

EXHIBIT M

EXHIBIT P LAND DESCRIPTION

AD 548

GRANTED LANDS

One parcel of land situate in the City of Oakland, County of Alameda, State of California and being more particularly described as follows:

Parcel 1 (S-1)

A parcel of filled tide, tide and submerged land in the bed of San Antonio Estuary situate in the City of Oakland, County of Alameda, State of California and being more particularly described as follows:

BEGINNING at Monument "H133" having California Coordinate System of 1983, CCS83, Zone III, coordinate of Northing = 2114243.395, Easting = 6055505.473, as shown on the Record of Survey of the port area of the City of Oakland, R/S No. 1847, filed for record on November 8, 2004 in Book 29 of Records of Survey at pages 23 through 26, Alameda County Records, State of California;

thence North 78°53'23" West, 366.53 feet to the intersection of the northwesterly line of Homewood Suites Lease Boundary, as said boundary is described in that certain lease between the Port of Oakland and JBN Lodging, recorded on January 2, 1997 as Document Number 97000487, Alameda County Records, with the southerly line of the Embarcadero, as said Embarcadero is shown on said record of survey, said intersection being the **TRUE POINT OF BEGINNING**;

thence along last said northwesterly line of Homewood Suites Lease Boundary, and the southwesterly prolongation thereof, South 65°32'30" West, 365.13 feet;

thence South 26°30'11" West, 208.87 feet to a point on a line perpendicular to the southerly line of the Oakland City limits;

thence southerly along last said line, South 24°28'12" East, 316.70 feet, more or less, to a point on the southerly line of the Oakland City limits;

thence southwesterly along said City Limits line, South 65°31'48" West, 1,699.31 feet, more or less, to a point on the southeasterly prolongation of the easterly 1960 Grant Line, Chapter 15, Statutes of 1960;

thence northwesterly along said southeasterly prolongation, along said line and along the northwesterly prolongation of said line, North 58°23'19" West, 3,166.58 feet, more or less, to a point on the southwesterly prolongation of the southeasterly line of Tract 4391, as said tract is shown on that certain map

entitled "TRACT 4391 FOR CONDOMINIUM PURPOSES", filed for record on October 30, 1980, in Book 122 of Maps at pages 60 and 61, Alameda County Records;

thence northeasterly along last said southwesterly prolongation of said southeasterly line, North $27^{\circ}24'49''$ East, 127.73 feet to the common line between, filled tide and submerged land in the historic bed of San Antonio Estuary, and Rancho San Antonio as located by the U.S. Surveyor General, approved October 4, 1871 by the U.S. District Court;

thence along said common line the following four (4) courses,
South $44^{\circ}03'22''$ East, 88.16 feet;

thence South $82^{\circ}33'22''$ East, 92.40 feet;

thence North $42^{\circ}56'38''$ East, 745.80 feet;

thence North $28^{\circ}41'38''$ East, 213.06 feet;

thence South $71^{\circ}20'21''$ East, 20.99 feet;

thence South $51^{\circ}44'16''$ West, 14.03 feet to the beginning of a non-tangent curve to the left, from which point a radial line, from the curve to the radius point, bears North $16^{\circ}36'09''$ East;

thence along said curve having a radius of 9,532.63 feet, through a central angle of $3^{\circ}07'29''$ and an arc length of 519.88 feet to the northwesterly prolongation of the southerly line of the Embarcadero, as said Embarcadero is shown on said record of survey;

thence along said northwesterly prolongation, along said southerly line, South $76^{\circ}31'20''$ East, 926.75 feet to the common line between, filled tide and submerged land in the historic bed of San Antonio Estuary, and Rancho San Antonio as located by the U.S. Surveyor General, approved October 4, 1871 by the U.S. District Court;

thence along last said common line, South $12^{\circ}41'38''$ West, 66.36 feet to the northwesterly line of the lands of Silveira, as said lands are described in that certain Grant Deed recorded on November 3, 1967 in Reel 2068 at image 141, Alameda County Records;

thence along last said northwesterly line, South $49^{\circ}10'19''$ West, 590.15 feet;

thence continuing along last said line, South $40^{\circ}49'41''$ East, 23.60 feet;

thence continuing along last said line, South $49^{\circ}10'19''$ West, 343.45 feet to the

most westerly corner of said lands of Silveira;

thence along the southerly line last said lands, South 46°34'41" East, 195.25 feet to the most southerly corner of said lands;

thence along the southeasterly line of said lands of Silveira, North 49°10'19" East, 158.22 feet to the common line between, filled tide and submerged land in the historic bed of San Antonio Estuary, and Rancho San Antonio as located by the U.S. Surveyor General, approved October 4, 1871 by the U.S. District Court;

thence along last said common line the following ten (10) courses, South 43°18'22" East, 319.32 feet;

thence South 34°48'22" East, 624.98 feet;

thence South 50°18'22" East, 481.77 feet;

thence North 65°56'38" East, 89.09 feet;

thence North 32°26'38" East, 362.97 feet;

thence North 02°48'22" West, 72.59 feet;

thence North 52°26'38" East, 164.99 feet;

thence North 38°26'38" East, 409.17 feet;

thence North 28°56'38" East, 362.97 feet;

thence North 34°33'22" West, 208.16 feet to the southerly line of the Embarcadero, as said Embarcadero is shown on said record of survey;

thence along said southerly line, South 76°29'52" East, 566.34 feet to the beginning of a tangent curve to the right;

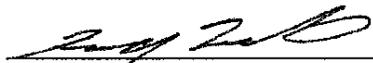
thence continuing along said southerly line, along said curve having a radius of 7,326.00 feet, through a central angle of 4°20'54" and an arc length of 555.99 feet to the **TRUE POINT OF BEGINNING**, containing an area of 3,558,963 square feet or 81.70 acres, more or less.

Basis of Bearings: All bearings shown on this survey are based on upon the California Coordinate System of 1983 (CCS83), Epoch 1986, Zone III. Held

record CCS83 coordinate Northing = 2115136.166, Easting = 6052732.398, at point "SHIP", and the calculated bearing South 72°09'16" East to point "H133" having CCS83 coordinate Northing = 2114243.395, Easting = 6055505.473. The two monuments, "SHIP" and "H133" are shown on the Record of Survey of the port area of the City of Oakland, R/S No. 1847, filed for record on November 8, 2004 in Book 29 of Records of Survey at pages 23 through 26, Alameda County Records, State of California. All distances are ground distances. To obtain grid distances, multiply ground distances shown by 0.9999293.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.




Billy Martin, P.L.S. 5797

June 14, 2010
Dated

END OF DESCRIPTION