

**STAFF REPORT  
C96**

A 19

04/19/18  
SB50-18-004  
E. Kennedy  
P. Huber

S 9

**CONSIDER EXERCISING THE RIGHT OF FIRST REFUSAL FOR THE ACQUISITION  
OF FEDERAL PUBLIC LANDS, OR RIGHT TO ARRANGE FOR THEIR TRANSFER  
TO ANOTHER ENTITY, IN THE CITY OF ALAMEDA, ALAMEDA COUNTY**

**AREA, LAND TYPE, AND LOCATION:**

12.33 acres, more or less, of land within the city of Alameda, Alameda County.

**INTRODUCTION TO SB 50:**

In October 2017, the Governor of California signed SB 50 (Allen, Chapter 535, Statutes of 2017) into law, which added sections 6223 and 27338 to the Government Code and section 8560 to the Public Resources Code. Section 8560 makes certain federal land conveyances void unless the Commission is provided with a right of first refusal or the right to arrange for the transfer of the land to another entity. The Commission must exercise its right of first refusal at a public meeting. If the Commission was provided with its right of first refusal and right to transfer to another entity but elects not to purchase or arrange for transfer, it must issue a certificate affirming compliance with the law. Section 6223 prohibits the recordation of a conveyance of federal public lands unless it is accompanied by a certificate of compliance. The right of first refusal does not apply to certain conveyances, including but not limited to, those associated with a habitat conservation plan, lands conveyed into or out of trust for a federally recognized Native American tribe, and certain land exchanges.

**BACKGROUND:**

The City of Alameda (City or Applicant) is the federally designated Local Redevelopment Authority for the former Naval Air Station Alameda (NAS Alameda) and the intended recipient of conveyances of NAS Alameda lands from the United States, pursuant to the Federal Defense Base Closure and Realignment Act of 1990. ~~The City has been in possession of these lands for many years, and the conveyance to the City of the remaining 12.33 acres of NAS Alameda lands (Subject Federal Parcel) would complete a complex 25-year-long redevelopment effort by the City, the State of California, and the Navy.~~ The Navy is now prepared to convey the 12.33 acres of NAS Alameda lands (Subject Federal Parcel) more particularly described in Exhibits A and C, and the City has

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requested that the Commission exercise its authority under Public Resources Code section 8560 and issue a certificate of compliance for this conveyance.

**PROPERTY DESCRIPTION:**

***Appraised Value:***

No appraisal was prepared.

***Existing Improvements:***

The Subject Federal Parcel includes approximately 139 boarded-up-4-plex and 6-plex housing units, a self-storage facility, a small building used for housing, a parking lot, and graded land with scarce vegetation.

***Natural and Cultural Resources:***

The NAS Alameda lands have limited natural resources since the lands are located mostly on artificial fill and have been primarily developed as part of the NAS. However, because of the presence of threatened and endangered species (e.g., California least tern and western snowy plover) in some areas of the NAS Alameda, the U.S. Fish and Wildlife Service issued a Biological Opinion (BO) on August 29, 2012 (superseding the March 22, 1999 BO), indicating that the Navy's disposal of the conveyance lands and the subsequent reuse of the area would not jeopardize the continued existence of federally endangered or threatened species or result in adverse modification of critical habitat.

No prehistoric archaeological sites have been recorded anywhere within a one-half mile radius of the project area, and because the area is paved or mostly built on artificial fill, it is highly disturbed and has a low potential for containing any prehistoric and archaeological resources. The project site does contain significant historic resources in the NAS Alameda Historic District, which is listed in the National Register of Historic Places for its historical significance regarding events that took place on the base during World War II and for its architectural significance of contributing buildings, landscapes, streetscapes, and viewsheds. Mitigation strategies were identified in the Alameda Point Environmental Impact Report (City of Alameda 2013) that would reduce, but not eliminate, potential significant adverse impacts to the NAS Alameda Historic District and historic resources.

***Encumbrances:***

Encumbrances include institutional controls to safely manage the contamination on the Subject Federal Parcel, discussed below.

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**Contamination:**

Some areas of the Subject Federal Parcel are contaminated with residual polynuclear aromatic hydrocarbons in soil deeper than 4 feet. Groundwater in other locations is contaminated with benzene and naphthalene.

**APPLICANT'S INTENDED USE:**

The City intends to receive the Subject Federal Parcel and convey it to the Housing Authority of the City of Alameda for permanent, supportive multifamily rental housing for homeless people.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Authority:**

Public Resources Code sections 6005 and 8560 and Government Code section 6223.

**State's Best Interests Analysis:**

Section 8560 defines "federal public land" broadly as "any land owned by the United States, including the surface estate, the subsurface estate, or any improvements on those estates." While the statute mandates that the Commission consider its right of first refusal for conveyances of federal public lands within the state of California, it does not provide guidance as to when the Commission should decide to acquire the subject federal public lands or to arrange for their transfer to another entity. However, the legislative history suggests that the Legislature intended for SB 50 to address conveyances of federal public lands with high value for environmental conservation or preservation, tourism, scientific study, or recreation. (See Assem. Com. on Natural Resources, report on SB 50 (2017-2018 Reg. Sess.), as amended May 26, 2017, pp. 3-4.; Sen. Com. on Natural Resources and Water, report on SB 50 (2017-2018 Reg. Sess.), Feb. 22, 2017 version, pp. 1-2.; Sen. Jud. Comm., report on SB 50 (2017-2018 Reg. Sess.), as amended March 20, 2017, pp. 3-4.)

Because natural and cultural resources on the Subject Federal Parcel are limited, the parcel has low value for environmental conservation or preservation. Although two listed species are sometimes present on the parcel, the U.S. Fish and Wildlife Service determined that the proposed conveyance would not jeopardize the species' continued existence. Impacts to cultural resources would be mitigated through the City's Reuse Plan, and the parcel presents minimal value for tourism, recreation, and scientific study. Moreover, the proposed conveyance would allow the City to develop a rental housing facility for homeless people, providing a significant benefit to the surrounding community.

STAFF REPORT NO. C96 (CONT'D)

For all the above reasons, staff recommends that the Commission find it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer to another entity.

**OTHER PERTINENT INFORMATION:**

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
2. The Commission's finding that it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer, and authorization to issue a certificate of compliance are not projects as defined by CEQA because they are administrative actions that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

3. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to projects that a public agency rejects or disapproves.

Authority: Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a).

4. **Issuance of a certificate of compliance:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to ministerial projects. After being provided with the right of first refusal and the right to transfer to another entity, the Commission has no discretion whether to issue the certificate of compliance—it "shall issue a certificate of compliance."

Authority: Public Resources Code sections 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a).

STAFF REPORT NO. C96 (CONT'D)

**EXHIBITS:**

- A. Land Description
- B. Plat
- C. Land Description
- D. Plat

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

1. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project pursuant to Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a), projects that a public agency rejects or disapproves.
2. **Issuance of a certificate of compliance:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project pursuant to Public Resources Code section 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a), ministerial projects.

**STATE'S BEST INTERESTS FINDING:**

Find that it is not in the best interests of the State for the Commission to acquire the 12.33 acres of federal land proposed for conveyance or to arrange for its transfer to another entity.

**AUTHORIZATION:**

Authorize the Executive Officer, or her designee, to issue a certificate of compliance with Public Resources Code section 8560 for the conveyance of 12.33 acres of federal public land from the Department of the Navy to the City of Alameda.

# EXHIBIT A

## LEGAL DESCRIPTION ALAMEDA HOUSING AUTHORITY PARCEL ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 14, 1955, IN BOOK 7567 OF OFFICIAL RECORDS, AT PAGE 117, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 10, 1966, IN REEL 1821, IMAGE 494 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "JUDGEMENT" RECORDED DECEMBER 21, 1951, IN BOOK 6618 OF OFFICIAL RECORDS, AT PAGE 339, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, ALSO BEING A PORTION OF PARCEL 2, AS SAID PARCEL 2 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY, AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL 2 (28 RS 14), SAID POINT BEING THE NORTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS "NORTH 02°46'51" EAST 1161.37 FEET" ON SHEET 8 OF 12 OF SAID RECORD OF SURVEY (28 RS 14), SAID POINT ALSO BEING A POINT ON THE WESTERN LINE OF THAT CERTAIN PARCEL DESIGNATED AS "FISC SOUTH" IN THAT CERTAIN DEED RECORDED AUGUST 2, 2001, IN DOCUMENT NO. 2001-280973 OF OFFICIAL RECORDS, AND RE-RECORDED ON JUNE 2, 2003, IN DOCUMENT NO. 2003-316321 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT IS ALSO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED NOVEMBER 12, 2009 AS DOCUMENT NUMBER 2009-356111 IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE EASTERN LINE OF SAID PARCEL 2 (28 RS 14), SOUTH 02°46'51" WEST 297.85 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID EASTERN LINE OF PARCEL 2 (28 RS 14), SOUTH 02°46'51" WEST 863.24 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PARCEL 1 (7567 OR 117); SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1A, AS SAID PARCEL 1A IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 2113, RECORDED MAY 1, 2007, IN BOOK 31 OF RECORDS OF SURVEYS, AT PAGE 98, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, ALONG SAID SOUTHERN LINE OF PARCEL 1 (7567 OR 117), NORTH 87°13'09" WEST 351.25 FEET TO THE NORTHEASTERN CORNER OF PARCEL 2B OF THOSE CERTAIN LANDS TRANSFERRED TO THE DEPARTMENT OF HOMELAND SECURITY, U.S. COAST GUARD MAINTENANCE AND LOGISTICS COMMAND PACIFIC THROUGH THE DEPARTMENT OF NAVY (DOD) BY THAT CERTAIN DOCUMENT ENTITLED

"TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY" (DD FORM 1354),  
DATED MARCH 11, 2008, SAID PARCEL 2B ALSO BEING SHOWN AND SO  
DESIGNATED ON SAID RECORD OF SURVEY NO. 2113, (31 RS 98);

THENCE, FROM SAID NORTHEASTERN CORNER OF PARCEL 2B (31 RS 98), ALONG  
THE NORTHERN LINE OF SAID PARCEL 2B (31 RS 98), NORTH 89°07'34" WEST  
75.28 FEET;

THENCE, LEAVING SAID NORTHERN LINE OF PARCEL 2B, NORTH 02°46'51" EAST  
2.51 FEET TO THE SOUTHWESTERN CORNER OF PARCEL 1 (7567 OR 117);

THENCE, FROM SAID SOUTHWESTERN CORNER OF PARCEL 1 (7567 OR 117), ALONG  
THE WESTERN LINE OF SAID PARCEL 1 (7567 OR 117), NORTH 02°46'51" EAST  
516.12;

THENCE, LEAVING SAID WESTERN LINE, NORTH 56°50'14" WEST 350.08 FEET;

THENCE, NORTH 01°54'00" EAST 396.14 FEET;

THENCE, SOUTH 88°06'00" EAST 73.00 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 25.00 FOOT RADIUS CURVE TO THE  
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 88°06'00" EAST,  
THROUGH A CENTRAL ANGLE OF 103°27'25", AN ARC DISTANCE OF 45.14 FEET;

THENCE, ALONG THE ARC OF A REVERSE 378.00 FOOT RADIUS CURVE TO THE  
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 15°21'25" EAST,  
THROUGH A CENTRAL ANGLE OF 12°43'17", AN ARC DISTANCE OF 83.93 FEET;

THENCE, SOUTH 87°21'52" EAST 191.10 FEET;

THENCE, SOUTH 02°38'08" WEST 244.25 FEET;

THENCE, SOUTH 87°21'52" EAST 356.17 FEET TO SAID POINT OF BEGINNING.

CONTAINING 12.33 ACRES OF LAND, MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION



JOEL GARCIA, P.L.S.

L.S. NO. 5285

04-13-2017





# EXHIBIT B



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	103°27'25"	45.14'
C2	378.00'	012°43'17"	83.93'

**LEGEND:**

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

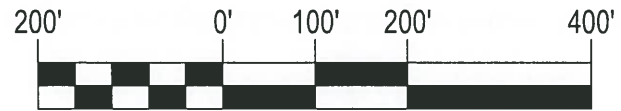
PARCEL 2 (PORTION)

7567 OR 117

6618 OR 339 (PORTION)

**NOTE:**

PARCEL 2B, RS 2113 31 RS 98  
 COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816 (28 RS 14).



GRAPHIC SCALE

## PLAT TO ACCOMPANY LEGAL DESCRIPTION

ALAMEDA HOUSING AUTHORITY PARCEL  
 ALAMEDA, CALIFORNIA

APRIL 13, 2017

SHEET 1 OF 1

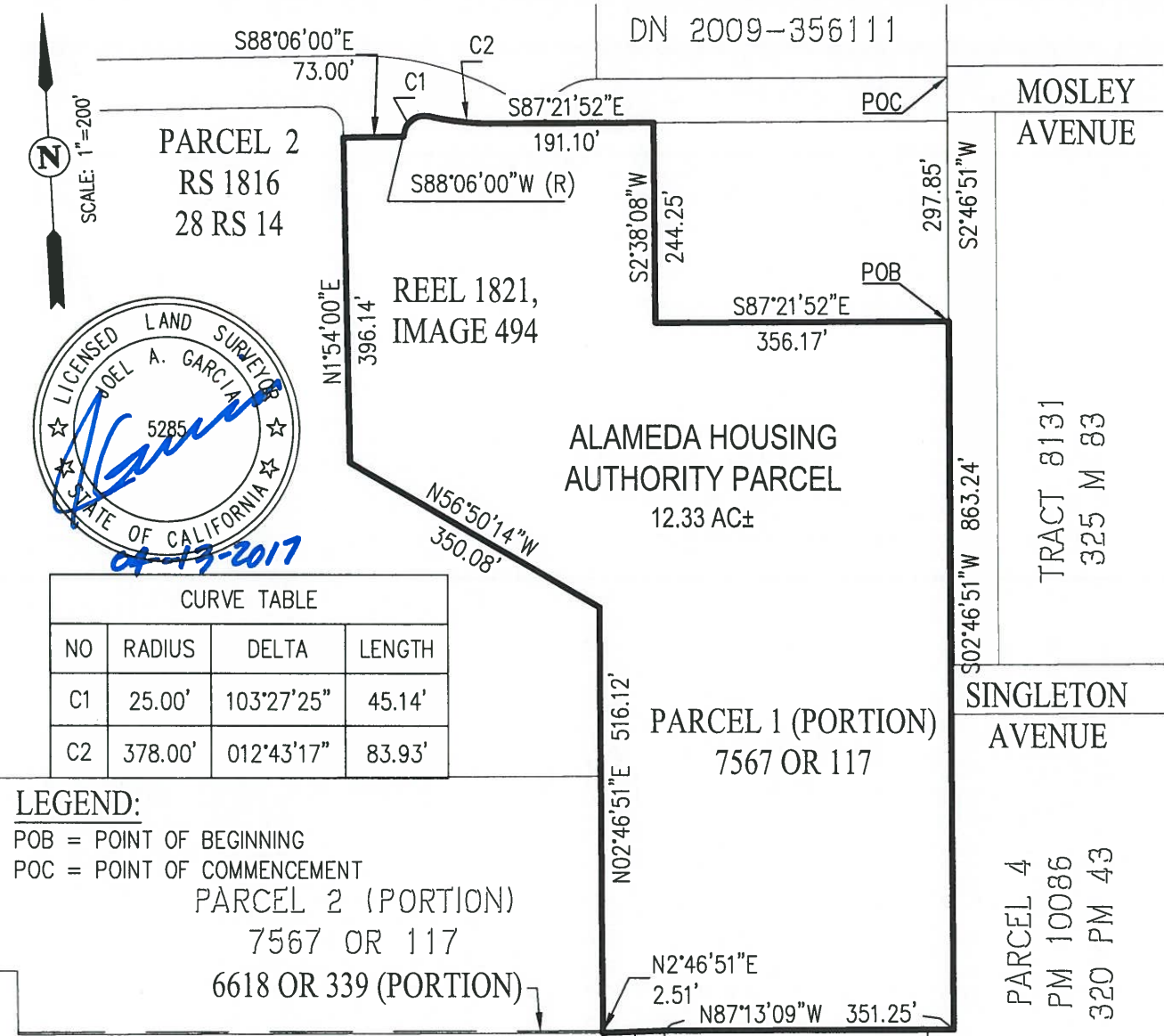
**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350

SAN RAMON, CALIFORNIA, (925) 866-0322

3/13/2018 12:02 PM



# EXHIBIT C

LEGAL DESCRIPTION  
ROADWAY DEDICATION  
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS 1 AND 2, AS SAID PARCELS 1 AND 2 ARE DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 14, 1955, IN BOOK 7567 OF OFFICIAL RECORDS, AT PAGE 117, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 10, 1966, IN REEL 1821, IMAGE 494 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, ALSO BEING A PORTION OF PARCEL 2, AS SAID PARCEL 2 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY, AT PAGE 14, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF SAID PARCEL 2 (28 RS 14), SAID POINT BEING THE NORTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS "NORTH 02°46'51" EAST 1161.37 FEET" ON SHEET 8 OF 12 OF SAID RECORD OF SURVEY (28 RS 14), SAID POINT ALSO BEING A POINT ON THE WESTERN LINE OF THAT CERTAIN PARCEL DESIGNATED AS "FISC SOUTH" IN THAT CERTAIN DEED RECORDED AUGUST 2, 2001, IN DOCUMENT NO. 2001-280973 OF OFFICIAL RECORDS, AND RE-RECORDED ON JUNE 2, 2003, IN DOCUMENT NO. 2003-316321 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE QUITCALIM DEED RECORDED NOVEMBER 12, 2009 AS DOCUMENT NUMBER 2009-356111 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHEASTERN CORNER (DN 2009-356111), ALONG THE SOUTHERN LINE OF SAID QUITCLAIM DEED (DN 2009-356111), NORTH 87°21'52" WEST 426.49 FEET TO THE SOUTHWESTERN CORNER OF SAID QUITCLAIM DEED (DN 2009-356111), SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION RECORDED JUNE 29, 2015 AS DOCUMENT NUMBER 2015-179319 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, LEAVING SAID SOUTHEASTERN CORNER, ALONG THE SOUTHERN LINE OF SAID PARCEL (DN 2015-179319), THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 75.01 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 02°37'14" WEST, THROUGH A CENTRAL ANGLE OF 55°21'57", AN ARC DISTANCE OF 72.48 FEET,
- 2) ALONG THE ARC OF A COMPOUND 15.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 52°44'43" EAST,

THROUGH A CENTRAL ANGLE OF  $85^{\circ}53'39''$ , AN ARC DISTANCE OF 22.49 FEET,

- 3) ALONG THE ARC OF A NON-TANGENT 378.03 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH  $41^{\circ}21'38''$  WEST, THROUGH A CENTRAL ANGLE OF  $39^{\circ}27'38''$ , AN ARC DISTANCE OF 260.35 FEET,
- 4) NORTH  $88^{\circ}06'00''$  WEST 463.93 FEET, AND
- 5) THENCE, ALONG THE ARC OF A TANGENT 197.01 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $41^{\circ}24'01''$ , AN ARC DISTANCE OF 142.35 FEET TO THE NORTHEASTERN CORNER OF PARCEL 2A OF THOSE CERTAIN LANDS TRANSFERRED TO THE DEPARTMENT OF HOMELAND SECURITY, U.S. COAST GUARD MAINTENANCE AND LOGISTICS COMMAND PACIFIC THROUGH THE DEPARTMENT OF NAVY (DOD) BY THAT CERTAIN DOCUMENT ENTITLED "TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY" (DD FORM 1354), DATED MARCH 11, 2008, SAID PARCEL 2A ALSO BEING SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY NO. 2113, RECORDED MAY 1, 2007, IN BOOK 31 OF RECORDS OF SURVEYS, AT PAGE 98, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

THENCE, FROM SAID NORTHEASTERN CORNER OF PARCEL 2A (31 RS 98), ALONG THE SOUTHEASTERN, SOUTHERN AND WESTERN LINES OF SAID PARCEL 2A (31 RS 98), THE FOLLOWING FIVE (5) COURSES:

- 1) CONTINUING ALONG THE ARC OF A 197.01 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH  $39^{\circ}30'01''$  EAST, THROUGH A CENTRAL ANGLE OF  $18^{\circ}40'07''$ , AN ARC DISTANCE OF 64.19 FEET,
- 2) SOUTH  $31^{\circ}49'50''$  WEST 809.54 FEET,
- 3) ALONG THE ARC OF A TANGENT 45.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $61^{\circ}33'19''$ , AN ARC DISTANCE OF 48.35 FEET,
- 4) NORTH  $86^{\circ}36'51''$  WEST 63.24 FEET, AND
- 5) NORTH  $02^{\circ}50'34''$  EAST 13.02 FEET TO AN ANGLE POINT ON THE WESTERN LINE OF SAID PARCEL OF LAND (REEL 1821, IMAGE 494);

THENCE, ALONG SAID WESTERN LINE OF SAID PARCEL OF LAND (REEL 1821, IMAGE 494), THE FOLLOWING TWO (2) COURSES:

- 1) NORTH  $87^{\circ}13'09''$  WEST 448.32 FEET, AND
- 2) SOUTH  $00^{\circ}33'45''$  WEST 53.65 FEET TO THE NORTHEASTERN CORNER OF PARCEL 2B OF SAID CERTAIN LANDS TRANSFERRED TO THE DEPARTMENT OF HOMELAND SECURITY, U.S. COAST GUARD MAINTENANCE AND LOGISTICS COMMAND PACIFIC (DD FORM 1354),

SAID PARCEL 2B ALSO BEING SHOWN AND SO DESIGNATED SAID  
RECORD OF SURVEY NO. 2113 (31 RS 98);

THENCE, FROM SAID NORTHEASTERN CORNER, ALONG THE NORTHERN LINE OF SAID  
PARCEL 2B (31 RS 98), AND THE EASTERLY PROLONGATION OF SAID NORTHERN  
LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 239.02 FOOT RADIUS CURVE TO  
THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH  
02°37'19" EAST, THROUGH A CENTRAL ANGLE OF 08°59'12", AN  
ARC DISTANCE OF 37.49 FEET,
- 2) SOUTH 83°38'07" EAST 130.83 FEET,
- 3) SOUTH 87°14'57" EAST 372.85 FEET, AND
- 4) SOUTH 87°12'11" EAST 297.21 FEET TO THE NORTHWESTERN CORNER  
OF PARCEL 3, AS SAID PARCEL 3 IS SHOWN AND SO DESIGNATED ON  
SAID RECORD OF SURVEY (31 RS 98);

THENCE, LEAVING SAID NORTHWESTERN CORNER, ALONG THE NORTHERN LINE OF  
SAID PARCEL 3, SOUTH 87°12'11" EAST 762.53 FEET;

THENCE, LEAVING SAID NORTHERN LINE OF SAID PARCEL 3 (31 RS 98), NORTH  
02°46'51" EAST 64.00 FEET;

THENCE, NORTH 87°12'11" WEST 939.24 FEET;

THENCE, ALONG THE ARC OF A TANGENT 25.00 FOOT RADIUS CURVE TO THE  
RIGHT, THROUGH A CENTRAL ANGLE OF 119°02'01", AN ARC DISTANCE OF 51.94  
FEET;

THENCE, NORTH 31°49'50" EAST 740.67 FEET;

THENCE, ALONG THE ARC OF A TANGENT 134.00 FOOT RADIUS CURVE TO THE  
RIGHT, THROUGH A CENTRAL ANGLE OF 60°04'10", AN ARC DISTANCE OF 140.49  
FEET;

THENCE, SOUTH 88°06'00" EAST 427.74 FEET;

THENCE, ALONG THE ARC OF A TANGENT 25.00 FOOT RADIUS CURVE TO THE  
RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27  
FEET;

THENCE, SOUTH 01°54'00" WEST 13.31 FEET;

THENCE, SOUTH 88°06'00" EAST 73.00 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 25.00 FOOT RADIUS CURVE TO THE  
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 88°06'00" EAST,  
THROUGH A CENTRAL ANGLE OF 103°27'25", AN ARC DISTANCE OF 45.14 FEET;

THENCE, ALONG THE ARC OF A REVERSE 378.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 15°21'25" EAST, THROUGH A CENTRAL ANGLE OF 12°43'17", AN ARC DISTANCE OF 83.93 FEET;

THENCE, SOUTH 87°21'52" EAST 547.89 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL 2 (28 RS 14);

THENCE, ALONG SAID EASTERN LINE OF PARCEL 2 (28 RS 14), NORTH 02°46'51" EAST 53.60 FEET TO SAID POINT OF BEGINNING.

CONTAINING 5.30 ACRES OF LAND, MORE OR LESS.

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816, FILED JUNE 6, 2003, IN BOOK 28 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

ALL PARCELS SHOWN HEREON ARE INTENDED TO LIE COINCIDENT TO ONE ANOTHER WITH NO GAPS OR OVERLAPS CREATED BY THIS DOCUMENT.

END OF DESCRIPTION

  
\_\_\_\_\_  
JOEL GARCIA, P.L.S.  
L.S. NO. 5285  
04-13-2017





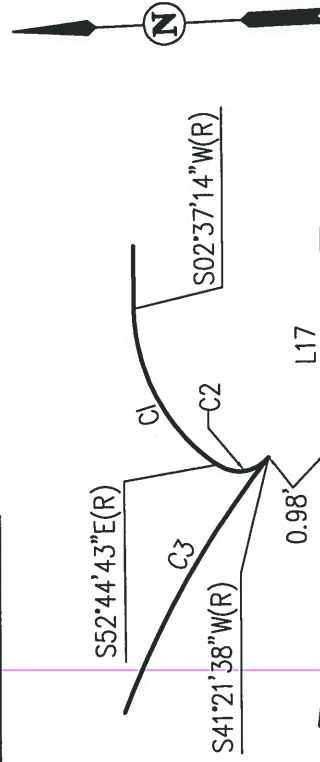
**NOTE:**

COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816 (28 RS 14).

LINE TABLE		
NO	BEARING	LENGTH
L11	N02°46'51"E	64.00'
L12	N87°12'11"W	939.24'
L13	N31°49'50"E	740.67'
L14	S88°06'00"E	427.74'
L15	S01°54'00"W	13.31'
L16	S88°06'00"E	73.00'
L17	S87°21'52"E	547.89'
L18	N02°46'51"E	53.60'
L19	S87°12'11"E	762.53'

LINE TABLE		
NO	BEARING	LENGTH
L1	N87°21'52"W	426.49'
L2	N88°06'00"W	463.93'
L3	S31°49'50"W	809.54'
L4	N86°36'51"W	63.24'
L5	N02°50'34"E	13.02'
L6	N87°13'09"W	448.32'
L7	S00°33'45"W	53.65'
L8	S83°38'07"E	130.83'
L9	S87°14'57"E	372.85'
L10	S87°12'11"E	297.21'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	75.01'	55°21'57"	72.48'
C2	15.00'	85°53'39"	22.49'
C3	378.03'	39°27'38"	260.35'
C4	197.01'	41°24'01"	142.35'
C5	45.00'	61°33'19"	48.35'
C6	239.02'	8°59'12"	37.49'
C7	25.00'	119°02'01"	51.94'
C8	134.00'	60°04'10"	140.49'
C9	25.00'	90°00'00"	39.27'
C10	25.00'	103°27'25"	45.14'
C11	378.00'	12°43'17"	83.93'
C12	197.01'	18°40'07"	64.19'



**DETAIL**  
NOT TO SCALE

SHEET 2 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

ROADWAY DEDICATION  
ALAMEDA, CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

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APRIL 13, 2017