

**PETITION TO CREATE A  
COMMUNITY FACILITIES DISTRICT  
(Including Waivers)**

September 7, 2021

City Council of the  
City of Oakland  
1 Frank H Ogawa Plaza  
Oakland, California 94612

Members of the Council:

This is a petition to create a community facilities district and related matters (the "Petition") submitted pursuant to the Mello-Roos Community Facilities Act of 1982 (Section 53311 and following of the California Government Code) (the "Act").

1. Petitioners. This Petition is submitted pursuant to the Act to the City of Oakland (the "City") by the owner (the "Property Owner") of 100% of the fee simple interest in the parcel of land identified in Exhibit C hereto (the "Property") and further shown as Improvement Area No. 1, Improvement Area No. 2, and Improvement Area No. 3 (collectively, the "Improvement Areas") on the map attached hereto as Exhibit B. The Property Owner warrants to the City with respect to the Property that the signatories are authorized to execute this Petition and that the submission of this Petition and participation in the City's proceedings under the Act will not constitute a violation or event of default under any existing financing arrangement in any way affecting the Property Owner and such Property, including any "due-on-encumbrance" clauses under any existing deeds of trust secured by the Property.

2. Request to Institute Proceedings. The City Council is hereby requested to do all of the following:

- a. Undertake proceedings under the Act to create a community facilities district to be designated "City of Oakland Community Facilities District No. 2021-1 (Oak Knoll Facilities and Services)" (the "CFD"), which CFD shall initially include only the Property.
- b. Designate the Improvement Areas as shown on the map attached hereto as Exhibit B.
- c. Initiate and conduct legal proceedings pursuant to Article 3.5 of the Act, beginning with Section 53339 thereof ("Article 3.5"), to designate the area shown on Exhibit B as a future annexation area for the CFD (the "Future Annexation Area"). The Future Annexation Area will enable from time to time, the future annexation of all or any portions of the Future Annexation Area to one or more of the Improvement Areas, upon receipt of written unanimous approval of the owner or owners of each parcel or parcels at the time that the parcel or parcels are annexed, without additional hearings, all as prescribed by and in conformity with the provisions of Article 3.5.

- d. Conduct a landowner-voter election in accordance with the Act to obtain authorization (1) to levy a special tax for facilities (the "Facilities Special Tax") and a special tax for services (the "Services Special Tax") on the non-exempt property located within the Improvement Areas of the CFD and (2) to authorize the issue of special tax bonds and other debt for the CFD, all as shall be more fully established during the course of the requested legal proceedings for establishment of the CFD and the Improvement Areas and (3) to establish an appropriations limit for the CFD.
- e. Conduct proceedings for the items described in (a) through (d) above.

3. Boundaries of CFD. The Property Owner hereby asks that the territory within the boundaries of the CFD, each of the Improvement Areas and the Future Annexation Area be as shown on the map attached hereto as Exhibit B.

The property owner has applied to the City for a final subdivision map (the "Final Map") that, upon recordation, will subdivide the Property, and the Property Owner hereby requests that the portion of the Property labeled as "TO BE REMOVED FROM THE CFD UPON RECORDATION OF A FUTURE MAP" on the boundary map (totaling 0.47 acres) be excluded from the CFD upon recordation of the Final Map.

4. Purpose of CFD. The CFD and each of the Improvement Areas shall be created for the purpose of financing the facilities (the "Authorized CFD Improvements") and the public services described in Exhibit A attached hereto and incorporated herein by reference. Within the Improvement Areas, the Property Owner will request from time to time that the City Council issue special tax bonds and other debt (as defined in the Act) in one or more series to finance the Authorized CFD Improvements and the related incidental expenses of the proceedings and bond financing.

5. Elections. The Property Owner hereby asks that the special election to be held under the Act to authorize the special taxes and the issuance of the bonds and other debt for the Improvement Areas and to establish an appropriations limit for the CFD be consolidated into a single election and that the election be conducted by the City and its officials, using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearings on the CFD under the Act or as soon thereafter as possible.

6. Waivers. To expedite the completion of the proceedings for the CFD and the Improvement Areas, all notices of hearings and all notices of election, applicable waiting periods under the Act for the election and all ballot analyses and arguments for the election are hereby waived. The Property Owner also waives any requirement as to the specific form of the ballot to be used for the election, whether under the Act, the California Elections Code or otherwise.

7. Deposits. Compliance with the provisions of subsection (d) of Section 53318 of the Act has been accomplished by a deposit of funds by the Property Owner with the City, made not later than the date of submission of this petition to the City Clerk, pursuant to a Deposit and Reimbursement Agreement, between the City and the Property Owner, to pay the estimated costs to be incurred by the City in conducting proceedings for establishment of the CFD and the Improvement Areas.

8. Counterparts. This Petition may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. By executing this Petition, the persons below agree to all of the above.

The property that is the subject of this Petition is identified on Exhibit C

The name of the owner of record of such property and the petitioner and its mailing address is:

OAK KNOLL VENTURE ACQUISITION, LLC,  
a Delaware limited liability company

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

Name: \_\_\_\_\_

Title: Authorized Representative

Mailing Address:

Oak Knoll Venture Acquisition, LLC,  
4131 S. Main Street  
Santa Ana, CA 92707  
Attention: Travis Devan  
Telephone: (949) 777-4000  
Email: tdevan@argentmanagementllc.com

## EXHIBIT A

### PROPOSED DESCRIPTION OF FACILITIES AND SERVICES TO BE FINANCED BY THE CFD AND EACH IMPROVEMENT AREA THEREIN

#### City of Oakland Community Facilities District No. 2021-1 (Oak Knoll Facilities and Services)

#### AUTHORIZED FACILITIES

It is intended that the CFD (and each Improvement Area therein) will be authorized to finance all or a portion of the costs of acquisition, construction, and improvement of facilities permitted under the Mello-Roos Community Facilities Act of 1982 that are required as conditions of development of the property within the CFD and that will be owned and operated by the City or any other public agency or utility identified by the City (subject to compliance with the Act), including, but not limited to, the following:

##### Transportation Improvements

Purchase, construction, reconstruction, expansion, improvement, or rehabilitation of roadway improvements designed to meet the needs of development of the project. These facilities include, but are not limited to, bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for roads also include any and all necessary underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

##### Water System Improvements

Purchase, construction, reconstruction, expansion, improvement, or rehabilitation of on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include, but are not limited to, potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage.

##### Drainage System Improvements

Purchase, construction, reconstruction, expansion, improvement, or rehabilitation of on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include, but are not limited to, mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump

stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage.

#### Wastewater System Improvements

Purchase, construction, reconstruction, expansion, improvement, or rehabilitation of on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include, but are not limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements.

#### Development Impact Fees

Purchase, construction, reconstruction, expansion, improvement, or rehabilitation of facilities that are funded with the proceeds of development impact fees paid and not otherwise reimbursed, whether standard City or other fees levied at the time of the issuance of a building permit or required as part of the Standard Conditions of Approval for the property. Fees include Capital Improvements, Transportation, Water Connection/Meter Charge, Sewer Connection Inspection, but do not include applicable Affordable Housing Impact Fees.

#### Miscellaneous

The authorized Facilities shall include all hard costs and soft costs associated with the facilities, including the costs of the acquisition of land, easements and rights-of-way, the costs of design, project management, engineering and planning, the costs of any environmental or traffic studies, surveys or other reports, costs related to landscaping and irrigation, soils and other environmental testing and observation, permits, plan check, and inspection fees, insurance, legal and related overhead costs, bonding, insurance, and any other costs or appurtenances related to any of the foregoing.

Facilities Special Taxes may be collected and set-aside in designated funds and collected over several years (i.e., reserves), and used to fund facilities authorized to be financed by the CFD.

### **AUTHORIZED SERVICES**

Special Taxes collected in the CFD (and each Improvement Area therein) may finance, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982):

- Operation, maintenance and lighting of parks, parkways, streets, emergency vehicle access easements, roads, bridges, trails and open space.
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems (including landscape maintenance and replacement).

Maintenance as used herein includes replacement and the creation and funding of a reserve fund to pay for a replacement of such facilities. The Services Special Taxes shall only fund authorized Services to the extent that they are in addition to those provided to land within the CFD prior to the creation of the CFD.

## **ADMINISTRATIVE AND INCIDENTAL EXPENSES**

The CFD (and each Improvement Area therein) may also finance any of the following:

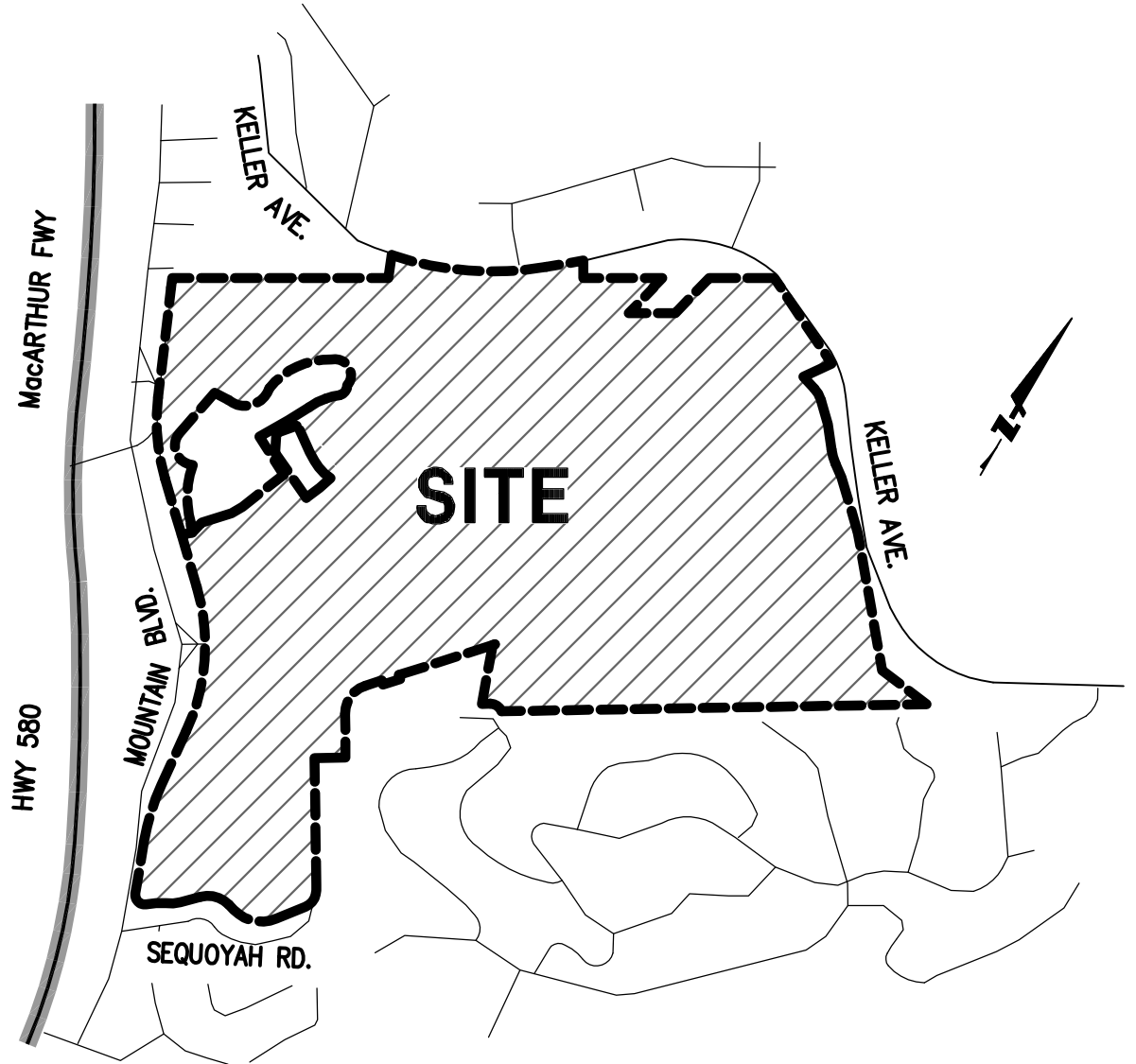
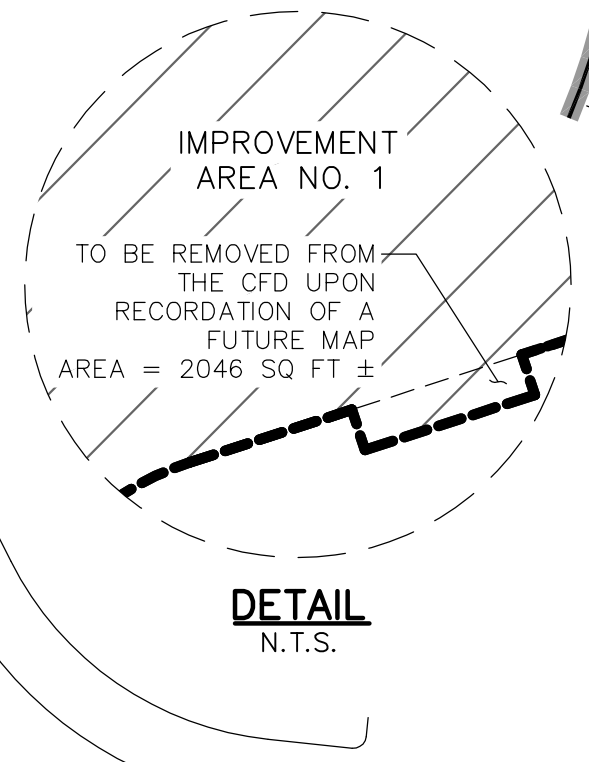
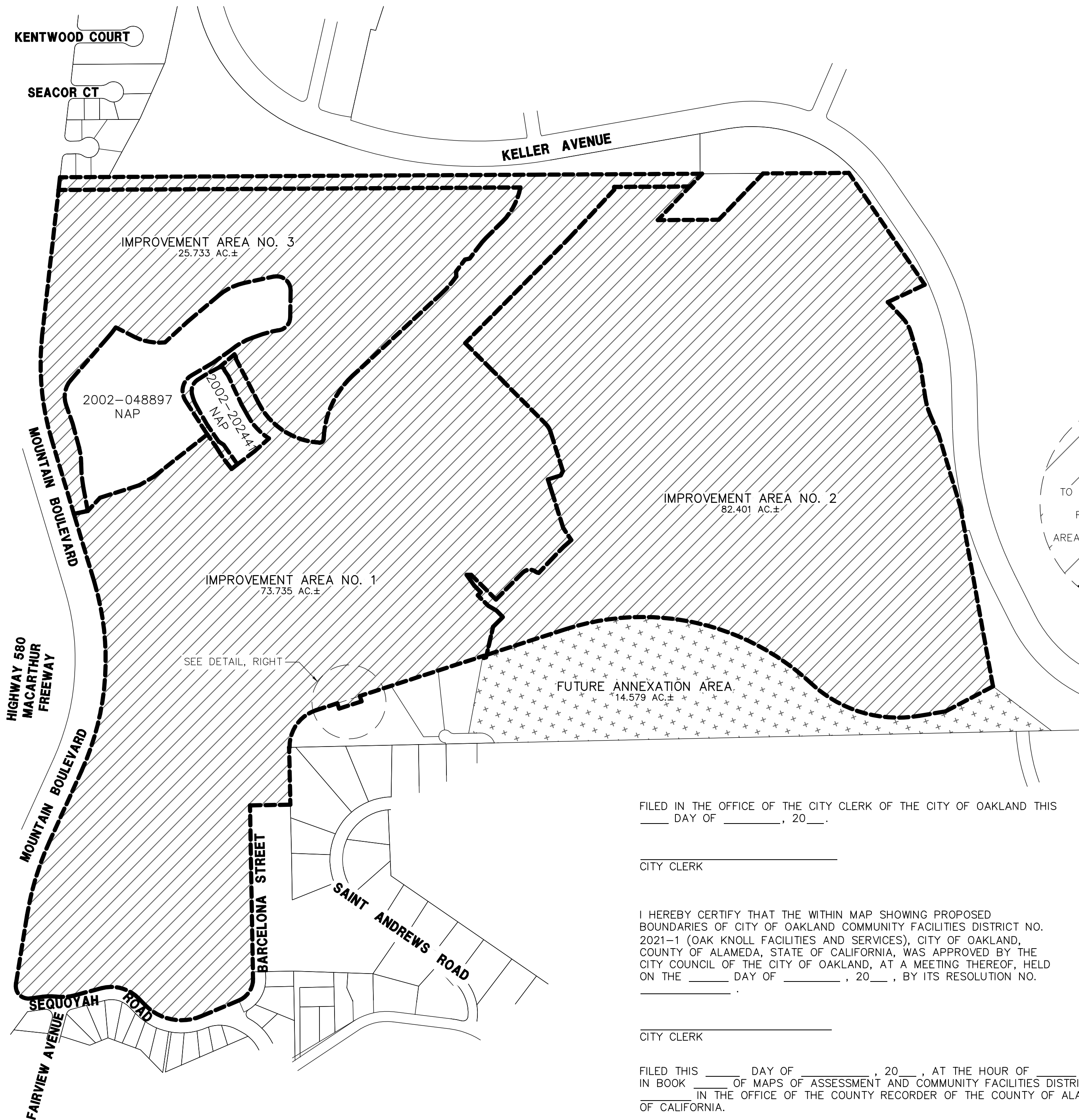
1. Bond related expenses, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.
2. Administrative fees of the City and the bond trustee or fiscal agent related to the CFD and the Bonds.
3. Reimbursement of costs related to the formation of the CFD (and each Improvement Area therein) advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD (or each Improvement Area therein).
4. All “costs” and “incidental expenses” related to the eligible facilities as those terms are defined in the Act.

Special Taxes may be collected and set-aside in designated funds and collected over several years, and used to fund facilities or services authorized to be financed by the CFD.

**EXHIBIT B**

**PROPOSED BOUNDARY MAP**

**City of Oakland  
Community Facilities District No. 2021-1  
(Oak Knoll Facilities and Services)**



VICINITY MAP  
N.T.S.

**LEGEND**

- DISTRICT BOUNDARY - CITY OF OAKLAND COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES)
- ADJACENT LOT LINES
- FUTURE LOT LINE
- NAP
- APN
- NOT A PART
- ASSESSOR PARCEL NUMBER

**APN TABLE**

IMPROVEMENT AREA NO. 1	043A-4675-003-23(POROTION) & 048-6870-001
IMPROVEMENT AREA NO. 2	043A-4675-003-23(POROTION)
IMPROVEMENT AREA NO. 3	043A-4675-003-23(POROTION)
FUTURE ANNEXATION AREA	043A-4675-047-01

**NOTES:**

FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICIAL RECORDS OF THE COUNTY OF ALAMEDA. THOSE MAPS AND DEEDS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

TAXES LEVIED BY THIS DISTRICT MAY BE USED TO PAY FOR CLEANUP OF HAZARDOUS SUBSTANCES.

**PROPOSED BOUNDARIES OF CITY OF OAKLAND COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA**

LYING ENTIRELY WITHIN THE CITY OF OAKLAND ALAMEDA COUNTY, CALIFORNIA

\*\*\*\*\*  
SCALE: NOT TO SCALE SEPTEMBER 2021



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
www.bkf.com

BKF NO. 20056154

SHEET 1 OF 14

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OAKLAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

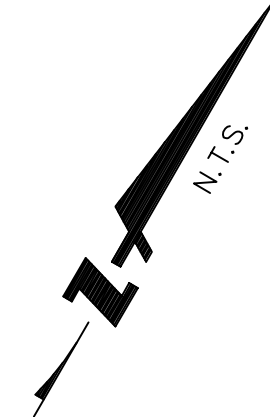
\_\_\_\_\_  
CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF OAKLAND COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND, AT A MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.

\_\_\_\_\_  
CITY CLERK

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

\_\_\_\_\_  
COUNTY RECORDER, COUNTY OF ALAMEDA





PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1

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, Official Records of Alameda County, more particularly described as follows:

**BEGINNING** at point along the southwesterly line of said Parcel 1 (Doc. 2006-123016) bearing South 46°41'01" East, 303.91 feet from the northwesterly terminus of the line of which bears North 46°41'01" West, 584.79 feet of said Parcel 1, also being a point on the northeasterly line of Mountain Boulevard;

Thence North 59°41'25" East, 1,869.01 feet;

Thence North 59°40'59" East, 658.56 feet;

Thence South 13°43'14" West, 69.55 feet;

Thence South 59°40'59" West, 297.84 feet;

Thence South 30°18'45" East, 10.71 feet;

Thence South 12°53'58" West, 257.13 feet;

Thence South 14°43'37" West, 585.01 feet;

Thence South 74°56'55" East, 149.00 feet;

Thence South 75°16'23" East, 64.07 feet;

Thence South 14°43'37" West, 0.65 feet;

Thence South 74°56'55" East, 235.95 feet to the beginning of a curve to the right, having a radius of 78.00 feet;

Thence along said curve, through a central angle of 27°29'22", for an arc length of 37.42 feet;

Thence South 47°27'33" East, 161.15 feet;

Thence South 04°34'49" East, 19.10 feet;

Thence South 42°32'27" West, 53.00 feet;

Thence South 47°27'33" East, 50.00 feet;

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1 (continued)

Thence continuing Southeasterly along said course, South 47°27'33" East, 149.00 feet;

Thence South 63°13'27" East, 58.37 feet;

Thence South 18°39'03" West, 39.06 feet;

Thence South 14°17'59" West, 68.32 feet;

Thence South 13°07'24" West, 74.35 feet to the beginning of a non-tangent curve, having a radius of 21.00 feet, concave North, from said point a radial line bears North 26°13'30" West;

Thence Westerly along said curve through a central angle of 33°11'45", for an arc length of 12.17 feet to the beginning of a reverse curve, having a radius of 40.00 feet, from said point a radial line bears South 06°58'15" West;

Thence Southwesterly along said curve through a central angle of 82°06'55", for an arc length of 57.33 feet;

Thence South 14°51'20" West, 148.52 feet;

Thence North 75°08'40" West, 137.53 feet;

Thence South 59°51'20" West, 17.81 feet;

Thence South 65°05'16" East, 52.76 feet;

Thence South 75°08'40" East, 35.87 feet;

Thence South 14°51'20" West, 17.25 feet;

Thence South 75°08'40" East, 57.83 feet;

Thence South 89°10'39" East, 38.49 feet;

Thence South 75°08'40" East, 35.00 feet;

Thence South 14°51'20" West, 54.74 feet;

Thence South 17°07'45" East, 112.96 feet;

Thence continuing Southerly along said course, South 17°07'45" East, 9.71 feet;

Thence South 42°00'40" West, 9.71 feet;

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1 (continued)

Thence North 17°07'45" West, 9.71 feet;

Thence South 42°00'40" West, 6.08 feet;

Thence continuing Southwesterly along said course, South 42°00'40" West, 509.11 feet;

Thence South 47°59'20" East, 22.00 feet;

Thence South 42°00'40" West, 93.00 feet;

Thence North 47°59'20" West, 22.00 feet;

Thence South 42°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°16'21", for an arc length of 191.81 feet;

Thence South 58°44'27" West, 1.91 feet;

Thence South 31°15'06" East, 225.60 feet;

Thence South 58°58'58" West, 159.05 feet;

Thence South 31°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°15'33", for an arc length of 107.97 feet;

Thence South 37°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°22'08", for an arc length of 238.64 feet;

Thence North 74°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°32'35", for an arc length of 158.49 feet;

Thence South 45°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°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°18'27" East;

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1 (continued)

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 North  $48^{\circ}14'28''$  East, 56.20 feet;

Thence North  $12^{\circ}34'46''$  East, 70.72 feet;

Thence North  $42^{\circ}25'18''$  East, 162.70 feet;

Thence North  $29^{\circ}21'05''$  East, 65.42 feet;

Thence North  $21^{\circ}41'53''$  East, 268.92 feet;

Thence South  $65^{\circ}16'04''$  East, 61.54 feet to the beginning of a non-tangent curve, having a radius of 634.96 feet, concave Northeast, from said point a radial line bears North  $29^{\circ}44'25''$  East;

Thence Southeasterly along said curve through a central angle of  $09^{\circ}24'52''$ , for an arc length of 104.33 feet;

Thence North  $22^{\circ}42'12''$  East, 29.09 feet;

Thence North  $22^{\circ}43'50''$  East, 85.18 feet;

Thence North  $18^{\circ}18'13''$  East, 75.94 feet to the beginning of a non-tangent curve, having a radius of 245.98 feet, concave North, from said point a radial line bears North  $02^{\circ}29'17''$  East;

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1 (continued)

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

Thence North  $58^{\circ}56'49''$  West, 51.20 feet;

Thence North  $54^{\circ}52'37''$  West, 125.64 feet;

Thence North  $65^{\circ}26'03''$  West, 25.62 feet to the beginning of a non-tangent curve, having a radius of 14.00 feet, concave South, from said point a radial line bears South  $56^{\circ}22'36''$  West;

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

Thence North  $19^{\circ}29'24''$  East, 78.56 feet;

Thence South  $57^{\circ}05'03''$  East, 12.28 feet to the beginning of a non-tangent curve, having a radius of 9.00 feet, concave Northeast, from said point a radial line bears North  $77^{\circ}18'55''$  East;

Thence Southeasterly along said curve through a central angle of  $44^{\circ}23'58''$ , for an arc length of 6.97 feet;

Thence South  $57^{\circ}05'03''$  East, 195.09 feet to the beginning of a curve to the left, having a radius of 286.50 feet;

Thence along said curve, through a central angle of  $59^{\circ}56'03''$ , for an arc length of 299.69 feet to the beginning of a compound curve, having a radius of 15.00 feet, from said point a radial line bears North  $27^{\circ}01'06''$  West;

Thence Northerly along said curve through a central angle of  $90^{\circ}50'11''$ , for an arc length of 23.78 feet to the beginning of a reverse curve, having a radius of 357.00 feet, from said point a radial line bears North  $62^{\circ}08'43''$  East;

Thence Northerly along said curve through a central angle of  $45^{\circ}04'47''$ , for an arc length of 280.88 feet;

Thence North  $17^{\circ}13'30''$  East, 471.70 feet to the beginning of a curve to the left, having a radius of 473.00 feet;

Thence along said curve, through a central angle of  $11^{\circ}22'16''$ , for an arc length of 93.87 feet;

Thence North  $34^{\circ}05'52''$  West, 19.51 feet;

Thence North  $06^{\circ}33'59''$  East, 58.98 feet;

Thence North  $48^{\circ}44'09''$  East, 18.99 feet;

Thence North  $06^{\circ}33'59''$  East, 58.36 feet to the beginning of a curve to the right, having a radius of 309.00 feet;

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
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OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 1 (continued)

Thence along said curve, through a central angle of  $08^{\circ}29'27''$ , for an arc length of 45.79 feet;

Thence North  $15^{\circ}03'26''$  East, 90.00 feet to the beginning of a curve to the left, having a radius of 256.00 feet;

Thence along said curve, through a central angle of  $34^{\circ}38'19''$ , for an arc length of 154.77 feet;

Thence South  $59^{\circ}41'25''$  West, 1,817.70 feet;

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

Containing 73.7350 acres, more or less.

APN No. 043A-4675-003-23(Portion) & 048-6870-001

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
OAKLAND, COUNTY  
OF ALAMEDA, STATE OF CALIFORNIA

Improvement Area No. 2

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, Official Records of Alameda County and all of Parcel D, Parcel Map 2783, filed September 12, 1979, Book 113 of Parcel Maps, Page 3, Alameda County Records, more particularly described as follows:

BEGINNING at the most northerly comer of said Parcel 1 (Doc. 2006-123016);

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, 19.83 feet;

Thence continuing Southwesterly along said course, South  $58^{\circ}44'18''$  West, 24.65 feet;

Thence North  $19^{\circ}32'30''$  West, 110.05 feet;

Thence continuing Northerly along said course, North  $19^{\circ}32'30''$  West, 198.89 feet;

Thence North  $42^{\circ}00'40''$  East, 6.08 feet;

Thence South  $17^{\circ}07'45''$  East, 9.71 feet;

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Improvement Area No. 2 (continued)

Thence North 42°00'40" East, 9.71 feet;

Thence North 17°07'45" West, 9.71 feet;

Thence continuing Northerly along said course, North 17°07'45" West, 112.96 feet;

Thence North 14°51'20" East, 54.74 feet;

Thence North 75°08'40" West, 35.00 feet;

Thence North 89°10'39" West, 38.49 feet;

Thence North 75°08'40" West, 57.83 feet;

Thence North 14°51'20" East, 17.25 feet;

Thence North 75°08'40" West, 35.87 feet;

Thence North 65°05'16" West, 52.76 feet;

Thence North 59°51'20" East, 17.81 feet;

Thence South 75°08'40" East, 137.53 feet;

Thence North 14°51'20" East, 148.52 feet to the beginning of a curve to the right, having a radius of 40.00 feet;

Thence along said curve, through a central angle of 82°06'55", for an arc length of 57.33 feet to the beginning of a reverse curve, having a radius of 21.00 feet, from said point a radial line bears North 06°58'15" East;

Thence Easterly along said curve through a central angle of 33°11'45", for an arc length of 12.17 feet;

Thence North 13°07'24" East, 74.35 feet;

Thence North 14°17'59" East, 68.32 feet;

Thence North 18°39'03" East, 39.06 feet;

Thence North 63°13'27" West, 58.37 feet;

Thence North 47°27'33" West, 149.00 feet;

Thence continuing Northwesterly along said course, North 47°27'33" West, 50.00 feet;

Thence North 42°32'27" East, 53.00 feet;

Thence North 04°34'49" West, 19.10 feet;

Thence North 47°27'33" West, 161.15 feet to the beginning of a curve to the left, having a radius of 78.00 feet;



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Improvement Area No. 2 (continued)

Thence along said curve, through a central angle of 27°29'22", for an arc length of 37.42 feet;

Thence North 74°56'55" West, 235.95 feet;

Thence North 14°43'37" East, 0.65 feet;

Thence North 75°16'23" West, 64.07 feet;

Thence North 74°56'55" West, 149.00 feet;

Thence North 14°43'37" East, 585.01 feet;

Thence North 12°53'58" East, 257.13 feet;

Thence North 30°18'45" West, 10.71 feet;

Thence North 59°40'59" East, 297.84 feet;

Thence South 13°43'14" West, 0.11 feet;

Thence continuing Southerly along said course, South 13°43'14" West, 182.66 feet;

Thence North 59°40'59" East, 240.00 feet;

Thence North 13°43'14" East, 252.32 feet;

Thence North 59°40'59" East, 337.86 feet to the POINT OF BEGINNING.

Containing 82.4006 acres, more or less.

APN No. 043A-4675-003-23(Portion)

PROPOSED BOUNDARIES OF CITY OF OAKLAND  
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (OAK KNOLL FACILITIES AND SERVICES), CITY OF  
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Improvement Area No. 3

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, Official Records of Alameda County, more particularly described as follows:

BEGINNING at the most westerly corner of said Parcel 1 (Doc. 2006-123016), also being a point on the northeasterly line of Mountain Boulevard;

Thence North  $59^{\circ}41'25''$  East, 1,817.70 feet to the beginning of a non-tangent curve concave Westerly, having a radius of 256.00 feet, with a radial line that bears North  $70^{\circ}25'07''$  East;

Thence Southerly along said curve having a radius of 256.00 feet, through a central angle of  $34^{\circ}38'19''$ , for an arc length of 154.77 feet;

Thence South  $15^{\circ}03'26''$  West, 90.00 feet to the beginning of a tangent curve to the left having a radius of 309.00 feet;

Thence along said curve, through a central angle of  $08^{\circ}29'27''$ , for an arc length of 45.79 feet;

Thence South  $06^{\circ}33'59''$  West, 58.36 feet;

Thence South  $48^{\circ}44'09''$  West, 18.99 feet;

Thence South  $06^{\circ}33'59''$  West, 58.98 feet;

Thence South  $34^{\circ}05'52''$  East, 19.51 feet to the beginning of a non-tangent curve concave Westerly, having a radius of 473.00 feet, with a radial line that bears South  $84^{\circ}08'46''$  East;

Thence Southerly along said curve having a radius of 473.00 feet, through a central angle of  $11^{\circ}22'16''$ , for an arc length of 93.87 feet;

Thence South  $17^{\circ}13'30''$  West, 471.70 feet to the beginning of a tangent curve to the left having a radius of 357.00 feet;

Thence along said curve, through a central angle of  $45^{\circ}04'47''$ , for an arc length of 280.88 feet;

Thence Southerly, 23.78 feet along said curve through a central angle  $90^{\circ}50'11''$  for an arc length of 23.78 feet;

Thence Westerly, 299.69 feet along said, through a central angle of  $59^{\circ}56'03''$ , with an arc length of 299.69 feet;

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Improvement Area No. 3 (continued)

Thence North 57°05'03" West, 195.09 feet to the beginning of a tangent curve to the right having a radius of 9.00 feet;

Thence along said curve, through a central angle of 44°23'58", for an arc length of 6.97 feet;

Thence North 57°05'03" West, 12.28 feet;

Thence South 19°29'24" West, 78.56 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 691.15 feet, with a radial line that bears North 55°48'55" West;

Thence Southwesterly along said curve having a radius of 691.15 feet, through a central angle of 08°11'24", for an arc length of 98.79 feet to the beginning of a non-tangent curve concave Easterly, having a radius of 52.99 feet, with a radial line that bears North 64°00'20" West;

Thence Southerly along said curve having a radius of 52.99 feet, through a central angle of 66°47'17", for an arc length of 61.77 feet;

Thence Southeasterly, 52.30 feet along said, through a central angle of 18°58'00", with an arc length of 52.30 feet;

Thence South 59°45'37" East, 84.81 feet;

Thence South 64°19'22" East, 72.96 feet;

Thence South 62°17'04" East, 7.08 feet;

Thence South 87°32'26" East, 24.05 feet;

Thence South 64°52'25" East, 94.13 feet;

Thence South 22°42'12" West, 29.09 feet to the beginning of a non-tangent curve concave Northeasterly, having a radius of 634.96 feet, with a radial line that bears South 20°19'33" West;

Thence Northwesterly along said curve having a radius of 634.96 feet, through a central angle of 09°24'52", for an arc length of 104.33 feet;

Thence North 65°16'04" West, 61.54 feet;

Thence North 62°50'17" West, 159.17 feet to the beginning of a tangent curve to the right having a radius of 70.00 feet;

Thence along said curve, through a central angle of 92°42'05", for an arc length of 113.25 feet;

Thence North 29°51'48" East, 97.93 feet;

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Improvement Area No. 3 (continued)

Thence North 24°25'37" East, 86.32 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 272.70 feet, with a radial line that bears North 70°10'51" West;

Thence Northeasterly along said curve having a radius of 272.70 feet, through a central angle of 20°53'53", for an arc length of 99.46 feet;

Thence North 40°43'02" East, 41.71 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 349.98 feet, with a radial line that bears North 49°19'22" West;

Thence Northeasterly along said curve having a radius of 349.98 feet, through a central angle of 09°46'00", for an arc length of 59.66 feet to the beginning of a non-tangent curve concave Westerly, having a radius of 53.14 feet, with a radial line that bears South 31°53'59" East;

Thence Northerly along said curve having a radius of 53.14 feet, through a central angle of 88°16'37", for an arc length of 81.87 feet;

Thence North 29°15'09" West, 104.02 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 55.00 feet, with a radial line that bears North 60°49'51" East;

Thence Westerly along said curve having a radius of 55.00 feet, through a central angle of 103°46'15", for an arc length of 99.61 feet;

Thence South 47°46'25" West, 118.38 feet to the beginning of a tangent curve to the left having a radius of 229.98 feet;

Thence along said curve, through a central angle of 27°43'21", for an arc length of 111.28 feet;

Thence South 20°03'04" West, 158.65 feet;

Thence South 17°31'17" West, 123.48 feet to the beginning of a non-tangent curve concave Northerly, having a radius of 229.98 feet, with a radial line that bears South 35°17'48" East;

Thence Westerly along said curve having a radius of 229.98 feet, through a central angle of 30°27'12", for an arc length of 122.24 feet;

Thence South 87°11'15" West, 83.85 feet to the beginning of a non-tangent curve concave Westerly, having a radius of 499.96 feet, with a radial line that bears South 84°31'35" East;

Thence Southerly along said curve having a radius of 499.96 feet, through a central angle of 05°28'28", for an arc length of 47.77 feet;

Thence South 10°56'53" West, 224.06 feet to the beginning of a tangent curve to the left 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;

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Improvement Area No. 3 (continued)

Thence South 49°30'00" East, 77.11 feet;

Thence South 44°58'02" East, 96.36 feet to the beginning of a tangent curve to the right having a radius of 249.98 feet;

Thence along said curve, through a central angle of 14°58'49", for an arc length of 65.36 feet;

Thence Southeasterly, 93.56 feet along said curve through a central angle 10°43'17" for an arc length of 93.56 feet;

Thence South 40°42'30" East, 94.15 feet;

Thence South 48°14'28" West, 56.20 feet;

Thence North 46°41'01" West, 303.91 feet to the beginning of a tangent curve to the right having a radius of 1,039.93 feet;

Thence along said curve, through a central angle of 23°08'25", for an arc length of 420.00 feet;

Thence North 23°32'36" West, 571.83 feet to the POINT OF BEGINNING.

Containing 25.733 acres, more or less.

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**EXHIBIT C**  
**LIST OF PARCELS**

APN	Acreage
043A-4675-003-23	166.47
043-6870-001	0.827