

RECORDING REQUESTED BY
NAME

AND WHEN RECORDED MAIL TO
NAME
MAILING ADDRESS

Sale #1360
Prop 29 Dingee Reservoir – Bullard Dr. Oakland

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 48C-7188-1-2

GRANT DEED

THIS INDENTURE, made this _____ day of _____, 20____, between EAST BAY MUNICIPAL UTILITY DISTRICT, a public corporation organized and existing under and by virtue of the laws of the State of California, hereinafter called the Grantor, and OWNER NAME(S) AND VESTING STATUS, hereinafter called the Grantee;

WITNESSETH:

THAT the Grantor, for a good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain and sell, convey and confirm, to the Grantee and to the Grantee's successors and assigns forever, all that certain real property described in **Exhibit "A"** and shown on **Exhibit "B"**, attached hereto and made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the Grantee and the Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this indenture this day and year first above written.

EAST BAY MUNICIPAL UTILITY DISTRICT

By: _____
Mamdoh Elawady aka Matt Elawady
Manager of Real Estate Services

Mail Tax Statements to:
OWNER NAME
MAILING ADDRESS

EXHIBIT "A"
LEGAL DESCRIPTION

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

Being a portion of Plot "A", as said plot is laid down, delineated, and so designated upon that certain map entitled "Map of the Undivided Mountain or Hill Land of the Vicente & Domingo Peralta Rancho as Partitioned by a Decree of the Third District Court of March 2nd, 1875" etc., filed October 6, 1875, in Book 19 of Maps at Page 31 (19 M 31), in the office of the County Recorder of said County of Alameda, described as follows:

PARCEL ONE: "EAST BAY MUNICIPAL UTILITY DISTRICT PROPERTY NUMBER 29"

Being all that certain 2.21 acre parcel of land designated as Parcel 1 ("First") in the Deed from William J. Dinges and Virginia R. Dinges, his wife, to Piedmont Spring Water & Power Company, a corporation, dated September 2, 1891, recorded September 2, 1891, in Book 444 of Deeds at Page 327 (444 OR 327), in the office of the County Recorder of said County of Alameda, described as follows:

BEGINNING at a fence post marked "X" standing in the boundary line between the Ranchos of A.M. and V. and D. Peralta distant South 34° West (said bearing taken for the purpose of this description) eight hundred and thirty-eight <838> feet from the fence on the south side of the road at the junction of the roads from Oakland and from Brooklyn, with the road leading to Moraga Valley; and running thence South 34° West along said boundary line two hundred and ninety-six <296> feet; thence North 56° West three hundred and twenty-five <325> feet to a stake; thence North 34° East two hundred and ninety-six <296> feet to a stake; thence South 56° East three hundred and twenty-five <325> feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

EXCEPTION ONE: "EAST BAY MUNICIPAL UTILITY DISTRICT SALE NO. 686"

All that portion of real property described in the Deed between East Bay Municipal Utility District, a public corporation and Maurice L. Howard and Georgiana L. Howard, recorded April 25, 1957, in Book 8348 of Deeds, Page 457 (8348 OR 457) in the office of the County Recorder of said County of Alameda, described as follows:

A PORTION of Lot 9 in Block "F", according to the map of "Montclair Acres, Oakland, Alameda County, State of California", filed June 7, 1921, in Book 7 of Maps, pages 86 and 87 (7 M 86), in the office of the County Recorder of Alameda County, and a PORTION of that certain 2.21 acre parcel of land designated as Parcel 1 ("First") in the Deed from William J. Dingee and Virginia R. Dingee, his wife, to Piedmont Spring Water & Power Company, a corporation, dated September

2, 1891, recorded September 2, 1891, in Book 444 of Deeds, page 327 (444 OR 327), Alameda County Records, bounded as follows:

BEGINNING at the southeastern extremity of that certain curve having a radius of 39.89 feet, which connects the southwestern line of Bullard Drive with the western line of McAndrew Drive, as said curve and drives are shown on said map (7 M 86); running thence along the general western line of said McAndrew Drive, the three following courses and distances: southerly along the arc of a curve to the right, with a radius of 235.00 feet, from a tangent which bears South 1°25'50" West (said bearing taken for the purpose of this description), a distance of 127.98 feet, thence southwesterly and westerly along the arc of a compound curve to the right, with a radius of 106.77 feet, tangent to the said last mentioned arc, a distance of 137.34 feet and thence westerly and southwesterly along the arc of a reverse curve to the left, with a radius of 138.52 feet, tangent to the said last mentioned arc, a distance of 116.08 feet to a point on the northwestern line of said Lot 9; thence along the said last mentioned line North 29°06' East 11.26 feet to the most southern corner of the said 2.21 acre parcel of land (444 OR 327); thence along the southwestern boundary line thereof North 56°08' West 139.08 feet; thence North 83°26'02" East 195.50 feet; thence North 33°22'09" East 169.10 feet to a point on the said southwestern line of Bullard Drive; thence along the said last mentioned line the two following courses and distances: South 56°08' East 12.44 feet, and thence southeasterly along the arc of a curve to the left, with a radius of 175.00 feet, tangent to the said last mentioned course, a distance of 57.06 feet to the northwestern extremity of said curve having a radius of 39.89 feet; thence easterly southeasterly and southerly along the arc of a reverse curve to the right, with a radius of 39.89 feet, tangent to the said last mentioned arc, a distance of 53.08 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM:

EXCEPTION TWO: "EAST BAY MUNICIPAL UTILITY DISTRICT SALE NO. 157"

Being all of that real property described as Parcel 1 ("First") in the Deed between East Bay Municipal Utility District, a public corporation and Realty Syndicate Company, a California Corporation, dated March 21, 1923, recorded July 19, 1923, in Book 468 of Deeds, Page 260 (468 OR 260), in the office of the County Recorder of Alameda County, more particularly described as follows:

BEGINNING at a point bearing North 56°08' West (said bearing taken for the purpose of this description) Three hundred twenty-five (325) feet from a stake marked "S.A.44" in the exterior boundary line of Plot "A", as said Plot "A" is laid down, delineated and so designated upon that certain map entitled "Map of the Undivided Mountain or Hill Land of the Vicente & Domingo Peralta Rancho" etc., filed October 6, 1875, in Book 19 of Maps at Page 31 (19 M 31), in the office of the County Recorder of said County of Alameda, hereinafter referred to, said POINT OF BEGINNING being the most westerly corner of that said 2.21 acre parcel of land (444 OR 327) (said parcel formerly referred to as "the land of the East Bay Water Company"); and running thence along the southwesterly boundary line of said 2.21 acre parcel South 56°08' East One hundred

twenty-seven and 90/100 (127.90) feet; thence leaving said Southwesterly boundary line of said 2.21 acre parcel North 2°34' West One hundred forty-one and 27/100 (141.27) feet; thence northerly on the arc of a circle of Four hundred eighty-four (484) feet radius, deflecting to the right or Eastward and tangent to the last mentioned course, a distance of Eighty-four and 44/100 (84.44) feet to the northwesterly boundary line of said 2.21 acre parcel (said parcel formerly referred to as "the land of the East Bay Water Company"), and thence along said Northwesterly boundary line South 33°52' West One hundred eighty-five and 62/100 (185.62) feet to the **POINT OF BEGINNING**.

The aggregate area of the hereinabove described PARCEL ONE containing 1.92 acres, more or less.

PARCEL TWO: "EAST BAY MUNICIPAL UTILITY DISTRICT PROPERTY NUMBER 29-A"

Being a portion of that real property described as Parcel 1 ("First") in the Deed between Realty Syndicate Company, a corporation and East Bay Water Company, a California Corporation, dated March 20, 1922, recorded July 19, 1923, in Book 492 of Deeds, Page 154 (492 OR 154), in the office of the County Recorder of said County of Alameda, described as follows:

All of Lot Numbered Nine (9), in Block Lettered "F", as said lot and block are laid down, delineated, and so designated upon Sheet No. 1 of that certain map entitled "Montclair Acres, Oakland, Alameda County, California." etc., filed June 7, 1921, in Book 7 of Maps, Page 86, in the office of the County Recorder of said County of Alameda.

EXCEPTING THEREFROM: "EAST BAY MUNICIPAL UTILITY DISTRICT SALE NO. 686"

All that portion of real property described in the Deed between East Bay Municipal Utility District, a public corporation and Maurice L. Howard and Georgiana L. Howard, recorded April 25, 1957, in Book 8348 of Deeds, Page 457 (8348 OR 457) in the office of the County Recorder of said County of Alameda, described as follows:

A PORTION of Lot 9 in Block "F", according to the map of "Montclair Acres, Oakland, Alameda County, State of California", filed June 7, 1921, in Book 7 of Maps, pages 86 and 87 (7 M 86), in the office of the County Recorder of Alameda County, and a PORTION of that certain 2.21 acre parcel of land designated as Parcel 1 ("First") in the Deed from William J. Dingee and Virginia R. Dingee, his wife, to Piedmont Spring Water & Power Company, a corporation, dated September 2, 1891, recorded September 2, 1891, in Book 444 of Deeds, page 327 (444 OR 327), Alameda County Records, bounded as follows:

BEGINNING at the southeastern extremity of that certain curve having a radius of 39.89 feet, which connects the southwestern line of Bullard Drive with the western line of McAndrew Drive, as said curve and drives are shown on said map (7 M 86); running thence along the general western line of said McAndrew Drive, the three following courses and distances: southerly along the arc of a curve to the right, with a radius of 235.00 feet, from a tangent which bears South 1°25'50" West (said bearing taken for the purpose of this description), a distance of 127.98 feet, thence southwesterly and westerly along the arc of a compound curve to the right, with a radius of 106.77 feet, tangent to the said last mentioned arc, a distance of 137.34 feet and thence westerly and southwesterly along the arc of a reverse curve to the left, with a radius of 138.52 feet, tangent to the said last mentioned arc, a distance of 116.08 feet to a point on the northwestern line of said Lot 9; thence along the said last mentioned line North 29°06' East 11.26 feet to the most southern corner of the said 2.21 acre parcel of land (444 OR 327); thence along the southwestern boundary line thereof North 56°08' West 139.08 feet; thence North 83°26'02" East 195.50 feet; thence North 33°22'09" East 169.10 feet to a point on the said southwestern line of Bullard Drive; thence along the said last mentioned line the two following courses and distances: South 56°08' East 12.44 feet, and thence southeasterly along the arc of a curve to the left, with a radius of 175.00 feet, tangent to the said last mentioned course, a distance of 57.06 feet to the northwestern extremity of said curve having a radius of 39.89 feet; thence easterly southeasterly and southerly along the arc of a reverse curve to the right, with a radius of 39.89 feet, tangent to the said last mentioned arc, a distance of 53.08 feet to the **POINT OF BEGINNING**.

Containing 0.03 acres, more or less.

PARCEL THREE: "EAST BAY MUNICIPAL UTILITY DISTRICT PROPERTY NUMBER 29-B"

Real property being a portion of Plot "A", as said plot is laid down, delineated, and so designated upon that certain map entitled "Map of the Undivided Mountain or Hill Land of the Vicente & Domingo Peralta Rancho as Partitioned by a Decree of the Third District Court of March 2nd, 1875" etc., filed October 6, 1875, in Book 19 of Maps at Page 31 (19 M 31), in the office of the County Recorder of said County of Alameda, described as follows:

Being all that real property described as Parcel 2 ("Second") in the Deed between Realty Syndicate Company, a corporation and East Bay Water Company, a California Corporation, dated March 20, 1922, recorded July 19, 1923, in Book 492 of Deeds, Page 154 (492 OR 154), Alameda County Records, described as follows:

BEGINNING at a point bearing North 56°08' West (said bearing taken for the purpose of this description), Three Hundred and Twenty-five (325) feet from the most northerly corner of Lot

Numbered Nine (9), in Block Lettered "F", as said Lot Numbered Nine (9) and said Block Lettered "F" are laid down, delineated, and so designated upon Sheet No. 1 of that certain map entitled "Montclair Acres, Oakland, Alameda County, California." etc., filed June 7, 1921, in Book 7 of Maps, pages 86 and 87 (7 M 86), in the office of the County Recorder of said County of Alameda, said POINT OF BEGINNING also being the most Northerly corner of that certain 2.21 acre parcel of land designated as Parcel 1 ("First") in the Deed from William J. Dinges and Virginia R. Dinges, his wife, to Piedmont Spring Water & Power Company, a corporation, dated September 2, 1891, recorded September 2, 1891, in Book 444 of Deeds at Page 327 (444 OR 327), in the office of the County Recorder of said County of Alameda, (said parcel formerly referred to as "the land of the East Bay Water Company, a corporation"); and running thence North 56°08' West Sixteen and 9/100 (16.09) feet; thence Southwesterly on the arc of a circle of Twenty (20) feet radius, deflecting to the left or Southward and tangent to last mentioned course, a distance of Thirty-eight and 97/100 (38.97) feet; thence South 12°13' West, tangent to last mentioned arc, Forty-nine and 36/100 (49.36) feet; thence Southerly on the arc of a circle of Four Hundred Eighty-four (484) feet radius, deflecting to the left or Eastward and tangent to last mentioned course, a distance of Forty and 44/100 (40.44) feet to the Northwesterly boundary line of that said 2.21 acre parcel of land (said parcel formerly referred to as "the land of the East Bay Water Company, a corporation"), and thence along said Northwesterly boundary line North 33°52' East One Hundred Ten and 18/100 (110.18) feet to the **POINT OF BEGINNING**.

Containing 0.06 acres, more or less.

EXHIBIT "B" IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT, IN AUGUST 2024.



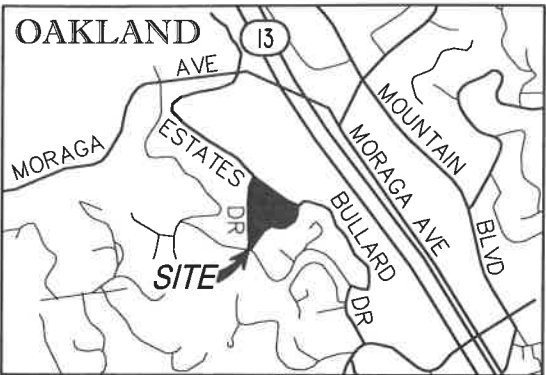
MICHAEL WAGNER, LS 9151

DATE



H:\00_JOB-2009\8722\PROP 29 - DINGEE RESERVOIR - BULLARD DR., OAKLAND\DWG\DINGEERES-EXHB B1.DWG

JOB NO. 8722



VICINITY MAP
(NO SCALE)

POINT OF BEGINNING
PARCEL ONE:
FENCE POST MARKED "X"



LEGEND

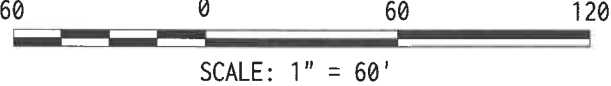
	RIGHT OF WAY LINE
	SUBJECT PARCELS
	SUBDIVISION LINE
	PARCEL LINE
	AREA DESCRIBED IN EXHIBIT "A" (ATTACHED)
	NOT TO SCALE
	REFERENCE NUMBER
	TOTAL

NOTES:

- THIS DRAWING IS NOT BASED ON AN E.B.M.U.D. SURVEY. INFORMATION SHOWN HEREON IS COMPILED FROM RECORD DOCUMENTS LISTED IN THE REFERENCES BELOW
- BEARINGS AND DISTANCE SHOWN ARE BASED ON RECORD INFORMATION

REFERENCES:

- MAP OF THE UNDIVIDED MOUNTAIN OR HILL LAND, 19 M 31, 10/6/1875
- DEED, 444 OR 327, 9/2/1891
- MAP OF MONTCLAIR ACRES, 7 M 86, 6/7/1921
- MAP OF MONTCLAIR ESATES, 3 M 43, 10/9/1922
- DEED, 468 OR 260, SALE NO. 157, 7/19/1923
- DEED, 492 OR 154, 7/19/1923
- DEED, 8348 OR 457, SALE NO. 686, RESOLUTION NO. 18056, 4/25/1957



EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
PROPERTY	
SALE	
DINGEE RESERVOIR	
CITY OF OAKLAND - COUNTY OF ALAMEDA	
STRUCTURE, PROJ. CODE, OR ZONE DESIGNATION	EXHIBIT B
SCALE: 1" = 60'	
DATE: AUGUST 12, 2024	

DRAWN BY: NICK DORING
CHECKED BY: MICHAEL WAGNER
APPROVED
ASSISTANT LAND SURVEYING
SUPERVISOR, NO. 9151

Michael Wagner

