 72° 41' 35" WEST, 321.85 FEET TO THE AFOREMENTIONED EAST LINE OF WEBSTER STREET; THENCE ALONG SAID EAST LINE NORTH 0° 50' 05" WEST, 134.57 FEET; THENCE NORTH 13° 03' 02" EAST, 15.51 FEET TO THE POINT OF BEGINNING.

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