

## EXHIBIT "A"

Real property situated in the City of Oakland, County of Alameda, State of California, being all of the fee parcel of land described in the Deed from Crestmont Investment Company to East Bay Municipal Utility District recorded June 22, 1959 in Book 9066 of Official Records of Alameda County at Page 407;

TOGETHER WITH all of the land described in the Deed from Fred E. Reed et ux. to East Bay Municipal Utility District recorded February 2, 1959 in Book 8919 of Official Records of Alameda County at Page 393;

ALSO TOGETHER WITH all of the land described in the Grant Deed from CCCI Properties Inc. to East Bay Municipal Utility District recorded September 14, 2007 as Document Series Number 2007-332390, Official Records of Alameda County;

EXCEPTING THEREFROM that portion of land described in the Deed from East Bay Municipal Utility District to the City of Oakland, recorded April 18, 1960 on Reel 69, Image 137, Official Records of Alameda County;

ALSO EXCEPTING THEREFROM that portion of land described in the Deed from East Bay Municipal Utility District to CCCI Properties Inc. recorded September 14, 2007 as Document Series Number 2007-332455, Official Records of Alameda County;

ALSO EXCEPTING THEREFROM that portion of land described in the Deed from East Bay Municipal Utility District to CCCI Properties Inc. recorded September 14, 2007 as Document Series Number 2007-332456, Official Records of Alameda County;

ALSO EXCEPTING THEREFROM that portion of land described in the Deed from East Bay Municipal Utility District to CCCI Properties Inc. recorded September 14, 2007 as Document Series Number 2007-332457, Official Records of Alameda County;

The exterior boundary of said lands being described as follows (for reference):

1. BEGINNING at the north corner of the parcel of land described in said Deed to the City of Oakland (RE 69 IM 137) , said point being the beginning of a curve to

the south with a radius of 407.01 feet, the center of which bears South 11°59'58"  
East; thence

2. Westerly, along the arc of a curve 102.98 feet through a central angle of  
14°29'51"; thence
3. North 15°00'24" West 17.83 feet; thence
4. North 40°24'48" West 42.23 feet; thence
5. North 60°43'35" West 9.14 feet; thence
6. North 34°26'00" West 88.71 feet; thence
7. North 36°59'59" East 33.03 feet; thence
8. North 54°11'42" East 74.51 feet; thence
9. South 74°48'18" East 51.94 feet; thence
10. South 47°50'51" East 90.28 feet; thence
11. South 20°09'09" West 66.99 feet; thence
12. South 07°50'51" East 26.26 feet TO THE POINT OF BEGINNING.

All bearings and distances in this description are based on a field survey. The basis of bearings for said survey is the California Coordinate System, (CCS83), Zone III, NAD 1983. Distances are grid. To obtain ground distances, divide the distances herein by 0.99989918.

Containing 0.54 acre, more or less.

Exhibit "B" is attached and by this reference made a part hereof.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR, OR UNDER MY  
DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND  
SURVEYORS ACT, IN FEBRUARY, 2019.

Prepared By:

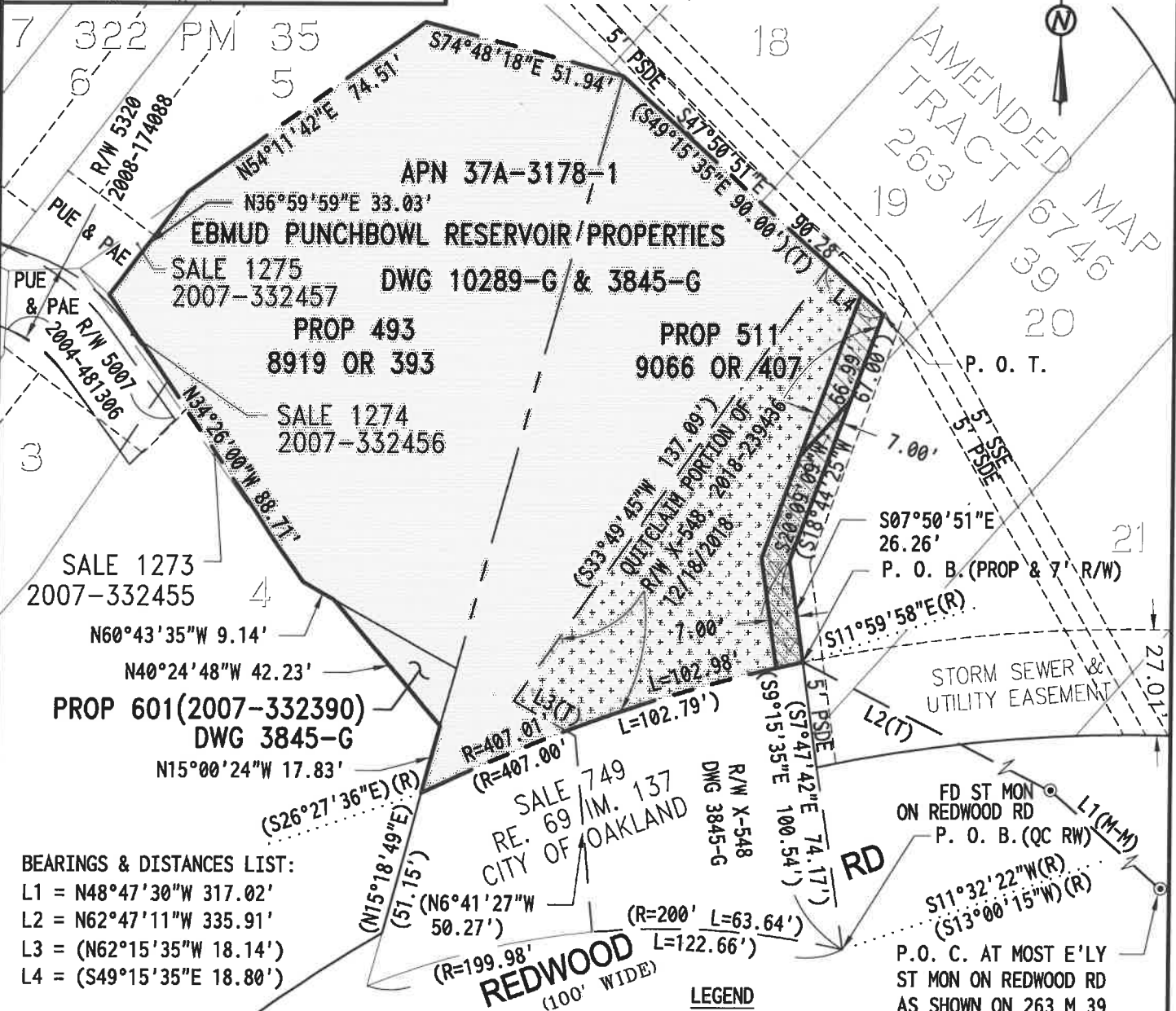
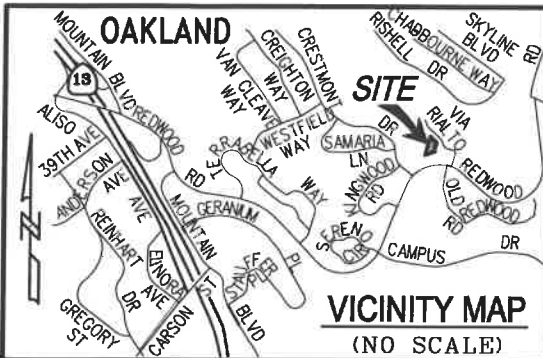
 2/7/2019  
CRAIG A. ROBERTS L.S. 8736



# EXHIBIT "B"

## REFERENCES:

1. PARCEL MAP, 322 PM 35, 12/21/2012
2. QUITCLAIM DEED-EASEMENT, 2018-239436, 12/18/2018
3. AMENDED MAP, TRACT 6746, 263 M 39, 3/5/2002
4. GRANT DEED, REEL 69, IMAGE 137, 4/18/1960
5. EBMUD DRAWINGS: 3845-G & 10289-G
6. DEED, 9066 OR 407, 6/22/1959
7. DEED, 2007-332455, 9/14/2007
8. DEED, 2007-332456, 9/14/2007
9. DEED, 2007-332457, 9/14/2007



## NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, EPOCH 2011.00. BY EBMUD SURVEY; TO OBTAIN GROUND DISTANCES, DIVIDE BY 0.99989918.
2. BASED ON A FIELD SURVEY
3. DATA IN ( ) PER RECORD DATA

## LEGEND

- REMAINING PROPERTIES=0.54 ACRE ±
- QUITCLAIM R/W X-548=4333 SQ.FT. ±
- 7' R/W X-1738, AREA=440 SQ.FT. ±
- 7' R/W X-1739, AREA=677 SQ.FT. ±

PROPERTIES & RIGHTS OF WAY  
SALE - PUNCHBOWL RESERVOIR  
REDWOOD ROAD  
CITY OF OAKLAND - ALAMEDA COUNTY



EAST BAY MUNICIPAL UTILITY DISTRICT  
OAKLAND, CALIFORNIA

SCALE: 1" = 40'

DATE: JANUARY 16, 2019