

BOARD OF EDUCATION AGENDA

REGULAR MEETING

May 13, 2025 - 6:30 PM

Niel Tam Educational Center - AUSD District Office

2060 Challenger Drive Marina Conference Room
Alameda, CA 94501

Regular meetings held in Council Chambers will be recorded and broadcast live on Comcast, Channel 15

The Board of Education will meet for Closed Session and to discuss labor negotiations, student discipline, personnel matters, litigation, and other matters as provided under California State law and set forth on the agenda below. Following Closed Session, the Board reconvenes to Public Session. Adjournment of the Public Session will be no later than 10:30 PM for all regular and special meetings, unless extended by a majority vote of the Board.

Writings relating to a board meeting agenda item that are distributed to at least a majority of the Board members less than 72 hours before the noticed meeting, and that are public records not otherwise exempt from disclosure, will be available for inspection at the District administrative offices, 2060 Challenger Drive, Alameda, CA. Such writings may also be available on the District's website. (Govt Code 54957.5b).

Individuals who require special accommodations (American Sign Language interpreter, accessible seating, documentation in accessible format, etc.) should contact Kerri Lonergan, Assistant to the Superintendent, at 337-7187 no later than 48 hours preceding the meeting.

IF YOU WISH TO ADDRESS THE BOARD OF EDUCATION

Please submit a "Request to Address the Board" slip to Kerri Lonergan, Assistant to the Superintendent, prior to the introduction of the item. For meeting facilitation, please submit the slip at your earliest possible convenience. Upon recognition by the President of the Board, please come to the podium and identify yourself prior to speaking. The Board of Education reserves the right to limit speaking time to three (3) minutes or fewer per individual. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four (4) minutes.

Closed Session Items: may be addressed under Public Comment on Closed Session Topics.

Non Agenda and Consent Items: may be addressed under Public Comments.

Agenda Items: may be addressed after the conclusion of the staff presentation on the item.

A. CALL TO ORDER

1. **Call to Order - 6:30 PM - Marina Conference Room at the Niel Tam Educational Center (2060 Challenger Drive).**

Alameda Unified School District encourages public participation in person or remotely.

In Person Participation: Meeting locations are listed at the top of the agenda. A speaker slip must be submitted to speak on any item in person.

Remote Participation via Teams on a Computer/Smart Phone/Device: Ensure you are using the most current version of the Teams app or an updated web browser. Certain functionality may be disabled if the app or browser are not updated.

Register using the link below. Click "raise hand" when you wish to speak on an item and click "unmute" once you have been called to speak.

Microsoft Teams
Join the meeting now
Meeting ID: 248 055 720 921 1
Passcode: K2mr2qB3

**To view the live stream of the public meeting at 6:30pm,
please log onto the Teams link above.**

2. Introduction of Board Members and Superintendent - Marina Conference Room of the Niel Tam Educational Center (2060 Challenger Drive)
3. Pledge of Allegiance - Board of Education Member Jennifer Williams will lead the Pledge of Allegiance
4. Closed Session Action Report

B. MODIFICATION(S) OF THE AGENDA - The Board may change the order of business including, but not limited to, an announcement that an agenda item will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or removed from the Consent Calendar for separate discussion and possible action

C. APPROVAL OF MINUTES

1. Minutes from the March 25th Board of Education Meeting will be considered (5 Mins/Action)

D. COMMUNICATIONS

1. Public Comments - This public comment period is for items not listed on the agenda but that are under the Board's jurisdiction. Members of the public can join the meeting in person or from their computer, tablet or smartphone. Please submit a speaker slip (in person) or use the "raise your hand" feature (Microsoft Teams). Once public comments begin, additional speaker slips and raised hands will not be accepted. If we experience technical difficulties or if there is a disruption, the Board may discontinue online public comments at any time. If a member of the public is unable to join the meeting, they may send their comments to: klonergan@alamedaunified.org.
2. Written Correspondence - Written correspondence regarding an agenda item that is distributed to a majority of Board Members is shared.
3. Report from Employee Organizations - Representatives from the District's employee organizations may make announcements or provide information to the Board and Public in the form of a brief oral report. The Board will not take action on such items. Alameda Education Association (AEA); California School Employees Association Chapter 27 (CSEA 27); California School Employees Association Chapter 860 (CSEA 860) (5 Mins Each/Information).
4. PTA Council Report - Representatives from the District's PTA Council group may make announcements or provide information to the Board and Public in the form of a brief oral report. The Board will not take action on such items. (5 Mins/Information)
5. Board Members' Report - Board of Education Members may make announcements or provide information to the Public in the form of an oral report. The Board will not take action on such items. (5 Mins Each/Information)
6. Superintendent's Report - The Superintendent of Schools may make announcements or

provide information to the Board and Public in the form of an oral report. The Board will not take action on such items.

7. Student Board Members' Report - Student Board Members may make announcements or provide information to the Board and the Public in the form of an oral report. The Board will not take action on such items. (5 Mins Each/Information)

E. ADOPTION OF THE CONSENT CALENDAR

1. Certificated Personnel Actions
2. Classified Personnel Actions
3. Approval and Acceptance of Donations
4. Approval of Bill Warrants and Payroll Registers
5. Approval of Facilities Bond Measure I and Measure B Contracts (Standing Item)
6. Approval of Individual Service Agreements (ISAs) with Non-Public Schools and Non-Public Agencies
7. Approval of Memorandum of Understanding with the Contra Costa County Office of Education (CCCCOE) for Teacher Induction Program
8. Proclamation: Harvey Milk Day - May 22, 2025
9. Ratification of Contracts Executed Pursuant to Board Policy 3300
10. Resolution No. 2024-2025.67 Approval of Budget Transfers, Increases, Decreases
11. Resolution No. 2024-2025.68 Authorization to Dispose of Surplus Property
12. Resolution No. 2024-2025.69 Approval of Revised Easement Quit Claim Deed

F. GENERAL BUSINESS – Informational reports and action items are presented under General Business. The public may comment on each item listed under General Business as the item is taken up. The Board reserves the right to limit public comment on General Business items to ten (10) minutes per item. The Board may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue.

1. Staff Recommendation for Middle School Social Studies and Secondary World Language (French and Spanish) Curriculum Adoptions (20 Mins/Public Hearing/Information)
2. 2025-2026: Budget Adoption Process - Budget Assumptions, Site Discretionary Funds, Categorical Programs, and Parcel Taxes (20 Mins/Information)
3. Island High School: Reimaging Continuing Education in Alameda Unified School District (AUSD) (10 Mins/Information)

G. ADJOURNMENT

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Minutes from the March 25th Board of Education Meeting will be considered (5 Mins/Action)

Item Type: Action

Background: Staff has prepared minutes following Board Bylaw 9324 – Minutes and Recordings:
In order to ensure that the minutes are focused on Board action, the minutes shall include only a brief summary of the Board's discussion, but shall not include a verbatim record of the Board's discussion on each agenda topic or the names of Board members who made specific points during the discussion.

Minutes coming to the Board for approval are:

- March 25th Board of Education Meeting

AUSD LCAP Goals:

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost):

Recommendation: Approve as submitted.

AUSD Guiding Principle:

Submitted By: Kerri Lonergan, Senior Executive Assistant to the Superintendent and Board of Education

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Certificated Personnel Actions

Item Type: Consent

Background: *NOTE: If approved by the Board, personnel reports are uploaded the day after the meeting.*

AUSD LCAP Goals:

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): All positions shown are authorized by the board and are included in the 2025-2026 budget.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Timothy Erwin, Assistant Superintendent, Human Resources

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Classified Personnel Actions

Item Type: Consent

Background: *NOTE: If approved by the Board, personnel reports are uploaded the day after the meeting.*

AUSD LCAP Goals:

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): All positions shown are authorized by the board and are included in the 2025-2026 budget.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Timothy Erwin, Assistant Superintendent, Human Resources

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Approval and Acceptance of Donations

Item Type: Consent

Background: Throughout the school year, donations are routinely accepted by the District. The donations are from various sources and are commonly designated for specific schools or departments, and for specific use.

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes: 01 General Fund

Fiscal Analysis

Amount (Savings) (Cost): Will increase the revenues of the District in the amount of \$41.489.50.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #5 - Accountability, transparency, and trust are necessary at all levels of the organization. | #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------|-------------|-----------------|
| ☐ Summary Site Donations | 5/6/2025 | Backup Material |

2024-2025
Summary Site Donations
April 22, 2025 - May 5, 2025

| Slip Date | Site | Donor | Amount | Site Total | Total Donations |
|-----------|------------|-----------------------------------|-------------|--------------|-----------------|
| 4/18/2025 | Alameda HS | Chipotle | \$ 327.59 | | |
| 4/21/2025 | Alameda HS | Demetrius Leal | \$ 280.00 | | |
| 4/21/2025 | Alameda HS | Jeffrey Petersen/Barbie Wong | \$ 139.00 | | |
| | | | | \$ 746.59 | |
| 4/11/2025 | ASTI | American Online Giving Foundation | \$ 90.00 | | |
| 4/11/2025 | ASTI | Cash | \$ 70.00 | | |
| 4/11/2025 | ASTI | CyberGrants SPV | \$ 575.00 | | |
| 4/15/2025 | ASTI | CyberGrants SPV | \$ 72.52 | | |
| | | | | \$ 807.52 | |
| 4/17/2025 | Bay Farm | Bay Farm PTA | \$ 325.48 | | |
| 4/23/2025 | Bay Farm | Bay Farm PTA | \$ 685.00 | | |
| | | | | \$ 1,010.48 | |
| 4/27/2025 | Edison | Branka Tatarevic | \$ 40.00 | | |
| | | | | \$ 40.00 | |
| 4/14/2025 | EJSHS | Cash | \$ 283.00 | | |
| 4/14/2025 | EJSHS | Go Fan/Huddle Tickets | \$ 8,828.00 | | |
| 4/14/2025 | EJSHS | New Haven Unified School District | \$ 340.00 | | |
| 4/22/2025 | EJSHS | Eteamsponsor Inc. | \$ 9,674.36 | | |
| 4/22/2025 | EJSHS | Go Fan/Huddle Tickets | \$ 95.00 | | |
| 4/16/2025 | EJSHS | Florinda Ramos | \$ 6.00 | | |
| 4/21/2025 | EJSHS | Alice Wong | \$ 6.00 | | |
| 4/23/2025 | EJSHS | Cindy Ou | \$ 30.00 | | |
| 4/27/2025 | EJSHS | Tai Pham | \$ 6.00 | | |
| | | | | \$ 19,268.36 | |
| 4/18/2025 | Franklin | Kate Berardo | \$ 5.00 | | |
| | | | | \$ 5.00 | |
| 4/25/2025 | Island HS | Aniyah Burks | \$ 38.00 | | |
| | | | | \$ 38.00 | |
| 4/22/2025 | Lincoln | Mary Mraovich | \$ 34.75 | | |
| 4/22/2025 | Lincoln | Mary Mraovich | \$ 112.00 | | |
| 4/25/2025 | Lincoln | Lincoln Middle School Boosters | \$ 2,528.38 | | |
| 4/14/2025 | Lincoln | Wyman Toy | \$ 11.00 | | |
| 4/14/2025 | Lincoln | Beth Mertz | \$ 147.00 | | |
| 4/14/2025 | Lincoln | Elizabeth Orube | \$ 147.00 | | |
| 4/15/2025 | Lincoln | Julie Carnwath | \$ 30.00 | | |
| 4/15/2025 | Lincoln | Ava Cohen | \$ 247.00 | | |
| 4/16/2025 | Lincoln | Andres Portillo | \$ 147.00 | | |
| 4/16/2025 | Lincoln | Adam Stone | \$ 294.00 | | |
| 4/16/2025 | Lincoln | Rebecca Camacho | \$ 147.00 | | |
| 4/16/2025 | Lincoln | Vilma Young | \$ 147.00 | | |
| 4/17/2025 | Lincoln | Stephanie Green | \$ 30.00 | | |
| 4/17/2025 | Lincoln | Alisa Amaral | \$ 147.00 | | |
| 4/17/2025 | Lincoln | Elizabeth Meyer | \$ 147.00 | | |
| 4/18/2025 | Lincoln | Sarah New | \$ 147.00 | | |
| 4/19/2025 | Lincoln | Richard Tran | \$ 147.00 | | |
| 4/22/2025 | Lincoln | Charles Hertz | \$ 147.00 | | |
| 4/23/2025 | Lincoln | Karen Huen | \$ 147.00 | | |
| 4/24/2025 | Lincoln | Jennifer Bennett | \$ 147.00 | | |

2024-2025
Summary Site Donations
April 22, 2025 - May 5, 2025

| | | | | |
|------------------------|-------------------------|----|----------|--------------|
| 4/24/2025 Lincoln | Kimberly Foster | \$ | 147.00 | |
| 4/24/2025 Lincoln | Ryan Quan | \$ | 147.00 | |
| 4/24/2025 Lincoln | YinKwan Chu | \$ | 147.00 | |
| | | | | \$ 5,492.13 |
| 4/29/2025 Maya Lin | Maya Lin Elementary PTA | \$ | 4,575.00 | |
| | | | | \$ 4,575.00 |
| 4/21/2025 Otis | Otis Elementary PTA | \$ | 1,813.00 | |
| 4/28/2025 Otis | Otis Elementary PTA | \$ | 1,337.00 | |
| | | | | \$ 3,150.00 |
| 4/21/2025 Paden | Paden Elementary PTA | \$ | 5,225.34 | |
| 4/18/2025 Paden | Helen Bi | \$ | 141.68 | |
| 4/18/2025 Paden | Laura Williams | \$ | 141.68 | |
| 4/18/2025 Paden | Nitasha Lal | \$ | 141.68 | |
| 4/18/2025 Paden | Elizabeth Romero | \$ | 83.34 | |
| 4/18/2025 Paden | Carla Thomas | \$ | 133.34 | |
| 4/20/2025 Paden | Nayeli Valentin-Weelmaa | \$ | 141.68 | |
| 4/21/2025 Paden | Angel romero | \$ | 50.00 | |
| 4/25/2025 Paden | Ross Becht | \$ | 141.68 | |
| 4/25/2025 Paden | Ping C. | \$ | 50.00 | |
| | | | | \$ 6,250.42 |
| 4/21/2025 Ruby Bridges | Rachna Wadia | \$ | 20.00 | |
| 4/22/2025 Ruby Bridges | Tamika Austin | \$ | 20.00 | |
| | | | | \$ 40.00 |
| 4/18/2025 Wood MS | Sylvie Hemberger | \$ | 6.00 | |
| 4/18/2025 Wood MS | Sarah Lamping | \$ | 6.00 | |
| 4/18/2025 Wood MS | Samantha Morgan | \$ | 6.00 | |
| 4/19/2025 Wood MS | Julie Dulay | \$ | 6.00 | |
| 4/20/2025 Wood MS | Karen Potesta | \$ | 6.00 | |
| 4/21/2025 Wood MS | Jessica Reed | \$ | 6.00 | |
| 4/22/2025 Wood MS | Jennifer Shadden | \$ | 6.00 | |
| 4/22/2025 Wood MS | Khanh Vo | \$ | 6.00 | |
| 4/22/2025 Wood MS | Lisa Schmeiser | \$ | 6.00 | |
| 4/24/2025 Wood MS | Shanshan Zhao | \$ | 6.00 | |
| 4/25/2025 Wood MS | David Howard | \$ | 6.00 | |
| | | | | \$ 66.00 |
| | | | | \$ 41,489.50 |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Approval of Bill Warrants and Payroll Registers

Item Type: Consent

Background: Education Code 42631 requires the Board of Education to review and approve all payments from district funds.

The attached register contains *four (4)* redactions where posting that information would violate confidentiality. Therefore, the district is posting all bills and warrants except for those redacted.

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes: 01 General Fund

Fiscal Analysis

Amount (Savings) (Cost): Will reduce the available funds of each respective site/department budget by \$2,639,174.94.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #5 - Accountability, transparency, and trust are necessary at all levels of the organization. | #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| Description | Upload Date | Type |
|-----------------------|-------------|-----------------|
| ☐ Summary of Register | 5/7/2025 | Backup Material |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Approval of Facilities Bond Measure I and Measure B Contracts (Standing Item)

Item Type: Consent

Background: In November 2014, Alameda voters approved Facilities Bond Measure I, and in June 2022, they approved Facilities Bond Measure B.

According to the bond schedules, various contracts will be presented to the Board for approval. These contracts may include construction bid contracts, addenda to architectural services agreements, specialist and consultant agreements, and more. To streamline this process, staff has established a standing board item to separately track and manage contracts related to Measure I and Measure B, distinct from other district contracts.

1. (Fund 21, Measure B) Amendment No. 1 to Professional Services Agreement between AUSD and Advance Construction Inspection for a term extension from 6/30/25 to 6/30/26. (Kofman)
2. (Fund 21, Measure B) Amendment No. 2 to Professional Services Agreement between AUSD and Advance Construction Inspection for a term extension from 6/30/25 to 6/30/26 and an increase of \$20,040 for an amended total of \$70,440.00. (AHS Fencing)
3. (Fund 21, Measure B) Amendment No. 1 to Professional Services Agreement between AUSD and Advance Construction Inspection for a term extension from 6/30/25 to 6/30/26. (Longfellow)
4. (Fund 21, Measure B) Amendment No. 2 to Professional Services Agreement between AUSD and ACC Environmental Consultants for a term extension from 6/30/25 to 6/30/26. (Kofman)
5. (Fund 21, Measure B) Amendment No. 3 to Professional Services Agreement between AUSD and Brelje & Race Consulting Engineers for a term extension from 6/30/25 to 6/30/26. (EJSHS)
6. (Fund 21, Measure B) Professional Services Agreement between AUSD and Terracon Consultants, Inc. for a total not to exceed \$65,000.00. (WMS)
7. (Fund 21, Measure B) Escrow Agreement in Lieu of Retention between AUSD, Lathrop Construction Associates, Inc. and Heritage Bank of Commerce at no cost to AUSD. (WMS)
8. (Fund 21, Measure B) Work Order for Assessment of Geologic Hazard Reports between AUSD and the California Department of Conservation for a total fee of \$4,800.00 (Otis)

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes: 21 Building – Bond Fund

Fiscal Analysis

Amount (Savings) (Cost): See attached contract(s) for detailed expenditures.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #5 - Accountability, transparency, and trust are necessary at all levels of the organization. | #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| Description | Upload Date | Type |
|--|--------------------|-----------------|
| ▣ Advanced Construction Inspection (Kofman) | 5/7/2025 | Backup Material |
| ▣ Advanced Construction Inspection (AHS Fencing) | 5/7/2025 | Backup Material |
| ▣ Advanced Construction Inspection (Longfellow) | 5/7/2025 | Backup Material |
| ▣ ACC Environmental | 5/7/2025 | Backup Material |
| ▣ Brelje & Race Consulting Engineers | 5/7/2025 | Backup Material |
| ▣ Terracon Consultants | 5/7/2025 | Backup Material |
| ▣ Lathrop Construction Associates | 5/7/2025 | Backup Material |
| ▣ California Department of Conservation | 5/7/2025 | Backup Material |



AMENDMENT NO. 2 to Professional Services Agreement
Dated February 13, 2024

This Amendment is entered into May 13, 2025, between the Alameda Unified School District (District) and Advance Construction Inspection (CONTRACTOR). District entered into a Professional Services Agreement with CONTRACTOR for inspection services for Longfellow Mechanical Upgrade Measure I Project and the parties agree to amend that Agreement as follows:

1. Services

Regulatory requirements have extended the expected project completion, therefore the first amended end date of 6/30/2025 shall be extended to 06/30/2026 and shall include project closeout services.

2. Compensation

No change to compensation

Original PSA: NTE \$126,720.00

*Expensed to date \$62,040.00

3. Remaining Provisions: All other provisions of the Agreement, and prior Amendment(s) if any, shall remain unchanged and in full force and effect as originally stated.

4. Amendment History:

☐ There are no previous amendments to this Agreement.

☒ This contract has previously been amended as follows:

| No. | Date | General Description of Reason for Amendment | Amount of Increase (Decrease) |
|-----|---------|---|-------------------------------|
| 1 | 9/24/24 | Extension of contract end date from 9/30/2024 to 6/30/2025. | \$0.00 |
| 2 | | | |

"DISTRICT"

By: _____

Name: Gary K. Lym

Title: AUSD Board President

"CONTRACTOR"

By: Andrew J. Washington

Name: Andrew Washington

Title: Project Inspector

ESCROW AGREEMENT IN LIEU OF RETENTION
Public Contract Code Section 22300

This Escrow Agreement ("Escrow Agreement") is made and entered into this 21 day of April, 2025, by and between the Alameda Unified School District ("District"), whose address is 2060 Challenger Drive, Alameda, California 94501, and Lathrop Construction Associates, Inc. ("Developer"), whose address is 4001 Park Road, Benicia, CA 94510, and Heritage Bank of Commerce ("Escrow Agent"), a state or federally chartered bank in the state of California, whose address is 1900 N California Blvd, Suite 100 Walnut Creek, CA 94596.

For the consideration hereinafter set forth, District, Developer, and Escrow Agent agree as follows:

1. Pursuant to section 22300 of Public Contract Code of the State of California, which is hereby incorporated by reference, Developer has the following two (2) options:

Deposit securities with Escrow Agent as a substitute for retention earnings (equal to 5% of project costs) required to be withheld by District and previously held in District accounts, pursuant to Amendment No. 5 to Master Facilities Lease for Lum Demolition, Temporary Campus, and New Wood Middle School Project, entered into between District and Developer for the Wood Middle School Project, Increment 2, in the amount of Fifty-Five Million Nine Hundred Thirty Thousand Seven Hundred Eleven & 46/100 Dollars (\$55,930,711.46), dated November 20, 2024 (the "Contract"); or

- ☒ On written request of Developer, District shall make payments of the retention earnings for the above referenced Contract directly to Escrow Agent per received pay application through check payment.

When Developer deposits the securities as a substitute for Contract earnings (first option), Escrow Agent shall notify District within ten (10) calendar days of the deposit. The market value of the securities at the time of substitution and at all times from substitution until the termination of the Escrow Agreement shall be at least equal to the cash amount then required to be withheld as retention under terms of Contract between District and Developer.

Securities shall be held in name of Alameda Unified School District, and shall designate Developer as beneficial owner.

2. District shall make progress payments to Developer for those funds which otherwise would be withheld from progress payments pursuant to Contract provisions, provided that Escrow Agent holds securities in form and amount specified above.
3. When District makes payment of retention earned directly to Escrow Agent, Escrow Agent shall hold them for the benefit of Developer until the time that the escrow created under this Escrow Agreement is terminated. Developer may direct the investment of the payments into securities. All terms and conditions of this Escrow Agreement and the rights and responsibilities of the Parties shall be equally applicable and binding when District pays Escrow Agent directly.
4. Developer shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account, and all expenses of District. The District will charge Developer \$ -0- for each of District's deposits to the escrow

account. These expenses and payment terms shall be determined by District, Developer, and Escrow Agent.

5. Interest earned on securities or money market accounts held in escrow and all interest earned on that interest shall be for sole account of Developer and shall be subject to withdrawal by Developer at any time and from time to time without notice to District.
6. Developer shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from District to Escrow Agent that District consents to withdrawal of amount sought to be withdrawn by Developer.
7. District shall have the right to draw upon the securities and/or withdraw amounts from the Escrow Account in the event of default by Developer. Upon seven (7) days' written notice to Escrow Agent from District of the default, if applicable, Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by District.
8. Upon receipt of written notification from District certifying that the Contract is final and complete, and that Developer has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Developer all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all monies and securities on deposit and payments of fees and charges.
9. Escrow Agent shall rely on written notifications from District and Developer pursuant to Paragraphs 5 through 8, inclusive, of this Escrow Agreement and District and Developer shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of securities and interest as set forth above.

[CONTINUED ON FOLLOWING PAGE]

10. Names of persons who are authorized to give written notice or to receive written notice on behalf of District and on behalf of Developer in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of District:

Assistant Superintendent, Business Services
Title

Shariq Khan

Name

Signature

2060 Challenger Drive, Alameda, CA 94501

Address

On behalf of Developer:

Executive Vice President

Title

Anthony D'Amante

Name

Signature

4001 Park Road, Benicia, CA 94510

Address

At the time that the Escrow Account is opened, District and Developer shall deliver to Escrow Agent a fully executed copy of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

On behalf of Escrow Agent:

Senior Vice President

Title

Tim Clancey

Name

Signature

1990 N. California Blvd., Ste. 100, Walnut Creek, CA 94596

Address

On behalf of District:

Assistant Superintendent, Business Services
Title

Shariq Khan

Name

Signature

2060 Challenger Drive, Alameda, CA 94501

Address

On behalf of Developer:

Executive Vice President

Title

Anthony D'Amante

Name

Signature

4001 Park Road, Benicia, CA 94510

Address

END OF DOCUMENT



CALIFORNIA GEOLOGICAL SURVEY
DEPARTMENT OF CONSERVATION

APPLICATION
FOR ASSESSMENT OF GEOLOGIC HAZARD REPORTS

CGS Form 1A (8/2022)

For CGS use only

CGS project number _____

Date received _____

In order for CGS to review geologic hazard reports for a proposed school project, as described on Division of the State Architect (DSA) Interpretation of Regulations IR-4 (see <https://www.dgs.ca.gov/DSA/Publications#IRs>), the following material must be submitted to CGS.

1. Upload to Box (<https://www.conservation.ca.gov/cgs/upload-school>):

- this form; and site plan; and site data report
- Geologic Hazard Report(s) and Geotechnical Report(s) to be reviewed

2. Mail to CGS:

- this form, which will help CGS and the DSA coordinate reviews;
- **TWO WET-SIGNED COPIES** of the Work Order (below), signed by an authorized representative of the District;
- a check for \$4,800 to cover the time and materials needed for CGS review

Address: California Geological Survey
School Review Unit
715 P Street, MS 1901
Sacramento, CA 95814

Name of School: Otis Elementary School Site Work & New Construction

School District or State Agency: Alameda Unified School District

Mailing Address (street, city, zip): 2060 Challenger Drive, Alameda, CA 94501

District Superintendent: Pasquale Scuderi

Telephone Number: (510) 337-7060

E-mail Address: pscuderi@alamedaunified.org

District Director of Facilities: Monty Patterson

Telephone Number: (510) 337-7020

E-mail Address: mpatterson@alamedaunified.org

Scope of Work:

New Administration building and Classroom building.

Applicable Building Code (year): 2022 Community College Project per: ☐ DSA-SS, or ☐ DSA-SS/CC amendments

This project includes a site-specific ground motion analysis in accordance with: ☐ none ☒ ASCE 7 ☐ ASCE 41

Project location (Street Address): 3010 Fillmore Street

City and Zip Code: Alameda, 94501

County: Alameda

DSA Application Number (if assigned): TBD

PO25-01419
AP received 5/6/25
21-9505-0-0000-8500-6281-013-77-3037

| | |
|---|-------------------------------|
| Plans, specifications, and related work were prepared by, and observation of construction will be performed by: (per Title 24, Part 1, Section 4-316, of the California Code of Regulations) | |
| Architect or Engineer in General Responsible Charge: John Dybczak | |
| Printed Name: John Dybczak | |
| Firm Name: Quattrocchi Kwok Architects | |
| Address: 636 Fifth Street, Santa Rosa, CA 95404 | |
| Telephone Number: (707) 576-0829 | |
| California Registration Number: C25729 | E-mail Address: johnd@qka.com |
| The following individual is authorized to act as Alternate to the Architect or Engineer named above: | |
| Printed Name: | |
| Firm Name: | |
| Address: | |
| Telephone Number: | |
| California Registration Number: | E-mail Address: |

| | |
|---|--|
| Geologic hazards reports must be prepared by a Certified Engineering Geologist and a Geotechnical Engineer: (per Title 24, Part 2, Section 1803A, of the California Code of Regulations) | |
| Engineering Geologist Name: Michael F. Jewett | Geotechnical Engineer Name: Daniel S. Caldwell |
| Firm Name: Miller Pacific Engineering Group | Firm Name: Miller Pacific Engineering Group |
| Address: 1360 Redwood Way, Suite B, Petaluma, CA 94954 | Address: 1360 Redwood Way, Suite B, Petaluma, CA 94954 |
| Telephone Number: (707) 765-6140 | Telephone Number: (415) 382-3444 |
| E-mail Address: mjewett@millerpac.com | E-mail Address: dcaldwell@millerpac.com |
| California Registration Number: 2610 | California Registration Number: 2006 |

| | |
|--|--|
| For Information regarding review of Geologic Hazard Reports for school projects: | |
| Technical (geology) questions: | Submittal and tracking of reports: |
| Jennifer Thornburg, PG, CEG, CHG | Arlene Nuñez |
| California Geological Survey | California Geological Survey |
| 715 P Street, MS 1901, Sacramento, CA 95814 | 715 P Street, MS 1901, Sacramento, CA 95814 |
| 916.639.6899 | 916.879.4263 |
| Jennifer.Thornburg@conservation.ca.gov | CGS_Review@conservation.ca.gov |



CALIFORNIA GEOLOGICAL SURVEY
DEPARTMENT OF CONSERVATION

WORK ORDER
FOR ASSESSMENT OF GEOLOGIC HAZARD REPORTS

CGS Form 1B (8/2022)

The parties to this Work Order are the State of California, Department of Conservation, California Geological Survey (CGS) and Alameda Unified School District (District).
The Parties agree to the following terms and conditions:

1. CGS agrees to conduct an independent assessment of District-provided geologic hazard report(s) associated with the District's proposed school construction project to determine whether the reports are technically adequate.
2. The State of California, Department of General Services, Division of the State Architect (DSA) will rely upon the CGS technical assessment in reviewing plans for construction of the District's proposed construction project and permitting the project. Information regarding CGS assessment of district geologic hazard reports and the DSA's instructions to K-12 and community college districts regarding the CGS assessment can be found in DSA Interpretation of Regulation (IR A-4) at <https://www.dgs.ca.gov/DSA/Publications#IRs>
3. The District shall list the specific reports to be reviewed by CGS in the Application (above). The District shall provide copies of the reports to CGS when submitting the signed Work Order and payment, as described below.
4. The District shall provide any additional information determined by CGS to be needed to complete its assessment.
5. The term of this Work Order shall begin upon full execution of the Work Order by both parties and shall end in 365 days or 12 months, whichever occurs first. "Full execution" as used herein means approval by authorized representatives of both Parties and payment to CGS of four thousand eight hundred dollars (\$4,800) in consideration of the promise by CGS to perform the technical assessment. Payment in full shall accompany two copies of this Work Order, each containing an original signature of a District representative authorized to sign the Work Order. CGS will return a copy of the Work Order containing an original signature of its authorized representative upon execution of the Work Order.
6. Failure of the District to submit the necessary documents or the \$4,800 payment will result in termination of this Work Order.
7. No amendment or variation of the terms of this Work Order shall be valid unless made in writing and signed by both Parties. No oral understanding not incorporated into this Work Order is binding on either Party.
8. Either Party, in writing, may terminate this Work Order at any time with 30 days written notice; however, should the District terminate this Work Order after work has been commenced by CGS, CGS will retain the \$4,800 payment for any work completed by CGS prior to the notice of termination.

9. Contact information for each party:

| <u>California Geological Survey</u> | <u>District</u> |
|--|--|
| Name: Jennifer Thornburg, PG, CEG, HG | Name: Shariq Khan |
| Mailing Address: California Geological Survey 715 P Street, MS 1901 Sacramento, CA 95814 | Mailing Address: 2060 Challenger Drive Alameda, CA 94501 |
| Phone Number: 916.639.6899 | Phone Number: (510) 337-7000 |

10. The Parties agree that the agents and employees of the Parties are independent of the other and shall not act as officers or employees or agents of the other Party to this Work Order.

11. During the performance of this Agreement, the Parties shall not discriminate, harass, or allow harassment against any employee or applicant for employment on account of the employee's or applicant's race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. (Gov. Code, §§ 12900, 12940, 12990.) The Parties shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. The Parties shall comply with all provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.) and the applicable regulations promulgated thereunder (Cal. Code Regs., tit. 2, §§ 11000, 11105, 11122, et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code section 12990, set forth in Chapter 5 of Division 4.1 of Title 2 of the California Code of Regulations, are incorporated into the Agreement by reference and made a part hereof as if set forth in full.

DISTRICT

 
(Signature) (Date)

| |
|--|
| Name: Shariq Khan |
| Title: Assistant Superintendent, Business Services |

CALIFORNIA GEOLOGICAL SURVEY

(Signature) (Date)

| |
|---------------------------------|
| Name: Jeff Newton |
| Title: Chief Deputy, Operations |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

| | |
|---------------------------------|---|
| Item Title: | Approval of Individual Service Agreements (ISAs) with Non-Public Schools and Non-Public Agencies |
| Item Type: | Consent |
| Background: | <p>Each year, Alameda Unified School District’s Special Education Department executes a Nonpublic, Nonsectarian School/Agency Services Master Contract “Master Contract” with Non-Public Schools and Non-Public Agencies to support Special Education students. Through the year, Individual Service Agreements (ISAs) are entered into under the terms and conditions of the Master Contracts which allocate funds for services required to provide support to individual student needs in accordance with the Individuals with Disabilities in Education Act (IDEA).</p> <p>Below are details of ISAs executed and attached to this agenda item.</p> <p>(Fund 01) Amendment No. 1 to Individual Services Agreement between AUSD and Pine Health for an increase of \$5,760.00 for a new total of \$35,712.00.</p> <p>(Fund 01) Individual Services Agreement between AUSD and Seneca Family of Agencies for a total of \$43,870.00.</p> <p>(Fund 01) Amendment No. 2 to Individual Services Agreement between AUSD and The Phillips Academy for an increase of \$3,360.00 for a new total of \$70,696.00.</p> <p>ISAs uploaded to this item have been redacted to maintain student confidentiality.</p> |
| AUSD LCAP Goals: | 4. Ensure that all students have access to basic services. |
| Fund Codes: | 01 General Fund |
| Fiscal Analysis | |
| Amount (Savings) (Cost): | See attached non-confidential contract(s) for detailed expenditures. |
| Recommendation: | Approve as submitted. |
| AUSD Guiding Principle: | #1 - All students have the ability to achieve academic and personal success. |
| Submitted By: | Kirsten Zazo, Assistant Superintendent of Educational Services |

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|-------------|-----------------|
| ❑ Amendment No. 1_Pine Health | 5/6/2025 | Backup Material |
| ❑ Seneca Family of Agencies | 5/6/2025 | Backup Material |

AMENDMENT NO. 1 TO
INDIVIDUAL SERVICES AGREEMENT (ISA) FOR NONPUBLIC AGENCY SERVICES
 (Education Code Sections 56365 et seq.)

This amendment is effective on 3/2/25, and services may only begin following the date of the final authorized signature. This agreement terminates at 5:00 P.M. on 6/5/25 unless sooner terminated as provided in the Master Contract and by applicable law. The original ISA was approved on 2/3/25.

| | |
|---|--|
| LEA - Alameda Unified School District | (NPA) Pine Health |
| 2060 Challenger Drive Alameda, CA 94501 | (Address) (City, State, Zip) 2999 N. 44th St., Suite 220, Phoenix, AZ 85018 |
| Randhir Bains, Sr. Director rbains@alamedaunified.org Emily Langworth, Contracts/Billing elangworth@alamedaunified.org | (Rep. Contact) Adam Boxberger |
| | (CDE Cert #) 9903791 |
| Address City, State, Zip | (Title of Person) Para 5 |
| Parent/Guardian Last, First Name: | (Name(s) of Individual Assignee) Milena Penaranda |

The CONTRACTOR shall provide educational services as specified in the IEP and paid as specified below.

| SERVICE | # of Hours or Sessions | Cost per Hourly Rate or Session | Maximum Number of Hours or Sessions | Estimated Maximum Total Cost for Contracted Period |
|--|------------------------|---------------------------------|-------------------------------------|--|
| Intensive Individual Services (340) | | | | |
| Language/Speech Therapy (415) | | | | |
| Adapted Physical Ed. (425) | | | | |
| Health and Nursing: Specialized Physical Health Care (435) | | | | |
| Health and Nursing Services: Other (436) | | | | |
| Assistive Technology Services (445) | | | | |
| Occupational Therapy (450) | | | | |
| Physical Therapy (460) | | | | |
| Individual Counseling (510) | | | | |
| Counseling and guidance (515). | | | | |
| Social Work Services (525) | | | | |
| Psychological Services (530) | | | | |
| Behavior Intervention Services (535) | 6 hours/ day | \$64/ hour | 15 days | \$5760 |
| Specialized Services for Low Incidence Disabilities (610) | | | | |
| Specialized Deaf and Hard of Hearing Services (710) | | | | |
| Interpreter Services (715) | | | | |
| Audiological Services (720) | | | | |
| Specialized Vision Services (725) | | | | |

| SERVICE | # of Hours or Sessions | Cost per Hourly Rate or Session | Maximum Number of Hours or Sessions | Estimated Maximum Total Cost for Contracted Period |
|---|------------------------|---------------------------------|-------------------------------------|--|
| Orientation and Mobility (730) | | | | |
| Braille Transcription (735) | | | | |
| Specialized Orthopedic Service (740) | | | | |
| Reader Services (745) | | | | |
| Note Taking Services (750) | | | | |
| Transcription Services (755) | | | | |
| Recreation Services (760) | | | | |
| College Awareness Preparation (820) | | | | |
| Vocational Assessment, Counseling, Guidance and Career Assessment (830) | | | | |
| Career Awareness (840) | | | | |
| Work Experience Education (850) | | | | |
| Mentoring (860) | | | | |
| Agency Linkages (865) | | | | |
| Other Transition Services (890) | | | | |
| Other | | | | |

TOTAL ESTIMATED COSTS NOT TO EXCEED: 5760

ORIGINAL ISA: 29952.00

TOTAL AMENDED ISA NOT TO EXCEED: 35712.0

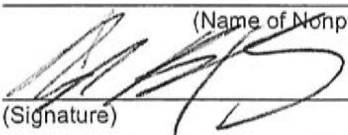
The parties hereto have executed this Individual Services Agreement by and through their duly authorized agents or representatives as set forth below.

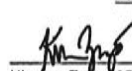
-CONTRACTOR-

-LEA-

Pine Health

ALAMEDA UNIFIED SCHOOL DISTRICT

(Name of Nonpublic Agency)

 (Signature) 5/2/25 (Date)
 Adam Boxberger, SVP of Operations
 (Name and Title)

(Signature) 05/02/2025 (Date)

 Kirsten Zazo (05/02/2025 13:12 PDT)
 Kirsten Zazo, Assistant Superintendent of Educational Services

(CONTRACTS EXCEEDING \$114,800 ARE NOT APPROVED NOR AUTHORIZED TO BEGIN WITHOUT SIGNATURE OF THE BOARD PRESIDENT)

President, Board of Education (Date)
 Alameda Unified School District

INDIVIDUAL SERVICES AGREEMENT (ISA) FOR NONPUBLIC AGENCY SERVICES

(Education Code Sections 56365 et seq.)

This agreement is effective on 9/1/24, and services may only begin following the date of the final authorized signature. This agreement terminates at 5:00 P.M. on 6/30/25 unless sooner terminated as provided in the Master Contract and by applicable law.

| | |
|--|--|
| LEA - Alameda Unified School District | (NPA) Seneca Family of Agencies |
| 2060 Challenger Drive Alameda, CA 94501 | (Address) (City, State, Zip) |
| Julie Venuto, Coordinator jvenuto@alamedaunified.org Emily Langworth, Contracts/Billing elangworth@alamedaunified.org | (Rep/Contact) |
| | (CDE Cert #) |
| | (Title of Position(s)) |
| | (Name(s) of Individual Assigned) |

The CONTRACTOR shall provide educational services as specified in the IEP and paid as specified below.

| SERVICE | # of Hours or Sessions | Cost per Hourly Rate or Session | Maximum Number of Hours or Sessions | Estimated Maximum Total Cost for Contracted Period |
|--|------------------------|---------------------------------|-------------------------------------|--|
| Intensive Individual Services (340) | | | | |
| Language/Speech Therapy (415) | | | | |
| Adapted Physical Ed. (425) | | | | |
| Health and Nursing: Specialized Physical Health Care (435) | | | | |
| Health and Nursing Services: Other (436) | | | | |
| Assistive Technology Services (445) | | | | |
| Occupational Therapy (450) | | | | |
| Physical Therapy (460) | | | | |
| Individual Counseling (510) | | | | |
| Counseling and guidance (515). | | | | |
| Social Work Services (525) | | | | |
| Psychological Services (530) | | | | |
| Behavior Intervention Services (535) | | \$4387/ month | 10 months | \$43,870.00 |
| Specialized Services for Low Incidence Disabilities (610) | | | | |
| Specialized Deaf and Hard of Hearing Services (710) | | | | |
| Interpreter Services (715) | | | | |
| Audiological Services (720) | | | | |
| Specialized Vision Services (725) | | | | |

| SERVICE | # of Hours or Sessions | Cost per Hourly Rate or Session | Maximum Number of Hours or Sessions | Estimated Maximum Total Cost for Contracted Period |
|---|------------------------|---------------------------------|-------------------------------------|--|
| Orientation and Mobility (730) | | | | |
| Braille Transcription (735) | | | | |
| Specialized Orthopedic Service (740) | | | | |
| Reader Services (745) | | | | |
| Note Taking Services (750) | | | | |
| Transcription Services (755) | | | | |
| Recreation Services (760) | | | | |
| College Awareness Preparation (820) | | | | |
| Vocational Assessment, Counseling, Guidance and Career Assessment (830) | | | | |
| Career Awareness (840) | | | | |
| Work Experience Education (850) | | | | |
| Mentoring (860) | | | | |
| Agency Linkages (865) | | | | |
| Other Transition Services (890) | | | | |
| Other | | | | |

TOTAL ESTIMATED COSTS NOT TO EXCEED \$ 43,870.00
Additional services or service hours must be processed as an Amendment to this ISA

The parties hereto have executed this Individual Services Agreement by and through their duly authorized agents or representatives as set forth below.

-CONTRACTOR-

-LEA-

Seneca Family of Agencies

ALAMEDA UNIFIED SCHOOL DISTRICT

(Name of Nonpublic Agency)

Scott Osborn

04/24/2025

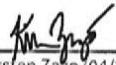
(Signature)

(Date)

Scott Osborn - Chief Operating Officer

(Name and Title)

Digitally signed by Scott Osborn
 DN: cn=Scott Osborn, email=Scott.Osborn@senecafamily.org, o=Seneca Family of Agencies, ou=Seneca Family of Agencies, c=US
 Reason: I agree to the terms defined by the placement of my signature in this document
 Date: 2025.04.24 13:27:07 -0700


 Kirsten Zazo (04/29/2025 13:22 PDT)

(Signature)

04/29/2025

(Date)

Kirsten Zazo, Assistant Superintendent of Educational Services

**(CONTRACTS EXCEEDING \$114,800 ARE NOT
 APPROVED NOR AUTHORIZED TO BEGIN WITHOUT
 SIGNATURE OF THE BOARD PRESIDENT)**

 President, Board of Education
 Alameda Unified School District

(Date)

Amendment No. 2

Dated: 4/25/25

**INDIVIDUAL SERVICE AGREEMENT FOR
NONPUBLIC SCHOOL SERVICES**
EC. Sections 56365 et seq.

This agreement is effective on December 9, 2024 or the date student begins attending a nonpublic school, if after the date identified, and terminates at 5:00 P.M. on June 30, 2025, unless sooner terminated as provided in the Master Contract and by applicable law.

| | | | |
|-------------------------------|--|-------------------------|----------------------------|
| Local Education Agency | Alameda Unified School District | Nonpublic School | |
| LEA/Case Manager | Jorge Wahner, Coordinator, Special Education | Email | jwahner@alamedaunified.org |
| Pupil Name | | | |
| Address | | | |
| DOB | | | |
| Parent/Guar. | | | |
| Address | | | |

Agreement Terms:

| | | |
|---|-----|---------------------------------------|
| 1. Nonpublic School: The average number of minutes in the instructional day will be: | 360 | during the regular school year (RSY) |
| | | during the extended school year (ESY) |
| 2. Nonpublic School: The number of school days in the calendar of the school year are: | 180 | during the regular school year (RSY) |
| | | during the extended school year (ESY) |

3. Educational services as specified in the IEP shall be provided by the Contractor and paid at the rates specified below.

Daily Rate

A. Inclusive and/or Basic Education Program Rate (applies to nonpublic schools only):

| | | | | | |
|---|-----|--------|------------|--------------------------------------|--------|
| Estimated Number of Days - Regular SY | 180 | days x | daily rate | Projected Basic Ed. Costs RSY | \$0.00 |
| Estimated Number of Days - Extended SY | | days x | daily rate | Projected Basic Ed. Costs ESY | \$0.00 |
| Total Estimated Basic Education Costs (regular school year and extended school year) | | | | | \$0.00 |

B. Related Services

| Service | Provider | RSY & ESY | Cost per Hour | Individual | Frequency | Group | Frequency | Consult | Frequency | Total |
|--------------------------|----------|-----------|---------------|-------------------|-------------|-------|-------------|---------|--------------|-------------------|
| 450 Occupational therapy | NPS | RSY | \$112.00 | 60 | mins/weekly | 0 | mins/weekly | | mins/mo/year | \$2,576.00 |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 60 | mins/mo/year | \$784.00 |
| | | | | Total Cost | | | | | | \$3,360.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |
| | NPS | RSY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | ESY | | 0 | mins/weekly | 0 | mins/weekly | 0 | mins/mo/year | |
| | | | | Total Cost | | | | | | \$0.00 |

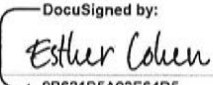
| | | |
|---|--|-------------|
| Amended Estimated Maximum Basic Education and Related Service Costs : | | \$3,360.00 |
| Original ISA Amount : | | \$70,336.00 |
| Total Estimated Maximum Basic Education and Related Services Costs : | | \$73,696.00 |
| 4. Other Provisions/Attachments: | | |
| | | |
| 5. Progress Reporting Requirements: Quarterly Monthly Other (please specify): | | |
| The parties hereto have executed this Individual Services Agreement by and through their duly authorize agents or representatives as set forth below. | | |

Contractor

The Phillips Academy

Name of Nonpublic School/Agency

DocuSigned by:

 **Esther Cohen**

4/29/2025

Signature **Date**

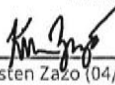
Dr. Esther Cohen, Executive Director

Name and Title

LEA

Alameda Unified School District

Name of LEA

 **Kirsten Zazo**

Kirsten Zazo (04/30/2025 16:42 PDT)

Signature **Date**

Kirsten Zazo, Assistant Superintendent of Education Services

Signature **Date**

President, Board of Education, Alameda Unified School District

(CONTRACTS EXCEEDING \$114,500 ARE NOT AUTHORIZED WITHOUT SIGNATURE OF THE BOARD PRESIDENT)

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Approval of Memorandum of Understanding with the Contra Costa County Office of Education (CCCOE) for Teacher Induction Program

Item Type: Consent

Background: The District enters into yearly contracts and partnerships with Universities' Departments of Education to provide a professional preparation program for teachers to become credentialed. This program is a benefit to the District and it enables student teachers and intern candidates to continue vital training. The programs which seek to establish partnerships are:

1. Contra Costa County of Education (CCCOE) Teacher Induction Program (TIP)

AUSD LCAP Goals: 1. Eliminate barriers to student success and maximize learning time.| 4. Ensure that all students have access to basic services.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost):

Recommendation: Approve as submitted.

AUSD Guiding Principle: #1 - All students have the ability to achieve academic and personal success.| #2 - Teachers must challenge and support all students to reach their highest academic and personal potential.| #3 - Administrators must have the knowledge, leadership skills and ability to ensure student success.| #4 - Parental involvement and community engagement are integral to student success.| #5 - Accountability, transparency, and trust are necessary at all levels of the organization.| #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Timothy Erwin, Assistant Superintendent, Human Resources

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|-----------------|
| □ MOU with Contra Costa County Office of Education for TIP Program | 5/7/2025 | Backup Material |



MEMORANDUM OF UNDERSTANDING (MOU)

Between

Contra Costa County Office of Education (CCCOE) Teacher Induction Program (TIP)
and

Alameda Unified School District

July 1, 2025 – June 30, 2026

This Memorandum of Understanding (MOU) establishes a partnership between the Contra Costa County Office of Education (CCCOE), through its Teacher Induction Program ("TIP"), and the Alameda Unified School District. This partnership aims to implement a comprehensive Induction program that aligns with the guidelines set forth by SB 2042 and the California Induction Standards.

Program Overview:

The goal of this partnership is to increase student achievement through the implementation of a quality teacher induction program while nurturing the growth and development of participating General Education and Education Specialist teachers. Upon successful completion of the program, teachers earn a formal recommendation for a California Clear Credential.

Purpose of the MOU

The MOU aims to:

- Establish a formal working relationship between CCCOE and the District/Partner Agency.
- Define the conditions governing this partnership.
- Create an agreement for services to assist Candidates in fulfilling California Clear credentialing requirements.
- Collaborate on the implementation of a state-approved Teacher Induction Program.
- Provide a comprehensive, high-quality induction program tailored to meet the unique contexts and needs of Candidates.

For the purposes of this document, new teachers across all credential areas will be referred to as "Candidates," and veteran teachers will be referred to as "Mentors".

MOU Timeline

The agreement will commence on **July 1, 2025**, and will terminate on **June 30, 2026**.

Background and Program Description

The CCCOE Teacher Induction Program is a state-accredited, locally designed initiative that provides a comprehensive two-year system of mentoring, support, and professional learning. Rooted in individualized growth, the program seeks to:

- Accelerate the improvement of teaching practice, as measured by the California Standards for the Teaching Profession (CSTP)
- Support teachers in engaging in intentional and authentic self-assessment, goal-setting, inquiry, analysis of student learning, and reflective practices, all in service of improving student achievement and outcomes.

Candidates and Mentors engage in research-based professional development tailored to their local contexts, individual needs, and program requirements. The program aims to foster a collaborative learning community dedicated to educator growth and the retention of teachers, emphasizing equity-centered professional habits and practices.

Goals of Partnership

The goals of this partnership are to:

- 1. Increase Student Achievement:**
 - Strengthen instructional practices to positively impact student learning and outcomes.
- 2. Accelerate the Effectiveness of New Teacher Practices:**
 - Support new teachers in rapidly developing their skills, confidence, and competence.
 - Guide teachers in refining instructional practices aligned with the California Standards for the Teaching Profession (CSTP).
- 3. Deliver Individualized Mentoring & Job-Embedded Learning:**
 - Offer one-on-one mentoring tailored to meet the unique needs of each teacher, within their specific context.
- 4. Provide Leadership and Professional Growth Opportunities for Experienced Educators:**
 - Engage veteran educators as Mentors to guide and support new teachers, fostering their professional growth.
 - Develop Mentors' leadership capacities through training and collaboration, empowering them to contribute meaningfully to the district/agency goals.
- 5. Cultivate Excellence and Equity in Education:**
 - Equip educators with strategies to address diverse student needs and reduce opportunity gaps.
 - Cultivate self-reflection and cultural competence to create inclusive classroom environments.
- 6. Foster a Collaborative Learning Community:**
 - Build a supportive and collaborative environment for both new and experienced teachers.
 - Encourage the sharing of promising practices and collective problem-solving.
- 7. Support Educator Retention and Engagement:**
 - Support a community of practice that encourages educators to stay in the profession.
 - Enhance job satisfaction and career longevity through structured, ongoing mentoring and support.

Anticipated Outcomes of the Agreement:

- **Collaboration in Program Implementation**

CCCOE and the District/Partner Agency will collaborate to implement an induction program that supports eligible teachers holding a valid California Preliminary Credential, as outlined in this MOU.
- **Development of Mentor Cadre**

The District/Partner Agency will, when possible, establish a cadre of experienced Mentors who exemplify the characteristics of an effective mentor. These Mentors will serve as instructional leaders and provide essential support to new teachers.
- **Program Design and Support**

The District/Partner Agency will fully implement the program design, providing all necessary support and resources to ensure that Candidates successfully complete the induction program and receive their California Clear Credential, while also ensuring that mentors receive ongoing support.

Assessment and Evaluation

The partnership will conduct bi-annual assessments based on agreed-upon outcomes to measure progress. Continued measurable progress and sustained funding are prerequisites for maintaining the partnership.

THE CCCOE TEACHER INDUCTION PROGRAM AGREES TO:

1. Provide and supervise the Commission-approved induction program which grants a recommendation of a California Clear Credential upon successful completion of all CCCOE Teacher Induction Program activities and requirements.
2. Submit required reports or information related to program accreditation and compliance with program requirements to the California Commission on Teacher Credentialing (CTC).
3. Consult with the District/Partner Agency to assess school needs and resources related to new teacher induction.
4. Collaborate with the District/Partner Agency to develop and/or refine program design and interface with the CTC to support Candidates in receiving a Professional Clear Credential.
5. Assist the District/Partner Agency in recruiting and selecting new teacher Mentors according to California Induction Program standards, verifying Mentor qualifications, and ensuring final approval for all Candidate-Mentor partnerships based on CTC guidelines.
6. Collaborate with the District/Partner Agency to ensure that systems of support are coordinated and aligned with other school improvement initiatives.
7. Provide training, ongoing professional development, and support for Mentors and Candidates.
8. Consult with the District/Partner Agency in the design of teacher recruitment and professional development programs related to teacher induction.
9. Offer and advise Candidates on the Early Completion Option (ECO) for "experienced and exceptional" candidates who meet the program criteria.
10. Participate in Induction Program Leadership networks to support and enhance the effectiveness of the teacher induction program.
11. Solicit feedback from partners to guide the development and continuous improvement of program processes and systems.
12. Fulfill state requirements for an Induction Program.
13. Verify that Candidates have met all program requirements and submit verification/recommendation to the CTC on behalf of Candidates seeking a California Clear Credential.

DISTRICT/PARTNER AGENCY AGREES TO:

1. Designate a coordinator (holding an administrative position) to serve as one of the primary contacts. The coordinator and/or liaison will represent the District/Partner Agency on the TIP Leadership Team and support the implementation of all program requirements.
2. Appoint an Induction Liaison (Lead Mentor). The liaison (lead mentor) may represent the District/Partner Agency on the TIP Leadership Team and will actively participate in the implementation, submission, and completion of all program requirements. It is preferable that the liaison is currently mentoring within the program or has done so within the past two years.
 - *Note: One individual may hold both roles, provided they are not evaluating participants in the Induction program.*
3. Assign Qualified Mentors

(See Exhibit D: Candidate/Mentor Ratio Guidelines)

- **Fall Enrollment:**
 - The District/Partner Agency shall assign a mentor to each qualified CCCOE Teacher Induction Candidate within the first 30 days of their enrollment in the program.
 - **Mid-Year Enrollment:**
 - The District/Partner Agency shall assign an experienced mentor to each qualified CCCOE Teacher Induction mid-year candidate at the time of enrollment. Mid-year candidates shall not be matched with a New Mentor.
4. Provide Specialized Support for Education Specialist. Assign a mentor to each qualified CCCOE Teacher Induction California-trained Level I Education Specialist, ensuring the mentor holds the same credential as the Candidate.
5. Submit TIP Enrollment List (Projections)
- **Fall Enrollment:**
 - The District/Partner Agency shall submit a final list of Fall Enrollment Candidates and Mentors to CCCOE prior to **Oct. 1st** of the current school year.
 - **Mid-Year Enrollment:**
 - The District/Partner Agency shall submit a final list of Mid-Year Enrollment Candidates and Mentors to CCCOE prior to **Dec.1st** of the current school year.
6. Pay Service Fee for Teacher Induction Services (See Exhibit B for detailed Program Service Fees)
- \$2,250 per Candidate -If the District/Partner Agency provides the mentor.
 - \$2,500 per Early Completion Option Candidate
 - \$5,250 per Candidate - If the District/Partner Agency contracts with CCCOE for mentor services.
- Note: There is a non-refundable registration fee of \$175 for each Candidate added to the Teacher Induction projections list.*
- **Mentor Services:**
 - The service fee covers all mentor professional learning and participation in the Teacher Induction Program. However, it does not include the mentor stipend.
 - Each District/Partner Agency determines its own mentor stipend amount.
 - **Request a CCCOE Mentor:**
 - To request a CCCOE mentor, please email the CCCOE TIP Coordinators.
7. Payment Schedule
- For Fall Enrollment:**
- Pay half or the full amount of the total by **December 12, 2025.**
 - Pay any remaining balance by **March 27, 2026.**
- For Mid-Year Enrollment**
- Pay the full balance by **March 27, 2026.**
- General Payment Terms:**
- Late fees of 1% per month will be applied to accounts 30 days past due.
 - Service fees are paid to CCCOE TIP by the District/Partner Agency, not the Candidates.
 - Credential recommendations will be made only after full payment is received.
8. Allocate sufficient resources to support candidates and mentors in meeting program requirements,
- **Teacher of Record:** Candidates must be employed as a teacher of record for a minimum of one course in the area(s) they are authorized to teach.

- **Individualized Support:** At least one hour per week of individualized mentoring, coordinated and/or planned by the mentor.
 - **Mentoring Activities:** Mentoring activities should be intentionally designed to provide teachers with opportunities to demonstrate growth in the California Standards for the Teaching Profession.
 - **Individualized Learning Plan (ILP):** The ILP, which is designed and implemented solely for the teacher's professional growth, shall include goal-setting and inquiry. It is not intended for evaluation or employment purposes (See Exhibit C for Confidentiality Policy).
 - **ILP Goal Development:** The candidate and mentor, in consultation with the site administrator, shall collaboratively develop the ILP goals within the first 60 days of enrollment.
 - **Release Time for Mentors:** Mentors shall be provided with release time to attend all required professional development and conduct required observations of the candidate.
 - **Formative Assessment:** Ongoing formative assessments of candidate development. **Technology Support:** Basic foundational technology support for mentors and candidates (e.g., Google Suite, Zoom, etc.) will be provided.
9. **Ensure Program Participation and Cooperation**
The District/Partner Agency shall ensure full cooperation and participation in program activities, including but not limited to:
- **Mentor Attendance:** Attendance of all mentors at required professional learning sessions throughout the year.
 - **Individual Coaching:** Provide individual coaching for mentors and other program-related personnel as needed.
 - **Site Administrator Training and Meetings:** Facilitate training and meetings for site administrators to support the program.
 - **Candidate Professional Development:** Provide professional development opportunities for candidates to enhance their teaching practice.
 - **Online Communication and Coordination:** Maintain effective online communication and coordination among all partners.
 - **Program Reflection and Connection:** Organize and coordinate the Mid-Point Reflection and Culminating Connection to assess and celebrate candidate growth and program success.
10. **Ensure all candidates and leaders in the following roles sign the appropriate program commitment form: coordinator/liaison, site administrator, and mentor.**
11. **Participate in program accreditation interviews, evaluations, and research activities, including completing the program's Mid-Point and Culminating Surveys.**
12. **Provide professional resources required for program implementation beyond those provided by the induction program.**
13. **Take organizational action to ensure that the program of new teacher support is sustained.**

Proprietary Materials

1. **Ownership:** All materials provided by each party ("Providing Party") to the other party ("Receiving Party") under this MOU, including but not limited to documents, data, software, methodologies, and any other proprietary information ("Materials"), shall remain the exclusive property of the Providing Party. Any induction materials or processes specific to the CCCOE program will only be used or referenced with written permission from CCCOE
2. **Use and Confidentiality:** The Receiving Party agrees to use the Materials solely for the purposes outlined in this MOU. The Receiving Party shall not disclose, reproduce, distribute, or allow access to the Materials to any third party without the prior written consent of the Providing Party, except as required by law.

3. **Return or Destruction:** Upon termination or expiration of this MOU, or upon written request by the Providing Party, the Receiving Party shall promptly return all Materials, including any copies or extracts thereof, or certify in writing the destruction of such Materials.
4. **Exceptions:** This provision shall not apply to Materials that:
 - Are or become publicly available through no fault of the Receiving Party.
 - Are independently developed by the Receiving Party without reference to or use of the Materials provided by the Providing Party.
 - Are rightfully received from a third party without breach of any obligation of confidentiality.
5. **Survival:** The obligations of confidentiality and restriction on use shall survive the termination or expiration of this MOU for a period of five years.

This clause ensures that each party's proprietary materials are protected and outlines the terms under which such materials may be used and disclosed during the term of the MOU and afterward. Adjustments should be made based on specific legal advice and the nature of the materials involved.

➤ **Mutual Indemnity:**

a) The *County Superintendent* shall defend, indemnify and hold *District/Partner Agency*, its officers, employees, and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement (collectively, "Claims") but only in proportion to and to the extent such Claims are caused by or result from the negligent or intentional acts or omissions, or violations of FERPA with respect to student records, by *County Superintendent*, its officers, agents, or employees.

b) The *District/Partner Agency* shall defend, indemnify, and hold the *County Superintendent* its officers, employees, and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement (collectively, "Claims") but only in proportion to and to the extent such Claims are caused by or result from the negligent or intentional acts or omissions or violations of FERPA with respect to student records, by *District/Partner Agency*, its officers, agents, or employees.

➤ **Termination:**

- In the event that either party does not fulfill the terms of this agreement in a timely manner, the other party may terminate this agreement with a 30-day written notice to the breaching party.
- In the event that either party determines this agreement is no longer to be bound by the terms, Termination may be made with a 30-day prior notice to the date of termination.

Exhibit A

District/Partner Agency Roles and Responsibilities

- A. CCCOE Teacher Induction Program Coordinator
- B. District/Partner Agency Coordinator
- C. District/Partner Agency Liaison
 - a. Coordinator and Liaison Venn
- D. Site Administrator

Exhibit B

| Program Service | Service Fee |
|---|---|
| Teacher Induction Candidate | <ul style="list-style-type: none"> • Traditional two-year pathway: \$2,250 per year • Early Completion Option (ECO) pathway: \$2,500 <p>The non-refundable registration fee of \$175 per Candidate added to the Teacher Induction projections list is included in the service fee and is not an additional charge.</p> <p><u>Fall Enrollment:</u> For Fall Enrollment, the service fee is prorated for withdrawals prior to November 1st as follows:</p> <ul style="list-style-type: none"> • September: \$425 (registration included) • October: \$675 (registration included) • Full-service fee applies after November 1st. <p><u>Mid-Year Enrollment:</u> For Mid-Year Enrollment, the service fee is prorated for withdrawals prior to March 1st as follows:</p> <ul style="list-style-type: none"> • January: \$425 (registration included) • February: \$675 (registration included) • Full-service fee applies after March 1st. |
| CCCOE Provided Mentor | <ul style="list-style-type: none"> • \$3,000 (Including stipend + benefits) • The service fee is prorated for early withdrawals at a rate of \$334 per month <p><u>Pre-Induction Mentor Request</u> The District/Partner Agency may request a pre-induction trained mentor to support teachers who are not yet eligible for formal Teacher Induction but would benefit from targeted mentorship and professional guidance.</p> |
| CCCOE Provided Level 1 Competency Requirement Only (California Trained Education Specialists Only) | <ul style="list-style-type: none"> • \$1,125 per Candidate |
| CCCOE Provided Coordinator/Liaison for District/Partner Agencies | <ul style="list-style-type: none"> • \$3,500 <ul style="list-style-type: none"> ○ For enrollment of six to twelve program participants (total includes Candidates and Mentors). <p>If the total number of program participants (Candidates and Mentors) exceeds twelve, an additional service fee of \$300 per candidate will apply for each participant beyond the initial twelve.</p> <p>This fee will be reflected in the CCCOE invoice for program services.</p> |

| | |
|---|---|
| CCCOE Facilitated Professional Development is available for Districts/Partner Agency(<i>upon request</i>) | <p>Offerings Include:</p> <ul style="list-style-type: none"> ● Art and Science of Mentoring ● Foundations of Coaching ● Coaching Cycles ● Analysis of Student Work ● Observation Cycles ● Coaching toward Equity ● Culturally Responsive Teaching ● Teacher Resilience <p>Sample pricing for professional development:</p> <ul style="list-style-type: none"> ● Individual session: \$750 ● Groups of 6-29 participants (paying together): \$650 per participant ● Groups of 30 or more: Contact us for custom pricing |
| Consultancy Leadership Coaching | <ul style="list-style-type: none"> ● Pricing is available upon request. |

Exhibit C

CCCOE TIP Confidentiality Policy

One of the basic principles underlying the CCCOE Teacher Induction Program is confidentiality. While TIP Mentors participate in assessing growth, Mentors are not evaluators; rather the mentor is a colleague whose goal is to assist the Candidate in applying promising practices when creating their Individualized Learning Plan (ILP) and working toward receiving a Professional Clear Teaching Credential. ***Communication between the mentor and candidate is strictly confidential.***

It should be noted, however, that mentors and candidates collaborate on the Individualized Learning Plan's goals in consultation with the site administrator in order to better align the induction experience with district/partner agency priorities. A "triad of communication" between the candidate, mentor, and site administrator can serve to optimize support and coordinate professional growth plans.

The ILP and other documents are the property of the Candidate to complete credential requirements, not for evaluation. A District/Partner Agency Liaison may provide feedback to support your learning while still honoring confidentiality. Candidates may choose but are not required, to share any elements of the ILP with the administrator(s).

Participation, however, such as attendance at professional development seminars and meetings, and completion of Teacher Induction requirements are not confidential. They are documented within the CCCOE Teacher Induction Program database and can be made available for candidates, mentors, site administrators, district/partner agency coordinators, and district/partner agency liaisons.

For more information. See Confidentiality Policy

Exhibit D**Candidate/Mentor Ratio Guidelines**

The recommended ratio of candidates to mentors stated below is based on knowledge about learning to teach and knowledge of the level of support necessary to successfully assist candidates in maximizing successful teaching and meeting the induction standards.

| Mentoring Role | Recommended Number of Candidates |
|--|---|
| Full-time classroom teacher | 1-2 Recommended Stipend: \$2,000 - 3,000 per teacher |
| Partial-release classroom teacher | <ul style="list-style-type: none"> • 20% release supports 3 teachers • 40% release supports 6 teachers • 60% release supports 9 teachers • 80% release supports 12 teachers |
| Full-release mentors (assuming no other duties aside from induction mentoring) | 13-15 Consider: required one hour a week of individualized support, release/prep time, observation/planning time, mentor experience, travel (multiple school locations) |

District/Partner Agency Information

| | |
|---|--|
| Name of District/Partner Agency TIP Coordinator: | |
| Email: | |
| | |
| Name of District/Partner Agency TIP Liaison (Lead Mentor): | |
| Email: | |

MOU Signatures of Agreement

By signing this document via Adobe Sign, the parties acknowledge and agree to the terms and conditions outlined in the MOU.

District/Partner Agency Authorized Signatory

| | | |
|-------------------|--|--------------|
| Name: | | |
| Title: | | |
| Signature: | | Date: |

To Be Completed by CCCOE Only

MOU Authorization Has Been Approved By The Following:

| | | |
|--|--|--------------|
| Daniela Parasidis <i>Deputy Superintendent, CCCOE</i> | | Date: |
| Charise DeCoito Nyere da Silva <i>Coordinator, CCCOE TIP</i> | | Date: |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Proclamation: Harvey Milk Day - May 22, 2025

Item Type: Consent

Background: On October 11, 2009, Governor Arnold Schwarzenegger signed SB 572 declaring May 22nd as "Harvey Milk Day," a special day of recognition in California making him only the second person in state history - in addition to conservationist John Muir - to gain such a designation. Tonight we honor Harvey Milk's legacy as a civil rights organizer.

AUSD LCAP Goals: 3. Support parent/guardian development as knowledgeable partners and effective advocates for student success.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): N/A

Recommendation: Approve as submitted.

AUSD Guiding Principle: #4 - Parental involvement and community engagement are integral to student success.

Submitted By: Kerri Lonergan, Senior Executive Assistant to the Superintendent and Board of Education

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|-------------|-----------------|
| ❑ Proclamation - Harvey Milk Day | 5/7/2025 | Backup Material |

PROCLAMATION

Harvey Milk Day

May 22, 2025

WHEREAS, by signing SB572 on October 11, 2009, Governor Arnold Schwarzenegger officially instituted May 22nd as Harvey Milk Day; and

WHEREAS, Harvey Milk was born on May 22, 1930; and

WHEREAS, in 1972 Harvey Milk and his partner Scott Smith moved to San Francisco, California, and in 1977 Harvey was elected to Board of Supervisors of the City and County of San Francisco – the first time in the history of the United States an openly gay man was elected to prominent political office; and

WHEREAS, during his term on the Board of Supervisors, Harvey Milk sponsored and successfully passed a gay rights ordinance and was instrumental in defeating Proposition 6 – commonly known as the Briggs Initiative – which would have banned gays and lesbians from teaching in the public schools of this state; and

WHEREAS, Harvey Milk’s life and political career embody the rise of the lesbian, gay, bisexual, and transgender (LGBT) civil rights movement in California, across the nation, and throughout the world; and

WHEREAS, Harvey Milk’s legacy as a civil rights leader is still felt today, with his life and social contributions having left an indelible mark on the history of our nation with special meaning for the people of California; and

WHEREAS, The Harvey Milk Foundation, founded in 2009, encourages local, regional, national, and global organizations to embody and utilize Harvey Milk’s story, his style, and his collaborative relationship building approach; and

WHEREAS, since 2010 the Alameda Unified School District has participated in Alameda’s Annual Harvey Milk Day celebration and has helped institutionalize the event in our schools and our community;

NOW, THEREFORE, BE IT PROCLAIMED that the Alameda Unified School District Board of Education hereby recognizes May 22nd as Harvey Milk Day and encourages all public schools and educational institutions to observe this day and to conduct suitable commemorative exercises that remember the life of Harvey Milk, recognize his accomplishments, and familiarize pupils with the contributions he made to this state.

PASSED AND ADOPTED by the following votes this 13th day of May, 2025.

AYES:_____MEMBERS:_____

NOES:_____MEMBERS:_____

ABSENT:_____MEMBERS:_____

ATTEST:

By: _____

Pasquale Scuderi, Secretary

Board of Education

Alameda Unified School District

Alameda County, State of California

Gary K. Lym, President
Board of Education
Alameda Unified School District
Alameda County, State of California

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Ratification of Contracts Executed Pursuant to Board Policy 3300

Item Type: Consent

Background: On January 14, 2025, the Board of Education delegated authority to enter into contracts on behalf of the Alameda Unified School District and to purchase supplies, materials, apparatus, equipment, and services up to the amounts specified in Public Contract Code 20111 and Education Code section 17604 to the Superintendent of Schools, Assistant Superintendent of Educational Services, Assistant Superintendent of Business Services, Assistant Superintendent of Human Resources, and the Purchasing Manager.

Resolution Number 2024-2025.32 further limited the delegation to expenditures of less than \$114,800 and required that the Board of Education ratify the contracts within sixty (60) days of incurring the expense.

1. (Fund 01) Memorandum of Understanding between AUSD and the City of Alameda for property management services estimated at \$572,000.00 for the ten-year term. **Approved by Alameda City Council on 5/6/25.*

2. (Fund 01, Resource 8150) Amendment No. 1 to Professional Services Agreement between AUSD and K2M Consultants for an increase of \$20,000 and an amended total of \$50,000.00.

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): Restricted Maintenance Funds

Recommendation: Approve as submitted.

AUSD Guiding Principle: #5 - Accountability, transparency, and trust are necessary at all levels of the organization.| #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------|-------------|-----------------|
| ❑ City of Alameda | 5/7/2025 | Backup Material |
| ❑ K2M Consultants | 5/7/2025 | Backup Material |

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF ALAMEDA
AND
THE ALAMEDA UNIFIED SCHOOL DISTRICT**

This Memorandum of Understanding (“MOU”) is entered into by and between the CITY OF ALAMEDA, a charter city and municipal corporation (“CITY”) and the ALAMEDA UNIFIED SCHOOL DISTRICT, a public school district organized and existing under the laws of the State of California (“DISTRICT”), each hereinafter referred to as a “Party” or collectively as the “Parties”, in reference to the following:

WHEREAS, DISTRICT owns certain real property commonly referred to as the “Alameda Point Property” (the “Property”) as further described in the “Quit Claim Deed” filed for record on October 8, 2014, in the Official Records of Alameda County as Document No. 2014245281 (attached hereto as Exhibit A); and

WHEREAS, the Parties entered into a settlement agreement dated March 18, 2014 (attached hereto as Exhibit B) regarding, in part, the disposition, management and improvement of the Alameda Point Property; and

WHEREAS, pursuant to the settlement agreement, CITY provided certain limited exterior property management services to the DISTRICT for the Property for a ten-year period, which was thrice extended through May 2025; and

WHEREAS, the Parties desire to continue the arrangement between the parties for the CITY to provide the Services (as defined below); and

WHEREAS, the Parties desire to make certain improvements to secure the structure known as “Building 17” commonly referred to as the Bachelor Officers Quarters, located on the Property (location map attached hereto as Exhibit C) to deter trespassing and vandalism; and

WHEREAS, the Parties agree and acknowledge that the CITY’s ongoing management of the Property benefits the DISTRICT by reducing risks related to the Property, as the Property is unoccupied and not suited for occupation; and

NOW, THEREFORE, in consideration of the foregoing terms and conditions, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DUTIES

A. During the term of this MOU, CITY agrees to:

(1) Provide certain limited exterior property management services to the DISTRICT for the Property. Generally, the CITY provides exterior security through manned patrols, basic landscape maintenance, and exterior building management (e.g., confirming doors and windows are closed and reasonably secured from the exterior, monitoring for exterior damage, etc.) to discourage trespassing and squatting and prevent, to the extent feasible, site conditions from becoming blighted and a public nuisance (the “Services”).

(2) Complete exterior maintenance and repair work (the “Project”) specific to “Building 17” on the Property. The Project shall be completed by December 31, 2025. The Project generally consists of installation of exterior security improvements to Building 17 and will be further defined and specified by the CITY and DISTRICT through a mutually approved scope of work.

- a. The CITY will advertise for bids for the proposed Project, in compliance with CITY procurement policy and using the pre-approved scope of work for the Project.
- b. The CITY will select the lowest responsive and responsible bidder for the Project and require the contractor to sign the City’s standard “Service Provider Agreement” (“SPA”).
- c. The CITY will oversee and direct the Project and approve and directly pay invoices.
- d. In the event that the lowest responsive and responsible bidder does not agree to execute the CITY’S standard SPA, CITY shall award the contract pursuant to applicable law.
- e. The Alameda City Council is the approval authority for the SPA with the lowest responsive and responsible bidder for the Project.
- f. The City shall provide a Project budget by prior to contract award. The Project budget and contract shall not exceed \$200,000. In the event that the Project budget exceeds \$200,000, CITY shall not be obligated to carry out this Project on behalf of the DISTRICT unless DISTRICT agrees to provide additional reimbursement funding for the Project, via subsequent amendment to this MOU.

B. During the term of this MOU, DISTRICT agrees to:

(1) Reimburse the CITY for 50% of the completed Project cost through annual payments split evenly over a five (5) year period beginning on the date that a notice of completion for the Project is issued by the CITY. Said notice of completion will be sent to DISTRICT by the CITY, with copies of paid invoices. Subsequent payments by DISTRICT shall be made annually on the same date thereafter until the 50% balance has been paid in full. The remaining 50% balance will be payable by the DISTRICT to the CITY pursuant to Section 1(B)(2), below.

(2) Reimburse the CITY for the 50% unpaid Project costs at such time that DISTRICT conveys, exchanges, transfers, leases, develops, renovates or improves the Property. Payment of the remaining 50% due to CITY shall be made in one lump sum payment within thirty (30) days of said event by the DISTRICT or by April 30, 2035, whichever is earlier. DISTRICT's obligation to pay CITY the balance shall not be transferred to a third party through sale, transfer, lease, rental, conveyance or any other disposition of the Property.

(3) CITY shall provide all permissions and obtain all authorizations needed for permitting, inspections, studies, design and construction access to the Property by all contractors related to the Project.

(4) DISTRICT shall continue to provide access to the Property for CITY, its agents, contractors and subcontractors, to perform the Services at the Property.

2. CONSIDERATION

DISTRICT shall pay CITY a fee of \$5,000.00 per month ("Fee") for the Services. Upon the earlier occurrence of a) Project completion or b) December 1, 2025, the Fee shall be reduced to \$3,000.00 ("Reduced Fee").

3. TERM

This MOU shall be effective for ten (10) years, beginning on May 1, 2025; and terminating on April 30, 2035, or upon the disposition of the Property by the District, whichever occurs first.

Services under this MOU shall be effective for five (5) years, beginning on May 1, 2025; and shall be renewed automatically for one additional five (5) year period unless the parties agree otherwise.

4. TERMINATION

Either Party shall have the right to terminate this MOU for cause. Cause to terminate exists only under the following circumstances: 1) a Party has defaulted on a material term of the MOU; 2) the other Party has provided written notification of the default to the Party in default; and 3) the

defaulting Party has failed to cure the default within thirty (30) days of the delivery of the notice of default.

Any termination of the MOU for whatever cause shall not relieve the DISTRICT's duty to make payment to CITY of any and all unpaid amounts incurred for the Services performed CITY pursuant to Sections 1 or 2 herein.

5. INDEMNIFICATION AND INSURANCE

Indemnity

District shall indemnify, reimburse, hold harmless, and defend City, its officers, employees and agents against any and all claims, causes of action, demands, suits, losses, judgments, obligations, costs, or liabilities, and all reasonable expenses incurred in investigating or resisting the same (including reasonable attorneys' fees), arising out of, directly or indirectly, in whole or in part, any injury, death or damage to any person or property under this MOU as a result of District's performance or non-performance of its obligations under this MOU; unless due in whole or in part, directly or indirectly, from the gross negligence or willful misconduct of City, its employees or agents. This indemnification shall not apply in those instances where City had actual knowledge and failed to inform District of an actual hazardous condition of the Property.

City shall indemnify, reimburse, hold harmless, and defend District, its trustees, officers, employees and agents against any and all claims, causes of action, demands, suits, losses, judgments, obligations, costs, or liabilities, and all reasonable expenses incurred in investigating or resisting the same (including reasonable attorneys' fees), arising out of, directly or indirectly, in whole or in part, any injury, death or damage to any person or property under this MOU as a result of City's performance or non-performance of its obligations under this MOU; unless due in whole or in part, directly or indirectly, from the gross negligence or willful misconduct of District, its employees or agents. This indemnification shall not apply in those instances where District had actual knowledge and failed to inform City of an actual hazardous condition of the Property.

Self-Insurance

Each Party acknowledges that it is permissibly self-insured under the applicable laws and shall provide on an annual basis to the other Party adequate proof of self-insurance and excess liability coverage. Additionally, each Party shall upon request provide the other with a Certificate of Insurance or Certificate of Coverage naming the other as an additional insured or additional covered party with respect to the obligations under this MOU and the use of Property.

6. NOTICE TO PARTIES

Any notices required under this MOU shall be in writing and personally delivered or sent by certified or registered US mail. A copy of Notices shall also be sent by email and shall be deemed received upon the date of written confirmation. Notices personally delivered shall be deemed received on the date delivered. Notices sent by US mail shall be deemed received three (3) calendar days after depositing in the US mail. For any notice to conform to the requirements of this MOU, it must be addressed as follows:

CITY:

City of Alameda
Base Reuse and Economic Development
Department
950 West Mall Square, Suite 205
Alameda, CA 94501
Phone: (510) 747-7449
Email: astrauch@alamedaca.gov

WITH COPY TO:

City of Alameda
City Manager's Office
2263 Santa Clara Ave # 320
Alameda, CA 94501

DISTRICT:

Business Services
Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501
Phone: (510) 337-7101
Email: dkrueger@alamedaunified.org

7. ENTIRE MOU

This MOU represents the full and complete understanding of every kind or nature whatsoever between the Parties hereto, and all preliminary negotiations and agreements of whatsoever kind or nature are merged herein. No verbal agreement or implied covenant shall be held to vary the provisions hereof. Any modification of this MOU will be effective only by written execution signed by both the CITY and the DISTRICT.

9. FURTHER ASSURANCES

The parties agree to fully cooperate and execute any and all supplementary documents and take all additional actions which may be necessary or appropriate to give full force and effect to the basic terms and intent of this MOU.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed as of the final date below.

CITY OF ALAMEDA:

| | |
|----------------------------|-------|
| _____ | _____ |
| Jennifer Ott, City Manager | Date |

ALAMEDA UNIFIED SCHOOL DISTRICT:

| | |
|--|-------|
| _____ | _____ |
| Gary K. Lym, President of the Board of Education | Date |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Resolution No. 2024-2025.67 Approval of Budget Transfers, Increases, Decreases

Item Type: Consent

Background: After adopting the fiscal year budget, it is often necessary to make budgetary transfers and revisions. Budget transfers allow budget managers to redistribute funds as needs and plans change, and budget revisions allow the district to increase or decrease funds based on entitlements and grants received.

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes: 01 General Fund

Fiscal Analysis

Amount (Savings) (Cost): Will increase revenues and expenditures in the District in the amount of \$41,489.50.

Recommendation: Approve as submitted.

AUSD Guiding Principle: #1 - All students have the ability to achieve academic and personal success.| #5 - Accountability, transparency, and trust are necessary at all levels of the organization.| #6 - Allocation of funds must support our vision, mission, and guiding principles.| #7 - All employees must receive respectful treatment and professional support to achieve district goals.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| | Description | Upload Date | Type |
|---|-----------------------------|--------------------|-------------------|
| ▣ | Resolution No. 2024-2025.67 | 5/6/2025 | Resolution Letter |
| ▣ | Attachment A | 5/6/2025 | Backup Material |

ALAMEDA UNIFIED SCHOOL DISTRICT
Alameda, California
Resolution

May 13, 2025

Resolution No. 2024-2025.67

Approval of Budget Transfers, Increases, Decreases

WHEREAS, the state statute require budget appropriations to be adopted by the Board of Education in the following object codes:

1000 Certificated Salaries
2000 Classified Salaries
3000 Employee Benefits
4000 Books and Supplies
5000 Services and Other Operating Expense
6000 Capital Outlay
7000 Other Sources and Uses

AND, WHEREAS, the Board of Education desires to change the adopted appropriations;

NOW, THEREFORE, BE IT RESOLVED that the changes be made to the adopted appropriations as per Attachment A

PASSED AND ADOPTED by the following vote this 13th day of May 2025:

AYES: _____ MEMBERS: _____

NOES: _____ MEMBERS: _____

ABSENT: _____ MEMBERS: _____

ATTEST:

By: _____
Pasquale Scuderi, Secretary
Board of Education
Alameda Unified School District

Gary K. Lym, President
Board of Education
Alameda Unified School District

BUDGET REVISIONS

(Budget Revisions affect Fund Balance;
Amounts are either added or subtracted from Fund Balance)

| School/Dept | Description | Amount |
|-----------------------------|--------------------|---------------------|
| Alameda High School | Donations | \$ 746.59 |
| ASTI | Donations | \$ 807.52 |
| Bay Farm Elementary | Donations | \$ 1,010.48 |
| Edison Elementary | Donations | \$ 40.00 |
| Encinal Jr./Sr. High School | Donations | \$ 19,268.36 |
| Franklin Elementary | Donations | \$ 5.00 |
| Island High School | Donations | \$ 38.00 |
| Lincoln Middle School | Donations | \$ 5,492.13 |
| Maya Lin Elementary | Donations | \$ 4,575.00 |
| Otis Elementary | Donations | \$ 3,150.00 |
| Paden Elementary | Donations | \$ 6,250.42 |
| Ruby Bridges Elementary | Donations | \$ 40.00 |
| Wood Middle School | Donations | \$ 66.00 |
| Total Donations | | \$ 41,489.50 |

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Resolution No. 2024-2025.68 Authorization to Dispose of Surplus Property

Item Type: Consent

Background: Education Code Sections 17545 and 17546 permit the Board of Education, through its designated agent, to legally dispose of surplus equipment that is either obsolete or in disrepair, and thus should be removed from district inventory.

Exhibit A lists items that are either damaged, obsolete, or no longer needed by the district, as well as materials that should be stored or transferred and are not currently required at the site.

Approval of Resolution No. 2024-2025.68 will authorize staff to transfer or dispose of these items in the most appropriate manner, in accordance with Administrative Regulation 3270: Sale and Disposal of Books, Equipment, and Supplies.

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): N/A

Recommendation: Approve as submitted.

AUSD Guiding Principle: #5 - Accountability, transparency, and trust are necessary at all levels of the organization. | #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|-------------|-------------------|
| ❑ Resolution No. 2024-2025.68 | 5/6/2025 | Resolution Letter |
| ❑ Exhibit A | 5/6/2025 | Exhibit |

ALAMEDA UNIFIED SCHOOL DISTRICT
Alameda, California
Resolution

May 13, 2025

Resolution No. 2024-2025.68

Authorization to Dispose of Surplus Property

WHEREAS, the state requires a resolution to be adopted by the Board of Education for the property transfer or retirement of used and obsolete equipment used in Maintenance, Operations, and Facilities, Food Services, or Technology as listed in:

Exhibit A - Property Transfer or Retirement Form

AND WHEREAS, the Board of Education desires to change the adopted appropriations,

NOW, THEREFORE, BE IT RESOLVED that the changes be made to the adopted appropriations as per the Exhibit.

PASSED AND ADOPTED by the following vote this 13th day of May, 2025:

AYES: _____ MEMBERS: _____

NOES: _____ MEMBERS: _____

ABSENT: _____ MEMBERS: _____

Gary K. Lym, President
Board of Education
Alameda Unified School District

ATTEST:

By: _____
Pasquale Scuderi, Secretary
Board of Education
Alameda Unified School District

Property Transfer/Retirement Form

Type of request:

☐ Transfer ☒ Waste ☐ Recycle

Current Location

Paden Elementary

Property Item Type

Furniture/ Equipment

Item Details

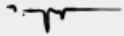
| Qty | Item Description | Model/Serial Number | Asset Tag | Condition |
|-----|-------------------------------|--------------------------------------|---|-----------------|
| 5 | Tables from staff lounge | Old I don't see model/serial number. | None | 3 - Retire/Poor |
| 17 | Office Chairs in staff lounge | old some are from 1980 | 49kuk, 582956,582066,060921,8 180 | 3 - Retire/Poor |

Submitter Signature

Mridula Singh

Approvals

Site Admin Signature



Director Signature

Brian D. Addicott

Asst. Superintendent Signature

Shahiq Khan

Submitted By: Singh, Mridula

Date Submitted: 5/1/2025

Form #: 70150

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Resolution No. 2024-2025.69 Approval of Revised Easement Quit Claim Deed

Item Type: Consent

Background: On March 11, 2025, the Board of Education approved the presented Easement Quitclaim Deed (Relinquishment of Easement) at Alameda Point; however, the format of the approved deed was not accepted by the Alameda County Recorder for filing. The Easement Quitclaim Deed is thus returning to this evening's meeting with updates as approved by the district and the City of Alameda. The Board's authorization is requested for the Superintendent to execute, deliver, and record the Deed with Alameda County.

Background on Easement:

In 2014, with the approval of all relevant governing entities, the Alameda Unified School District (the District), the City of Alameda (the City), and the Housing Authority of Alameda (HAA), a Settlement Agreement was established addressing various matters related to property exchanges at Alameda Point and the Encinal Terminals Area. This agreement also encompassed funding for the renovation of the Encinal High School swimming pool and the development of affordable housing by the HAA.

Under this agreement, the City transferred an approximately 20-acre parcel at Alameda Point to the HAA. This parcel was subsequently reconveyed from HAA to the District, in accordance with an Exchange and Purchase and Sale Agreement between the two parties.

The subsequent Quitclaim Deed, recorded on October 8, 2014, also established a nonexclusive access easement on the property (indicated on the attached Easement Quitclaim Deed, Exhibit B). This access easement was subject to termination if the easement area were to be dedicated as a public right of way or street.

As the City develops Alameda Point, a portion of the District's easement is located within the future West Midway/RESHAP affordable housing development, which will dedicate parts of West Midway Avenue as a public right of way, thereby triggering the termination of the District's access easement.

AUSD LCAP Goals:

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost):

Recommendation:

AUSD Guiding Principle:

Submitted By:

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|--------------------|-------------------|
| ☐ Resolution No. 2024-2025.69 | 5/6/2025 | Resolution Letter |
| ☐ Updated Quitclaim Deed | 5/6/2025 | Backup Material |

ALAMEDA UNIFIED SCHOOL DISTRICT
Alameda, California
Resolution

May 13, 2025

Resolution No. 2024-2025.69

Approval of Easement Quit Claim Deed

WHEREAS, the City of Alameda (“City”) granted certain real property (“Property”) to the Housing Authority of the City of Alameda (“Housing Authority”) pursuant to the Quit Claim Deed with Reservation of Easements and Covenants, Restrictions, and Conditions, which was recorded on October 8, 2014 as Instrument Number 2014-245280, Alameda County Records, a copy of which is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, in Instrument Number 2014-245280, the City also granted a non-exclusive access easement (“Easement”) to the Housing Authority, to provide ingress, egress, and access to and from the Property, which nonexclusive easement shall terminate upon the dedication or incorporation of the Easement Area into public street(s) or public right(s)-of-way; and

WHEREAS, the Housing Authority conveyed the Property to District pursuant to a Quit Claim deed which was recorded on October 8, 2014, as Instrument Number 2014-245281, Alameda County Records, a copy of which is attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Housing Authority’s conveyance to the District was subject to the Reservation of Easements, Notices, Covenants and Conditions described in Instrument Number 2014-245280; and

WHEREAS, District is the current holder of the Easement; and

WHEREAS, the Easement has been incorporated into the public right of way, and the District acknowledges that by virtue of the self-executing terms contained in said Easement, all its rights, title, and interest in and to the Easement are hereby released and terminated;

WHEREAS, the District’s acknowledgment is memorialized in the Easement Quitclaim Deed (“Deed”), a copy attached hereto and made a part hereof.

NOW THEREFORE, BE IT RESOLVED, that the District’s Governing Board hereby finds, determines, declares, orders, and resolves as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The District Superintendent or their designees are hereby authorized to execute any other document to effectuate the intent of this resolution and to perform all acts necessary to record the Deed in the records of the County of Alameda, including making alterations to the Deed which are, in the judgment of the Superintendent, in the best interests of the District.

Section 3. This resolution shall be effective as of the date of its adoption.

PASSED AND ADOPTED by the following vote this 13th day of May, 2025:

AYES: _____ MEMBERS: _____

NOES: _____ MEMBERS: _____

ABSENT: _____ MEMBERS: _____

Gary K. Lym, President
Board of Education
Alameda Unified School District

ATTEST:

By: _____
Pasquale Scuderi, Secretary
Board of Education
Alameda Unified School District

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Alameda
Alameda City Hall
2203 Santa Clara Avenue
Alameda, CA 94501
Attention: Jennifer Ott

Recorded for the Benefit of
The City of Alameda
Pursuant to Government
Code Section 27381

WE HEREBY CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 10/8/14 INSTRUMENT # 2014245280

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

RT Code 11922
NCS-653026

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED WITH RESERVATION OF EASEMENTS AND COVENANTS, RESTRICTIONS AND CONDITIONS

I. QUITCLAIM

FOR GOOD AND VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, as of September 18, 2014 the CITY OF ALAMEDA, a charter city and municipal corporation ("CITY" or "GRANTOR") does hereby remise, release, and forever quitclaim to the HOUSING AUTHORITY OF THE CITY OF ALAMEDA, a public body, corporate and politic ("GRANTEE") all of the GRANTOR'S right, title and interest in and to that certain real property situated in the City of Alameda, County of Alameda, State of California, more particularly described in Exhibit A and depicted in Exhibit B attached hereto ("Property");

TOGETHER WITH all buildings and improvements located thereon, and all rights, tenements, hereditaments, and appurtenances belonging thereto, or in any way appertaining, including fixtures, structures, mineral rights, water rights and any means of ingress and egress appurtenant thereto;

TOGETHER WITH a nonexclusive easement across the area as described in Exhibit A and depicted in Exhibit B (the "Easement Area") for the purpose of providing ingress, egress and access to and from the Property, which nonexclusive easement shall terminate upon the dedication or other incorporation of the Easement Area into public street(s) or public right(s)-of-way.

II. RESERVATION OF EASEMENTS

RESERVING unto the CITY a non-exclusive easement for the maintenance, repair, construction, installation, operation, replacement, upgrade and removal of storm drains,

sanitary sewer lines and water pipes, all as depicted on Exhibit C attached hereto and communication lines, electrical lines and gas lines, all as depicted on Exhibit C attached hereto (collectively, the "Public Utility Easements"), consisting of pipelines, wires, cables, conduits, manholes, aboveground markers, pedestals, terminal equipment cabinets, other associated electrical conductors and necessary fixtures and appurtenances ("Public Utilities"). The easement rights granted herein include the right of ingress and egress, from the easements herein described, across the lands of GRANTEE for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein granted at locations which shall not unreasonably interfere with GRANTEE's use of its property. GRANTEE shall not plant any trees within or erect any fence, wall or any type of structure over, across or upon said easements without first obtaining written permission of GRANTOR. By acceptance hereof, GRANTEE acknowledges and agrees for itself, its successors and assigns, that the depiction of the Public Utilities in Exhibits B and C are approximate and that the rights of the CITY for the use of the Public Utility Easements as hereinabove described shall run with the land and be binding upon GRANTEE and all successors and assigns regardless of the precise locations of the Public Utilities as hereinabove described.

III. COVENANTS, RESTRICTIONS AND CONDITIONS

The conveyance herein described is SUBJECT TO THE FOLLOWING NOTICES, COVENANTS, RESTRICTIONS AND CONDITIONS, which shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity.

A. GRANTEE agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances of record that pertain to the Property.

B. GRANTEE is hereby notified and does hereby acknowledge the Property is located on property known as the Former Naval Air Station Alameda, which was conveyed to the CITY by the United States of America, acting by and through the Department of the Navy by quitclaim deed dated June 4, 2013, recorded June 6, 2013 as Series No. 2013-199810 of Official Records in the Office of the County Recorder, Alameda County, California ("Quitclaim Deed"). Said Quitclaim Deed conveyed the Property subject to certain conditions, restrictions, reservations and covenants which run with the land in perpetuity.

C. GRANTEE is hereby notified and does hereby acknowledge that the Property is subject to certain avoidance and minimization measures and terms and conditions relating to the management and use of the Property as set forth in the Biological Opinion on the Proposed Naval Air Station Alameda Disposal and Reuse Project in the City of Alameda, Alameda County, California issued by the United States Department of Interior, Fish and Wildlife Service on August 29, 2012, which constitute prohibitions and restrictions on use of the Property set forth in the Declaration of Restrictions (Former Naval Air Station Alameda) dated June 4, 2013 and recorded June 6, 2013 as Series No. 2013-~~5677266~~ in the Office of the County Recorder of Alameda County. 199782

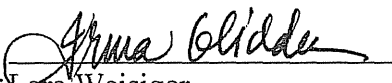
D. GRANTEE is hereby notified and does hereby acknowledge that the Property is or may be subject to a Master Infrastructure Plan establishing the requirements and

standards for the backbone infrastructure to support the redevelopment and reuse of Alameda Point, as the same may be adopted, or amended by the CITY from time to time.

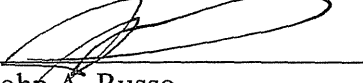
E. GRANTEE is hereby notified and does hereby acknowledge that the Property is subject to a Record of Decision for the Disposal and Reuse of Naval Air Station Alameda California.

F. BINDING EFFECT; WAIVER. The conditions, restrictions, reservations and covenants set forth in this Quitclaim Deed, unless subsequently released, are a binding servitude on the Property; shall inure to the benefit of GRANTOR and GRANTEE, their successors and assigns, and will be deemed to run with the land in perpetuity, pursuant to California Civil Code sections 1462 and 1471 and other applicable authority.


ATTESTATION:

By: 
for Lara Weisiger
City Clerk

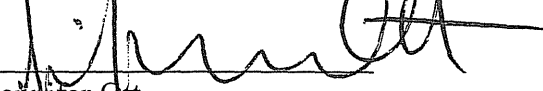
CITY OF ALAMEDA

By: 
John A. Russo
City Manager

APPROVED AS TO FORM:

By: 
for Janet Kern
City Attorney

RECOMMENDED FOR APPROVAL:


By: 
Jennifer Ott
Chief Operating Officer –
Alameda Point

ACCEPTANCE

The GRANTEE hereby accepts this Quitclaim Deed and agrees to be bound by all of the agreements, covenants, conditions, restrictions and reservations contained herein.

Date: 9/18/14

HOUSING AUTHORITY OF THE CITY OF
ALAMEDA

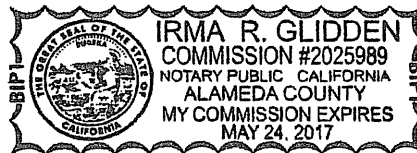
By: 
Its: Executive Director
MICHAEL PUCCI

State of California}
County of Alameda}

On September 18, 2014 before me, Irma R. Glidden, a Notary Public,
(date)
personally appeared John Russo and Michael Pucci, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to
the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Irma R. Glidden (Seal)

EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

LEGAL DESCRIPTION

PAGE 3 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

LEGAL DESCRIPTION

PAGE 4 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREBINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

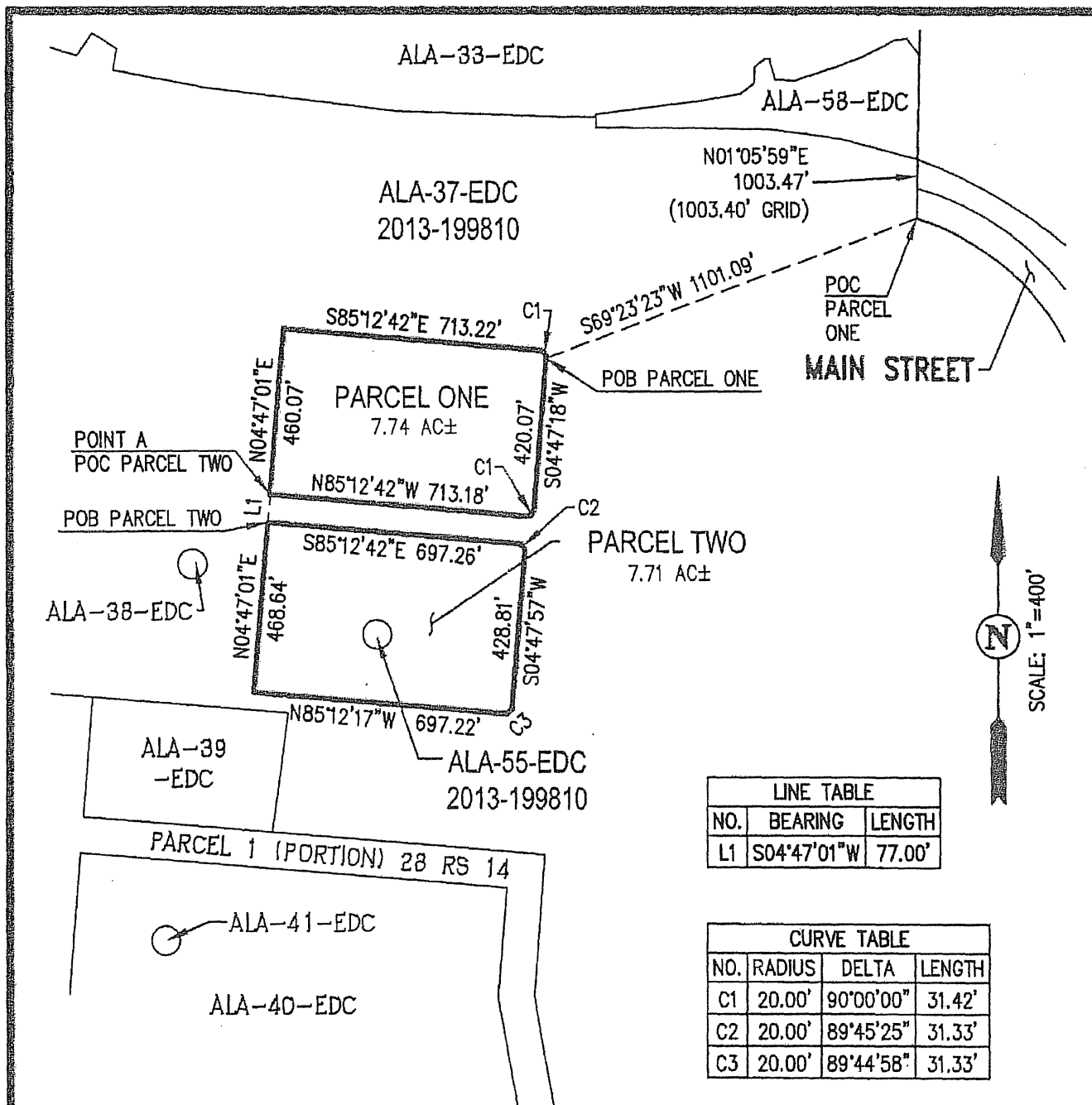
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

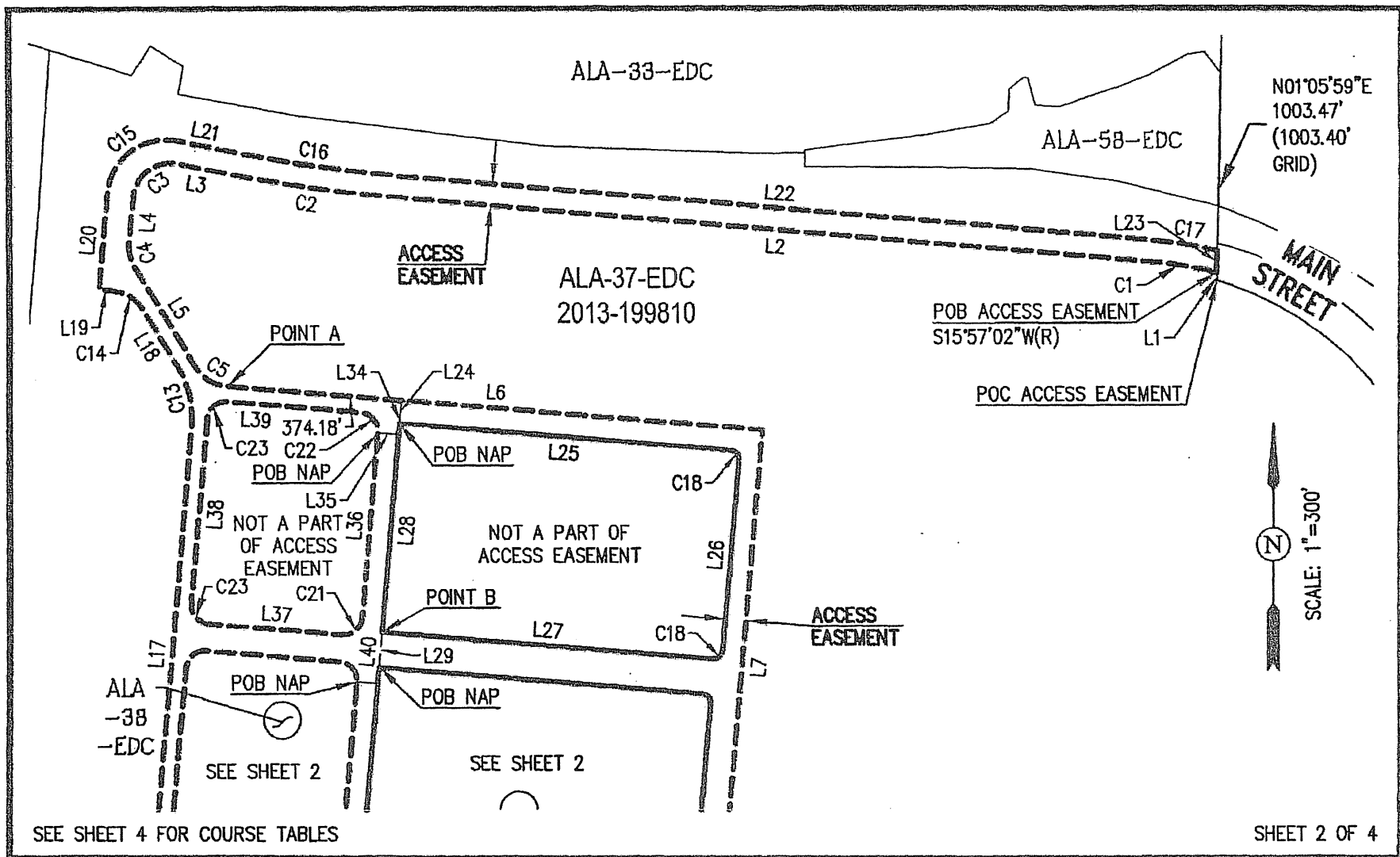
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

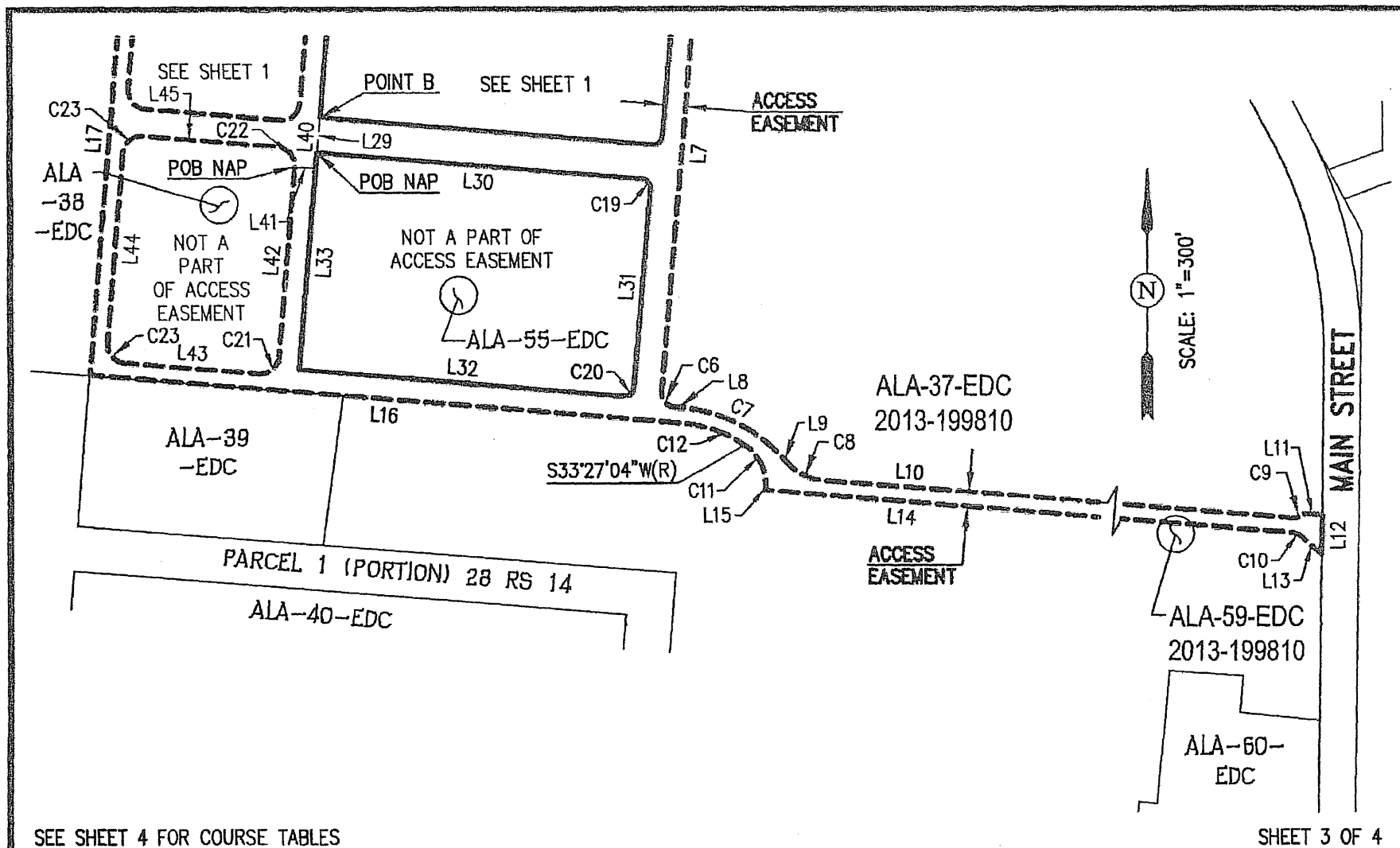
TELEPHONE: (925) 866-0322 www.cbandg.com



**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com



PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

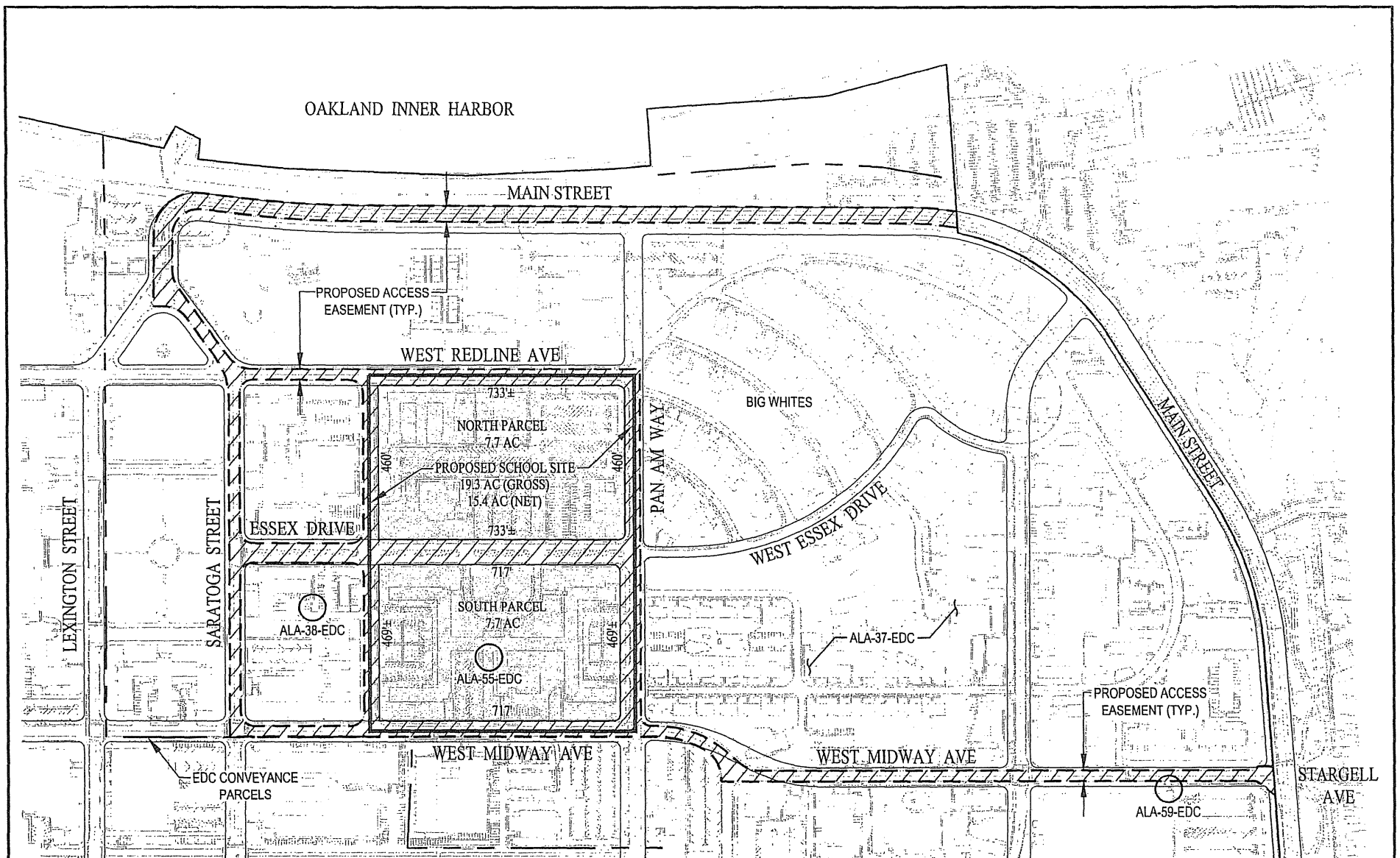
**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

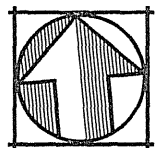
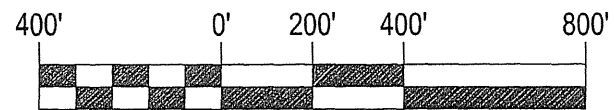
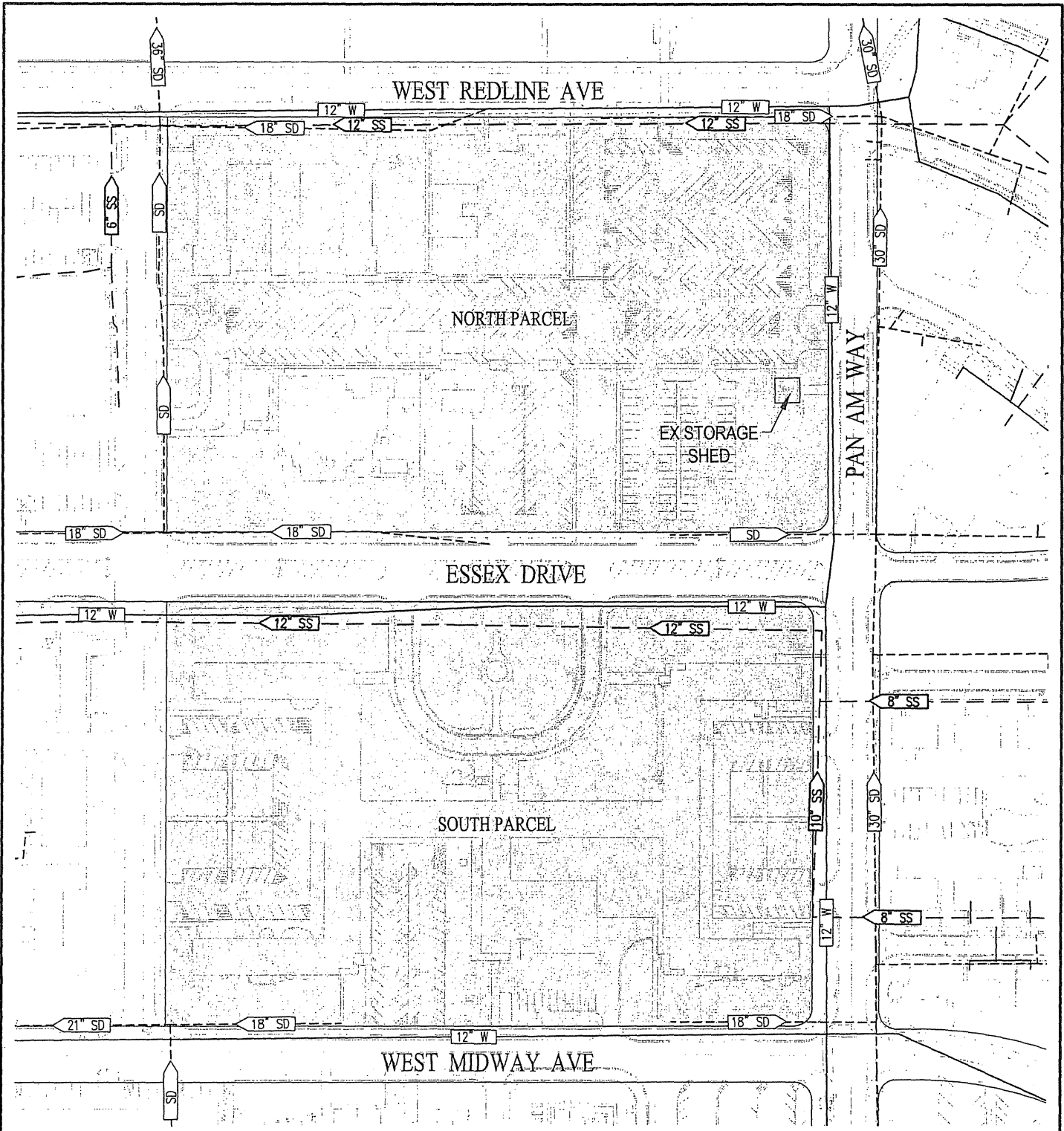


EXHIBIT C


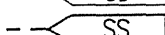
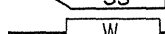
Public Utility Easements

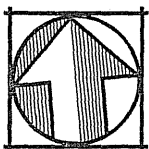
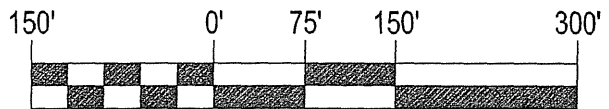
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and Gas Lines)

[Attached]



LEGEND

-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

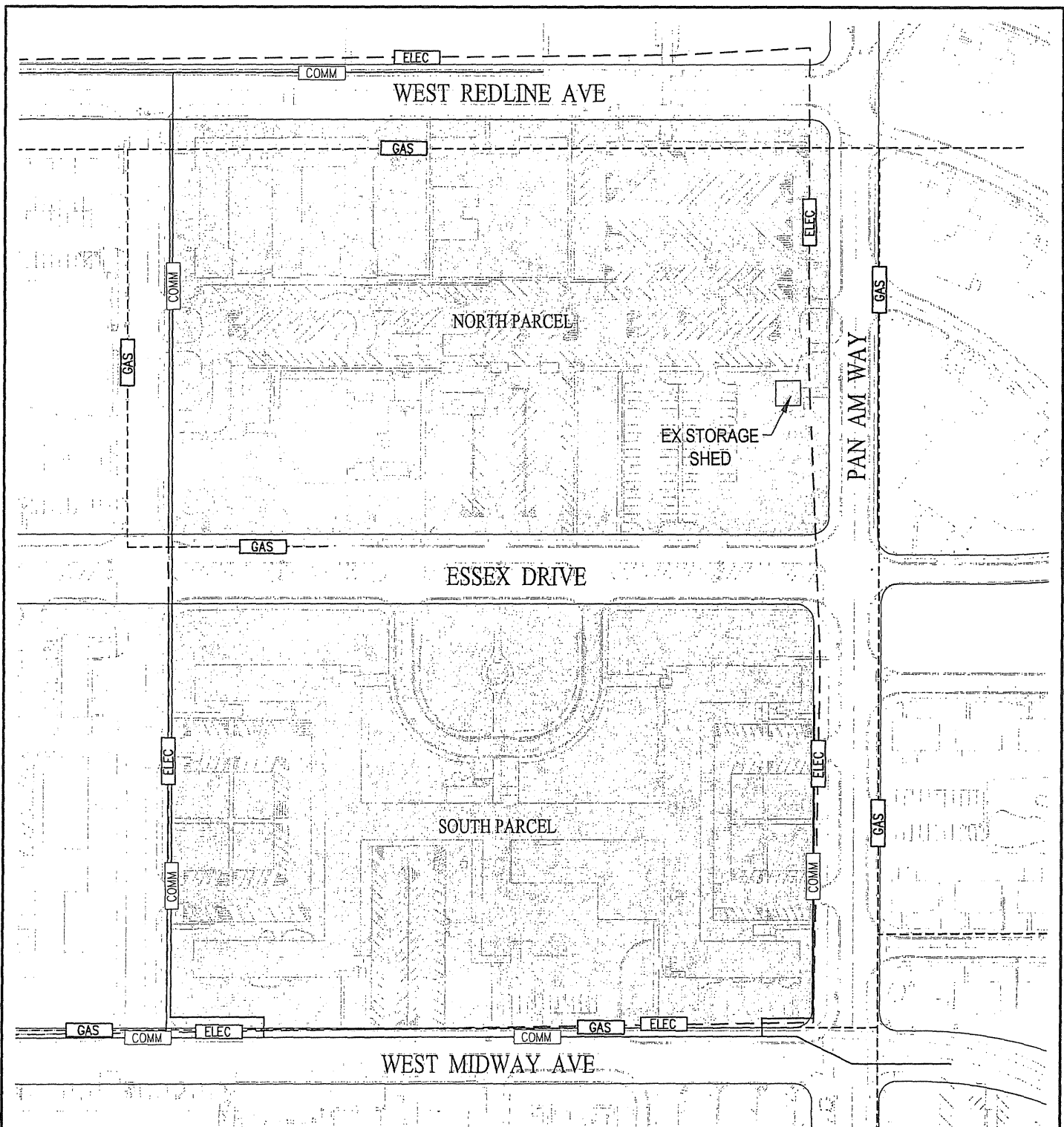
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

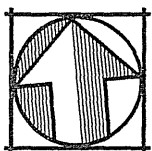
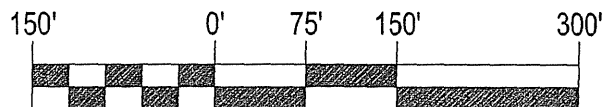
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

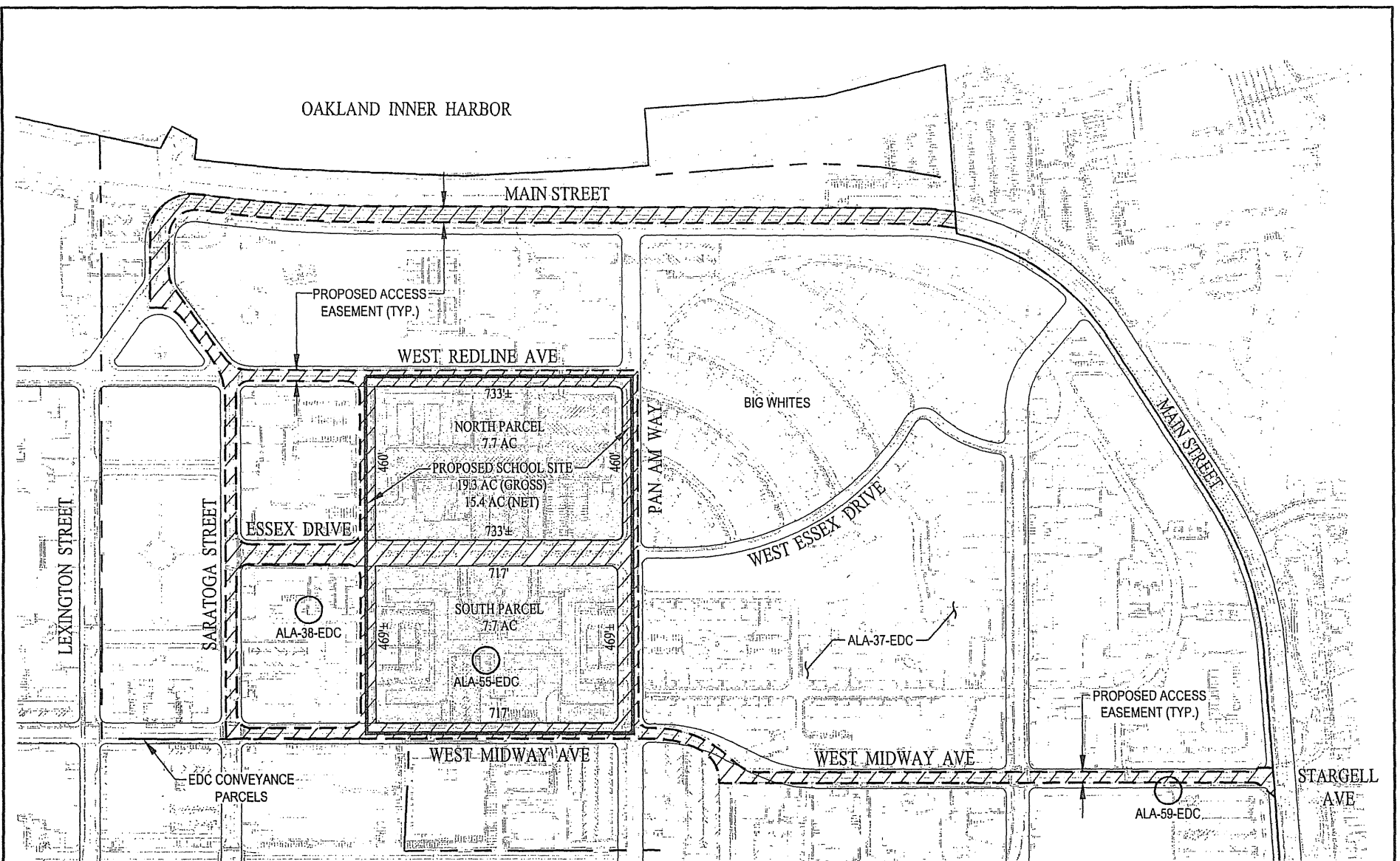
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1" = 150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-8575



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

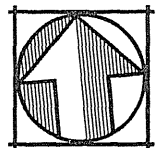
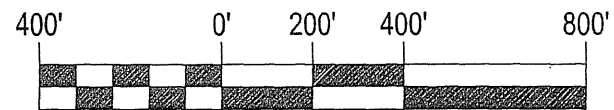
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

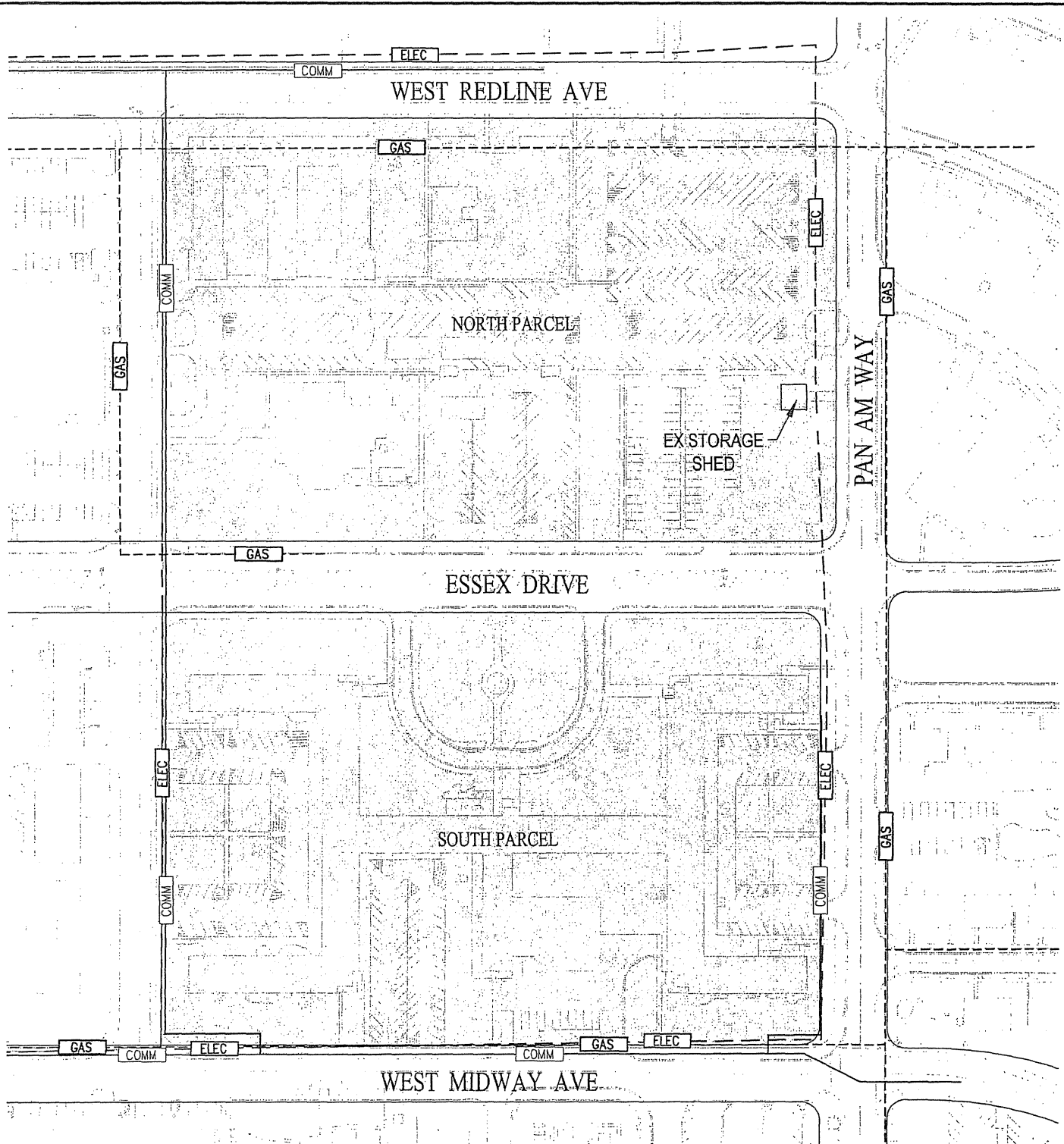
(925) 866-0322
FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

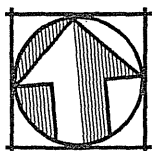
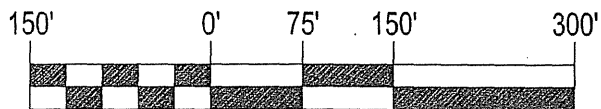
DATE: MAY 5, 2014 SCALE: 1" = 400'





LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

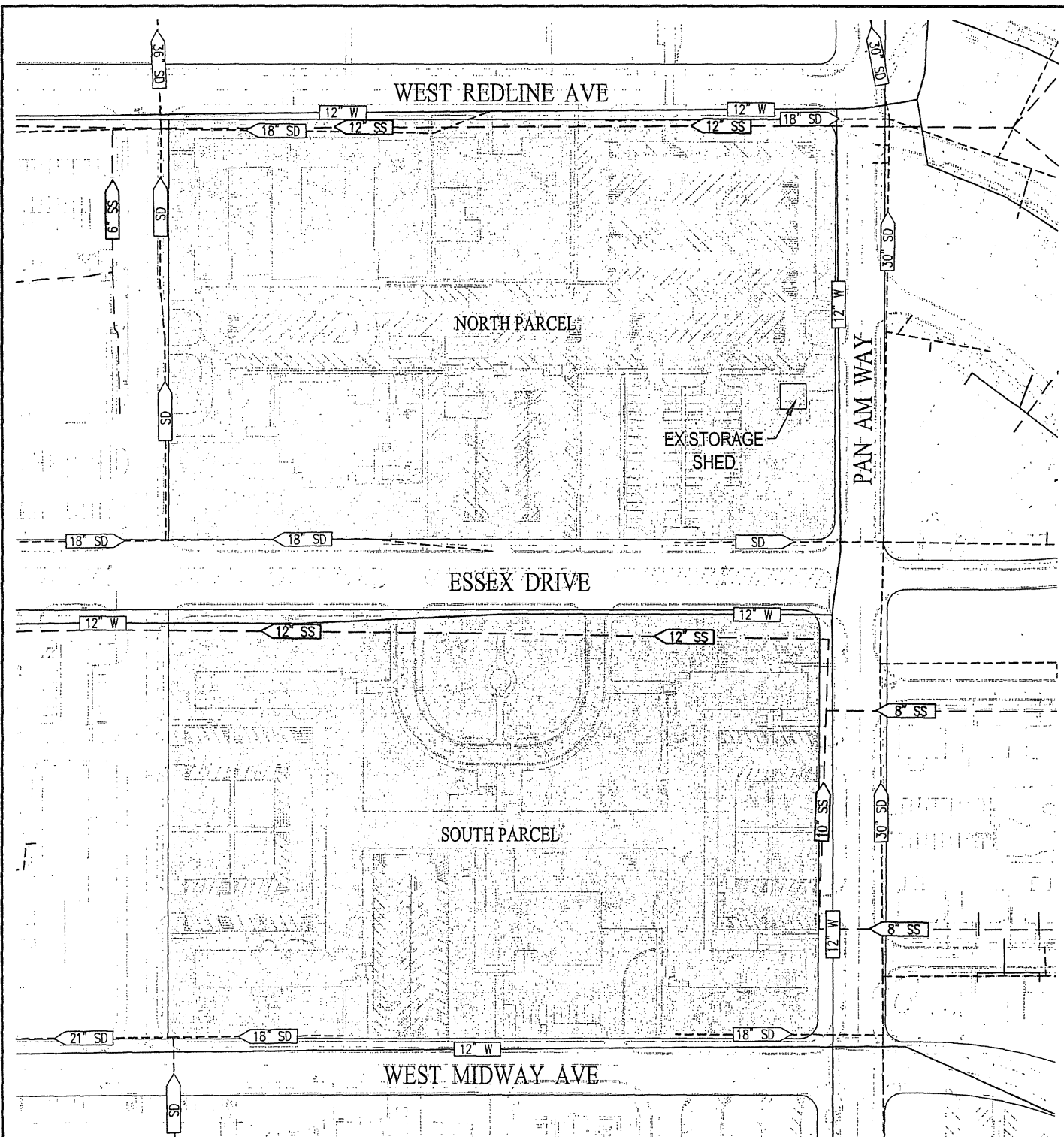
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1" = 150'




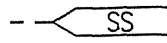

Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

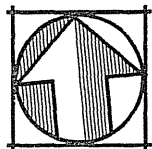
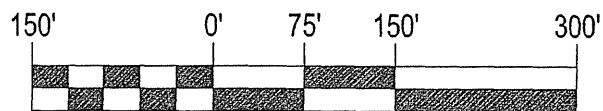
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

-  SD --- EXISTING STORM DRAIN
-  SS --- EXISTING SANITARY SEWER
-  W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

ASSESSOR'S PARCEL NUMBER
See attached legal description

SELLER/TRANSFEROR
City of Alameda

BUYER'S DAYTIME TELEPHONE NUMBER
(510) 747-4305

BUYER'S EMAIL ADDRESS
vjohnsoni@alameda.hsg.org

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

20 acres at Alameda Point – see attached legal description

MAIL PROPERTY TAX INFORMATION TO (NAME)

Housing Authority of the City of Alameda

| ADDRESS | CITY | STATE | ZIP CODE |
|---------------------|---------|-------|----------|
| 701 Atlantic Avenue | Alameda | CA | 94501 |

| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. | MO | DAY | YEAR |
|---|---|----|-----|------|
| | | | | |

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. This transfer is solely between spouses (<i>addition or removal of a spouse, death of a spouse, divorce settlement, etc.</i>). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. This transfer is solely between domestic partners currently registered with the California Secretary of State (<i>addition or removal of a partner, death of a partner, termination settlement, etc.</i>). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *C. This is a transfer: <input type="checkbox"/> between parent(s) and child(ren) <input type="checkbox"/> from grandparent(s) and grandchild(ren). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *D. This transfer is the result of a cotenant's death. Date of death _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (<i>e.g., a name change upon marriage</i>). If YES, please explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. The recorded document creates, terminates, or reconveys a lender's interest in the property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (<i>e.g., cosigner</i>). If YES, please explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. This is a transfer of property: 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of <input type="checkbox"/> the transferor, and/or <input type="checkbox"/> the transferor's spouse <input type="checkbox"/> registered domestic partner. 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies. 3. to/from an irrevocable trust for the benefit of the <input type="checkbox"/> creator/grantor/trustor and/or <input type="checkbox"/> grantor's/trustor's spouse <input type="checkbox"/> grantor's/trustor's registered domestic partner. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. This property is subject to a lease with a remaining lease term of 35 years or more including written options. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *O. This transfer is to the first purchaser of a new building containing an active solar energy system. |

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☒ Other. Please explain: Pursuant to an Exchange Agreement between two public entities
- C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 0.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 1,200,000
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a
- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☒ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ n/a
- G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.


PART 4: PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- | | | |
|--|---|--|
| <input type="checkbox"/> Single-family residence | <input type="checkbox"/> Co-op/Own-your-own | <input type="checkbox"/> Manufactured home |
| <input type="checkbox"/> Multiple-family residence. Number of units: _____ | <input type="checkbox"/> Condominium | <input checked="" type="checkbox"/> Unimproved lot |
| <input checked="" type="checkbox"/> Other. Description: (i.e., timber, mineral, water rights, etc.) <u>Mostly vacant, but contains old Navy housing units</u> | <input type="checkbox"/> Timeshare | <input type="checkbox"/> Commercial/Industrial |
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
- ☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☒ Average ☐ Fair ☐ Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

| | | |
|--|-----------------------------|--|
| SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER  | DATE Sept. 25, 2014 | TELEPHONE (510) 747 - 4320 |
| NAME OF BUYER/TRANSFEREE/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Michael T. Pucci | TITLE Executive Director | E-MAIL ADDRESS mpucci@alameda.hsg.org |

The Assessor's office may contact you for additional information regarding this transaction.

mpucci a
a la meda hsg.org

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION

PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION

PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

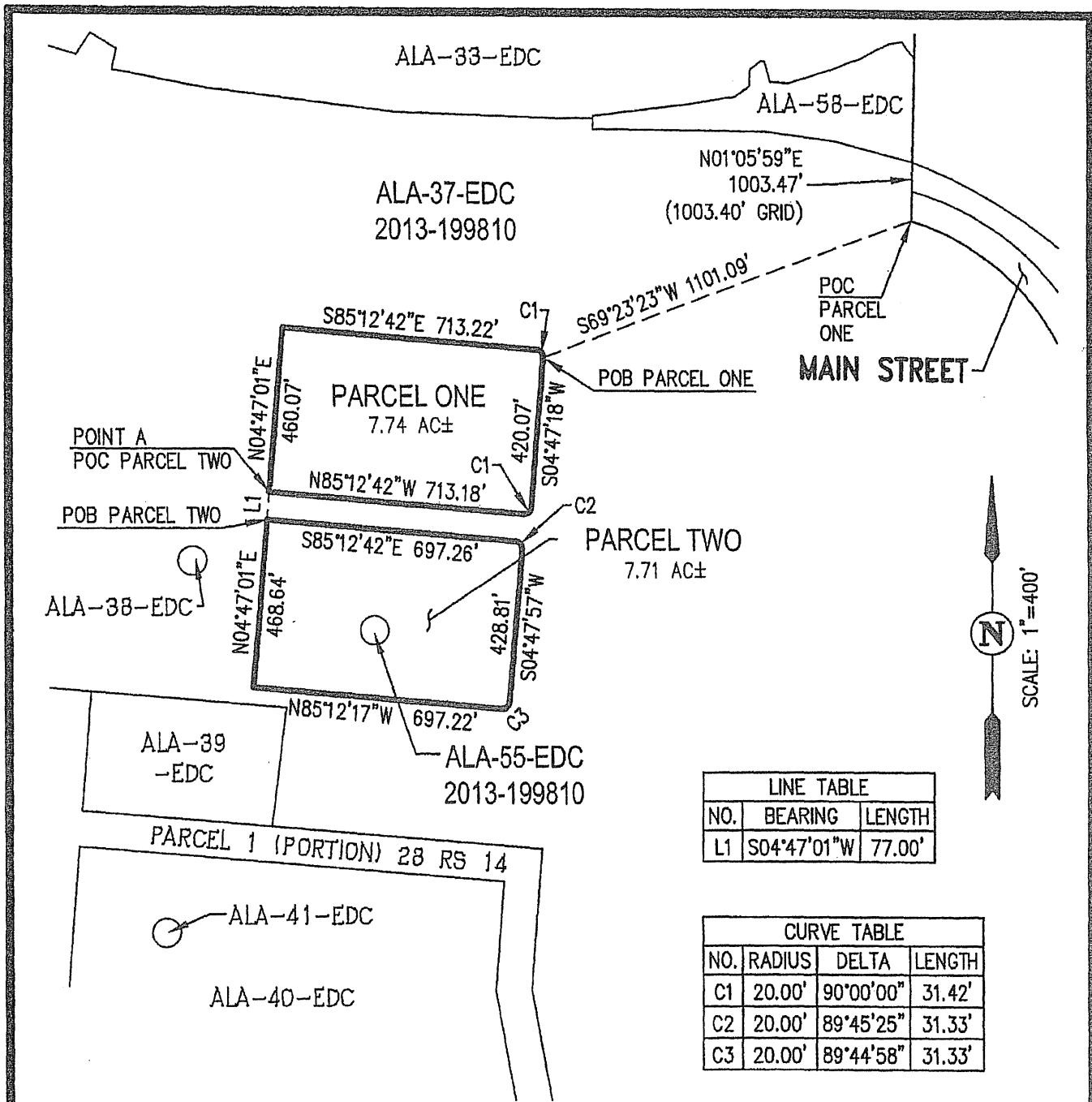
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

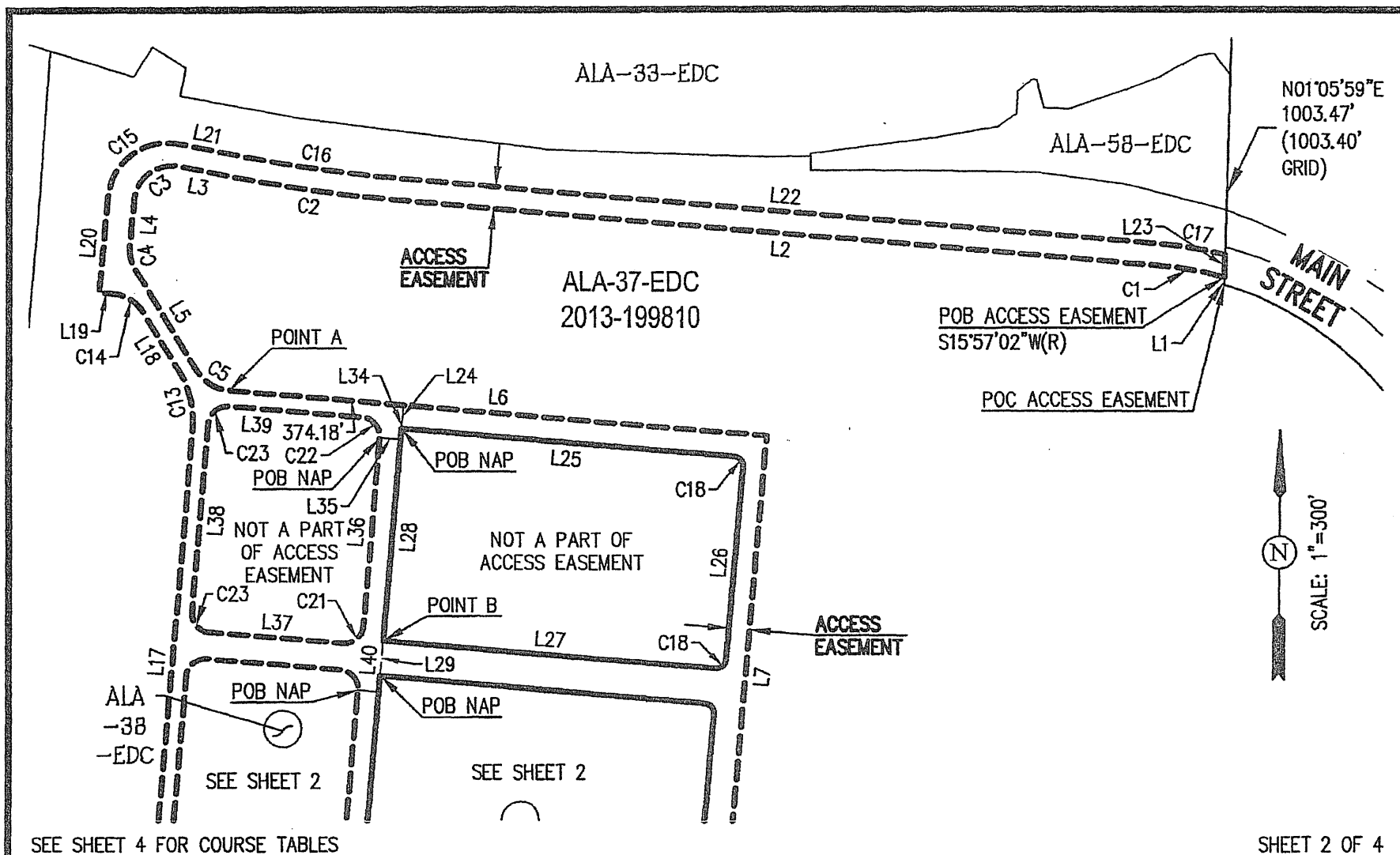
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

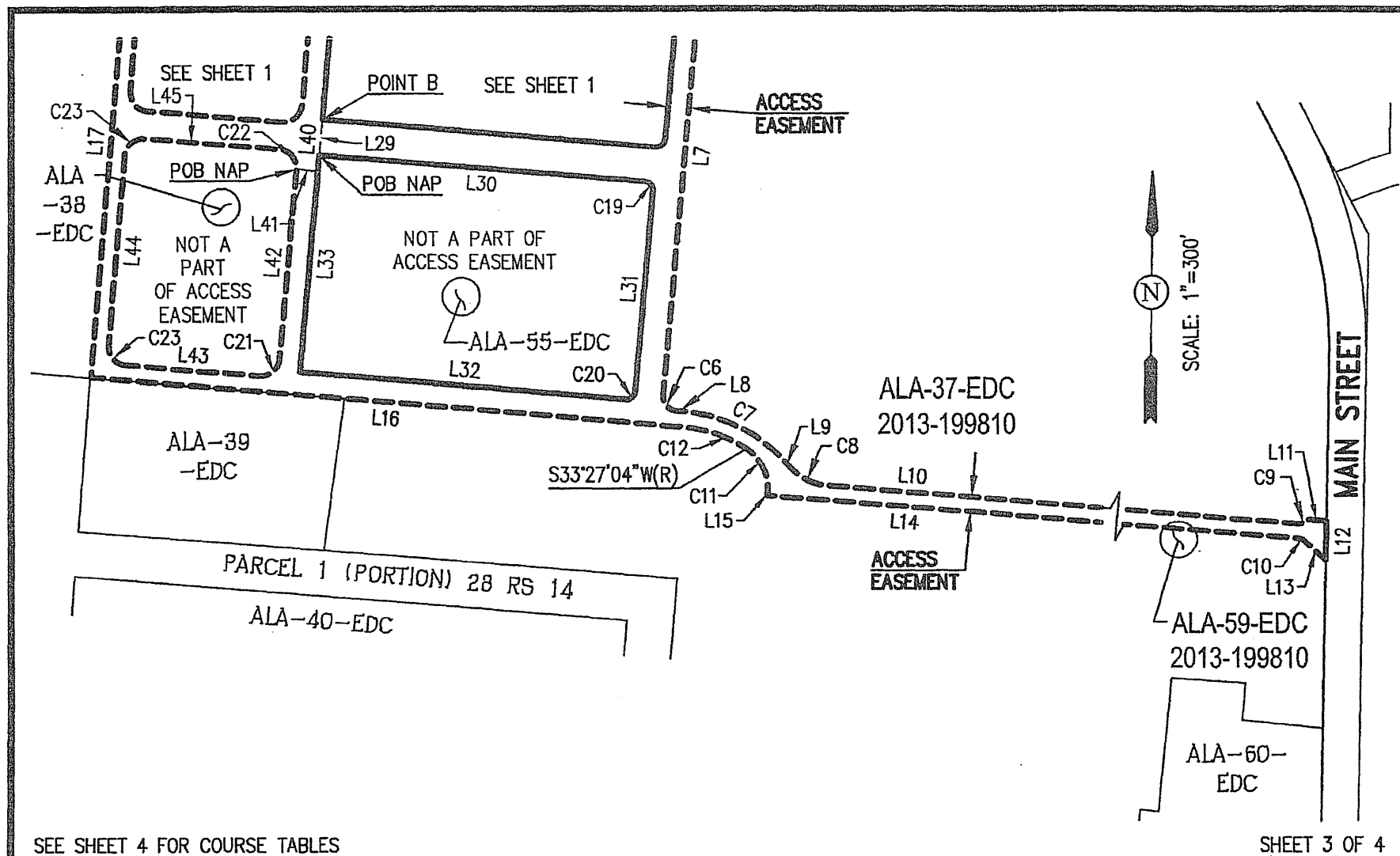
TELEPHONE: (925) 866-0322 www.cbandg.com



SHEET 2 OF 4

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

G:\1087-10\ACAD-10\PLATS\PLAT-002 SCHOOL ACCESS.DWG



SEE SHEET 4 FOR COURSE TABLES

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Free recording requested pursuant to
Government Code Section 27383

WE HEREBY CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 10/8/14 INSTRUMENT # 2014245281

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

RT Code 11922

NCS-653026-CC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

The undersigned grantor declares:

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the HOUSING AUTHORITY OF THE CITY OF ALAMEDA, a public body, corporate and politic ("Grantor"), hereby grants to the ALAMEDA UNIFIED SCHOOL DISTRICT, a California public school district ("Grantee"), all of Grantor's right, title and interest in and to that certain real property situated in the City of Alameda, County of Alameda, State of California, more particularly described in Exhibit A, and depicted in Exhibit B attached hereto and made a part hereof (the "Property"), TOGETHER WITH all buildings and improvements located thereon, and all rights, tenements, hereditaments, and appurtenances belonging thereto, or in any way appertaining, including fixtures, structures, mineral rights, water rights and any means of ingress and egress appurtenant thereto.

SUBJECT TO THE RESERVATION OF EASEMENTS, NOTICES, COVENANTS, RESTRICTIONS AND CONDITIONS, as described in the Quitclaim Deed with Reservation of Easements and Covenants, Restrictions and Conditions from the City of Alameda recorded October 8, 2014 as Instrument Number 2014-245280, Alameda County Records.

This Quit Claim Deed and its acceptance may be signed in counterparts.

GRANTOR:

Housing Authority of the City of Alameda, a public
body, corporate and politic

By:

[Signature]
Michael T. Pucci, Executive Director

STATE OF CALIFORNIA)

COUNTY OF ALAMEDA)

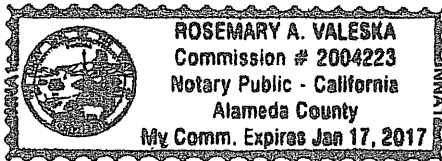
On Sept. 25, 2014, before me, Rosemary A. Valeska, Notary Public, personally appeared Michael T. Pucci, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rosemary A. Valeska
Notary Public

My Commission Expires: Jan. 17, 2017



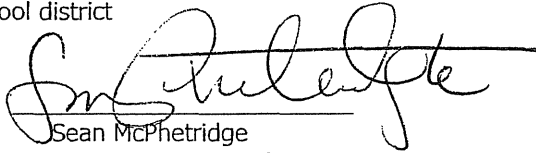
ACCEPTANCE

The Grantee hereby accepts this Quitclaim Deed and agrees to be bound by all of the agreements, covenants, conditions, restrictions and reservations contained therein.

Date: 10/1, 2014

Alameda Unified School District, a California public school district

By:

A handwritten signature in black ink, appearing to read "Sean McPhetridge", written over a horizontal line.

Sean McPhetridge
Interim Superintendent

STATE OF CALIFORNIA)

COUNTY OF ALAMEDA)

On 1st OCTOBER 2014, before me, AVA FANG, Notary Public, personally appeared SEAN MCPHETRIDGE, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

My Commission Expires: JAN. 23, 2015

Notary Public

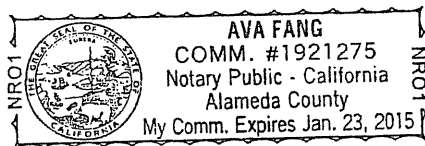


EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION
PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION
PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

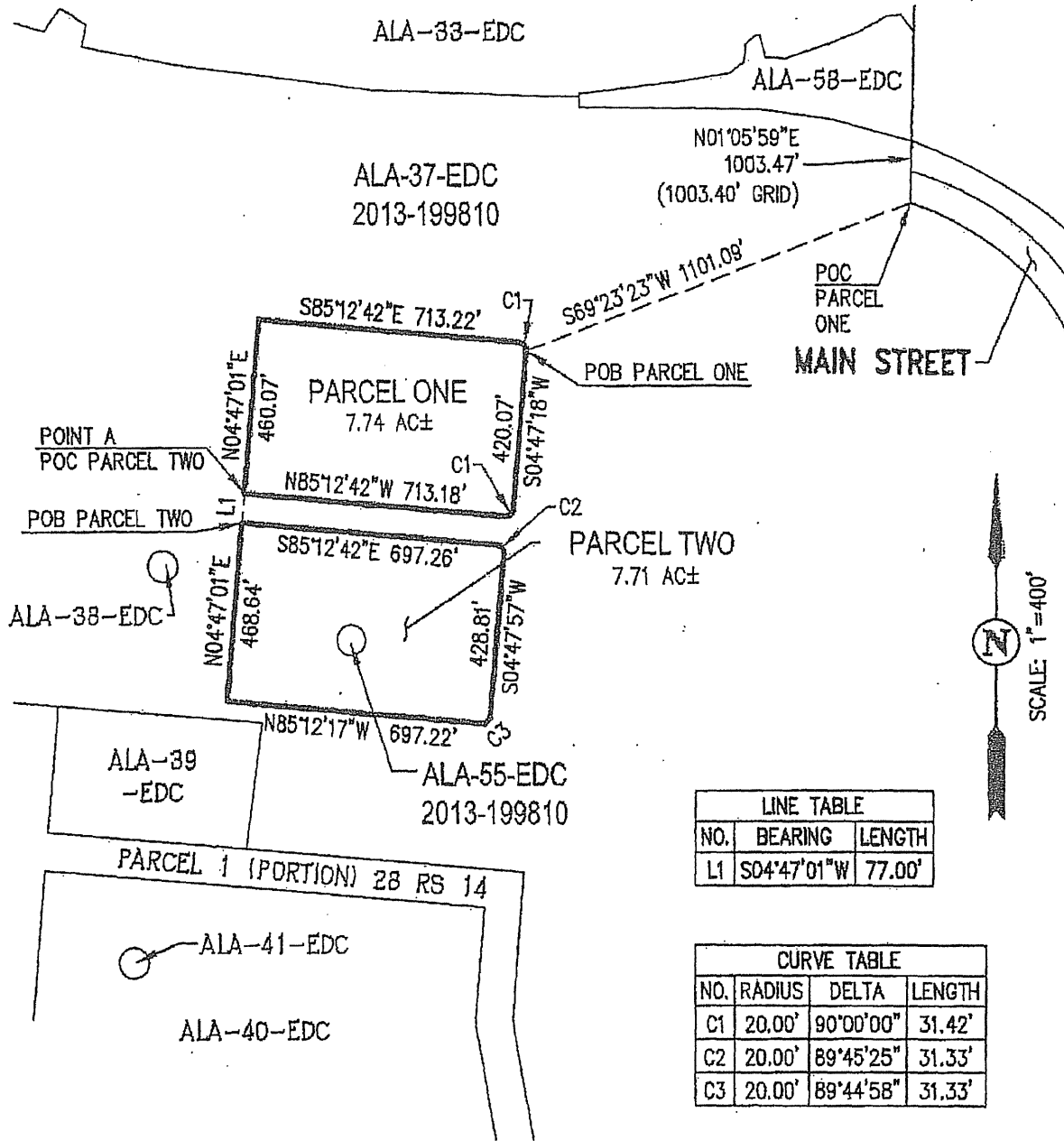
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

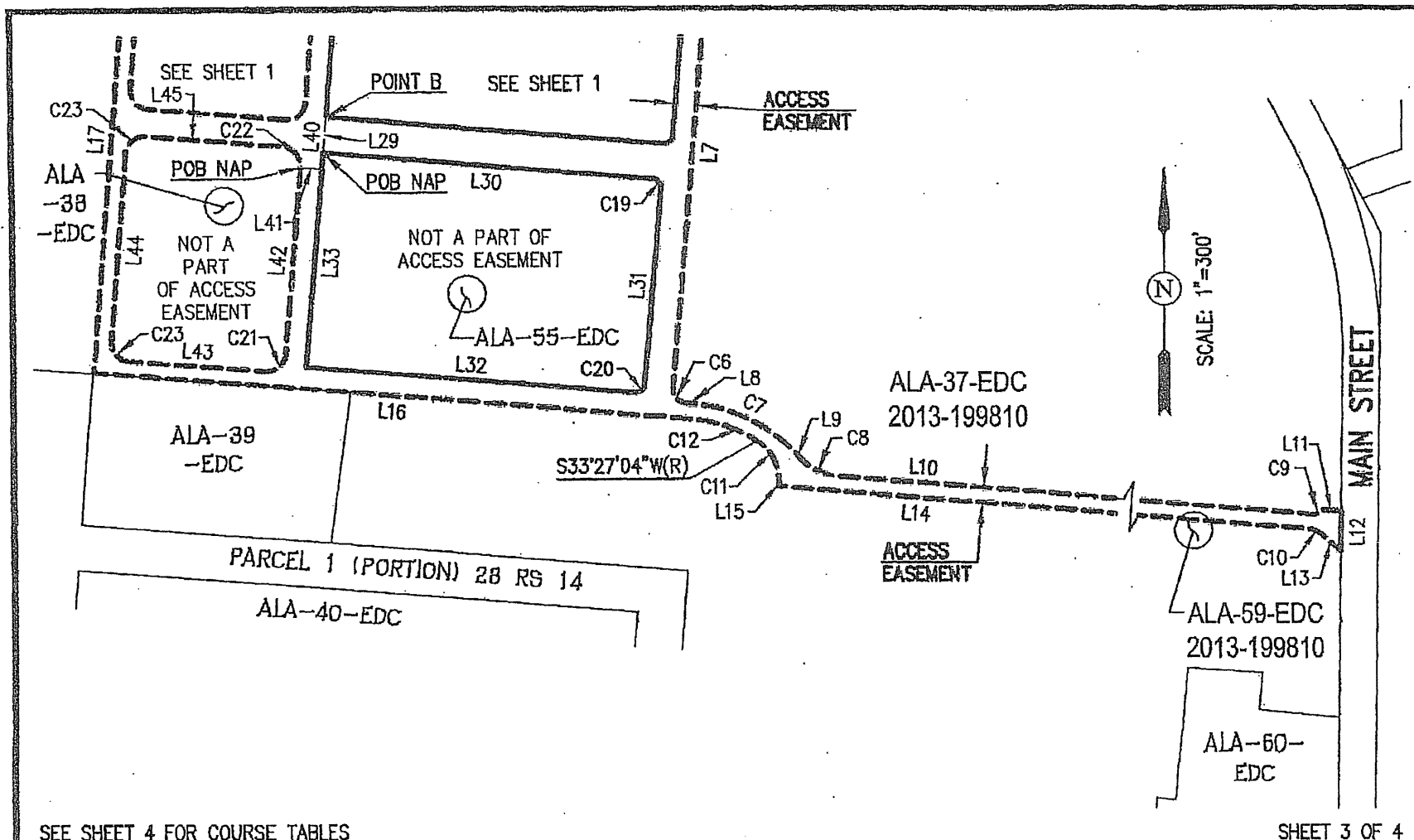
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 www.cbandg.com



PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

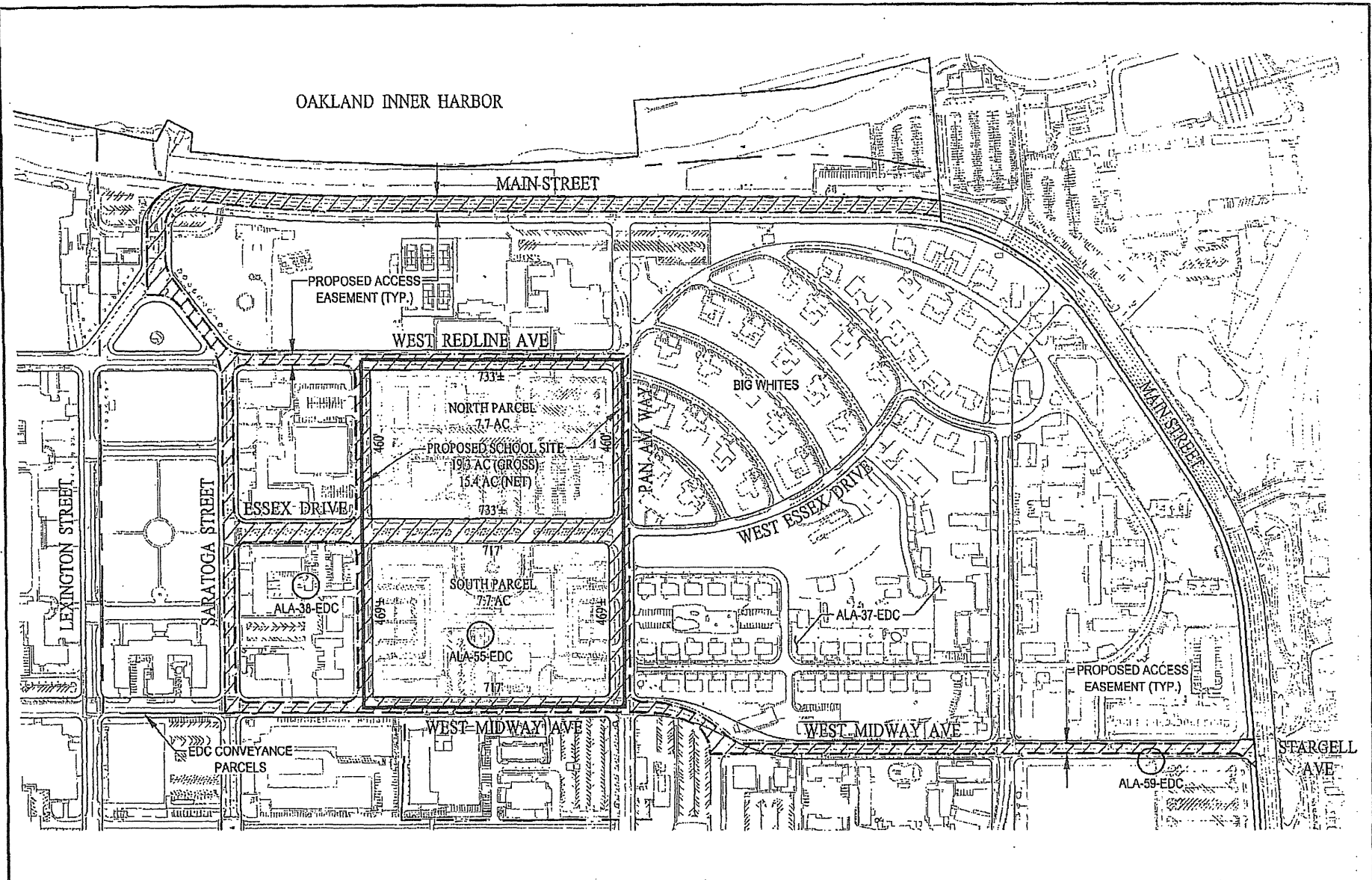
Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

2033 CAMINO RAMON, SUITE 250
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8878

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

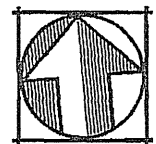
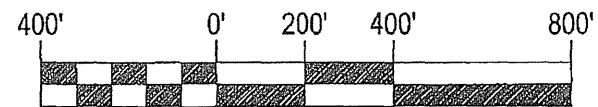
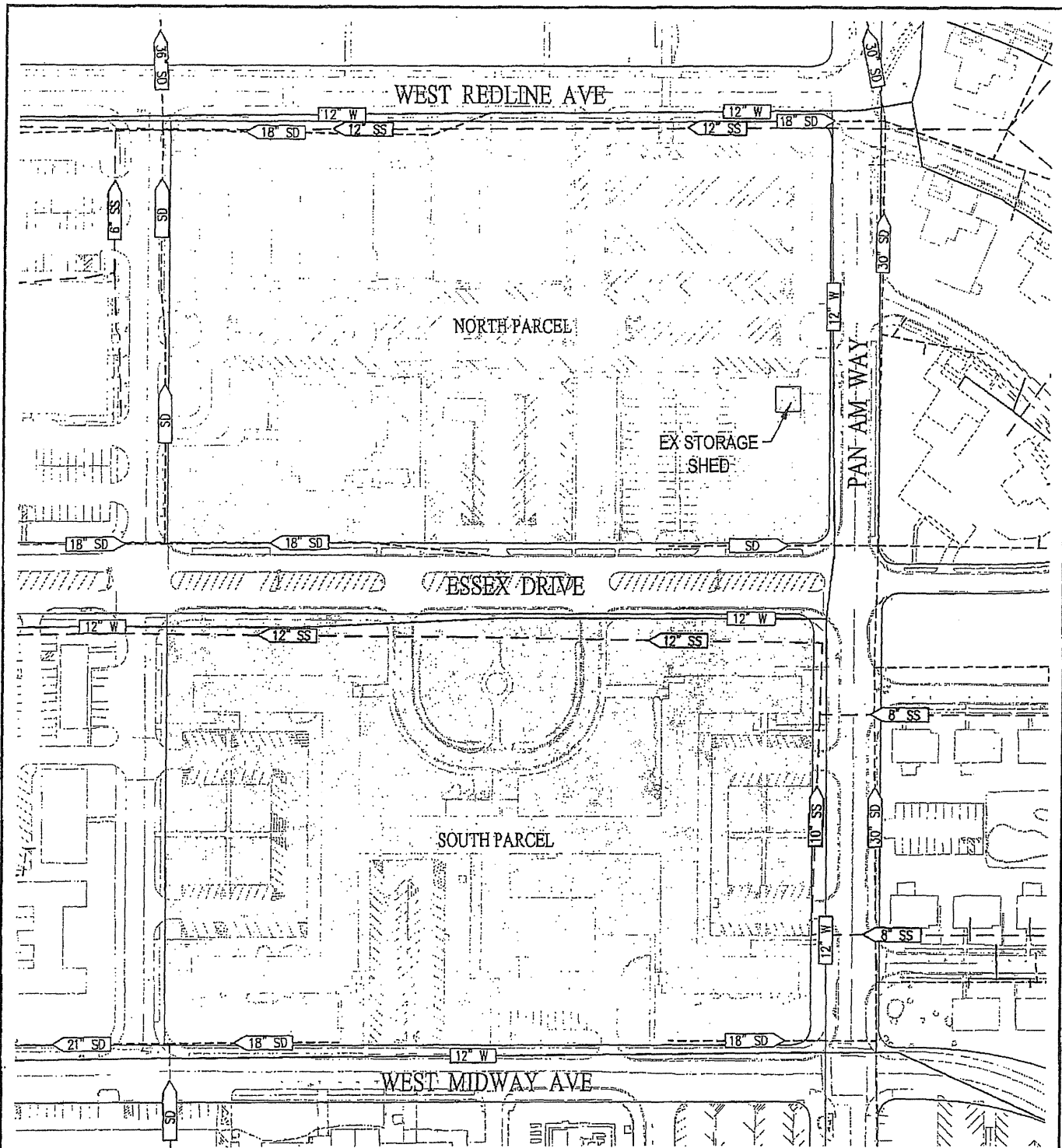


EXHIBIT C

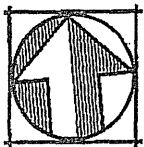
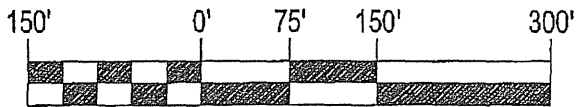
Public Utility Easements
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and
Gas Lines)

[Attached]



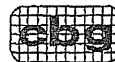
LEGEND

- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

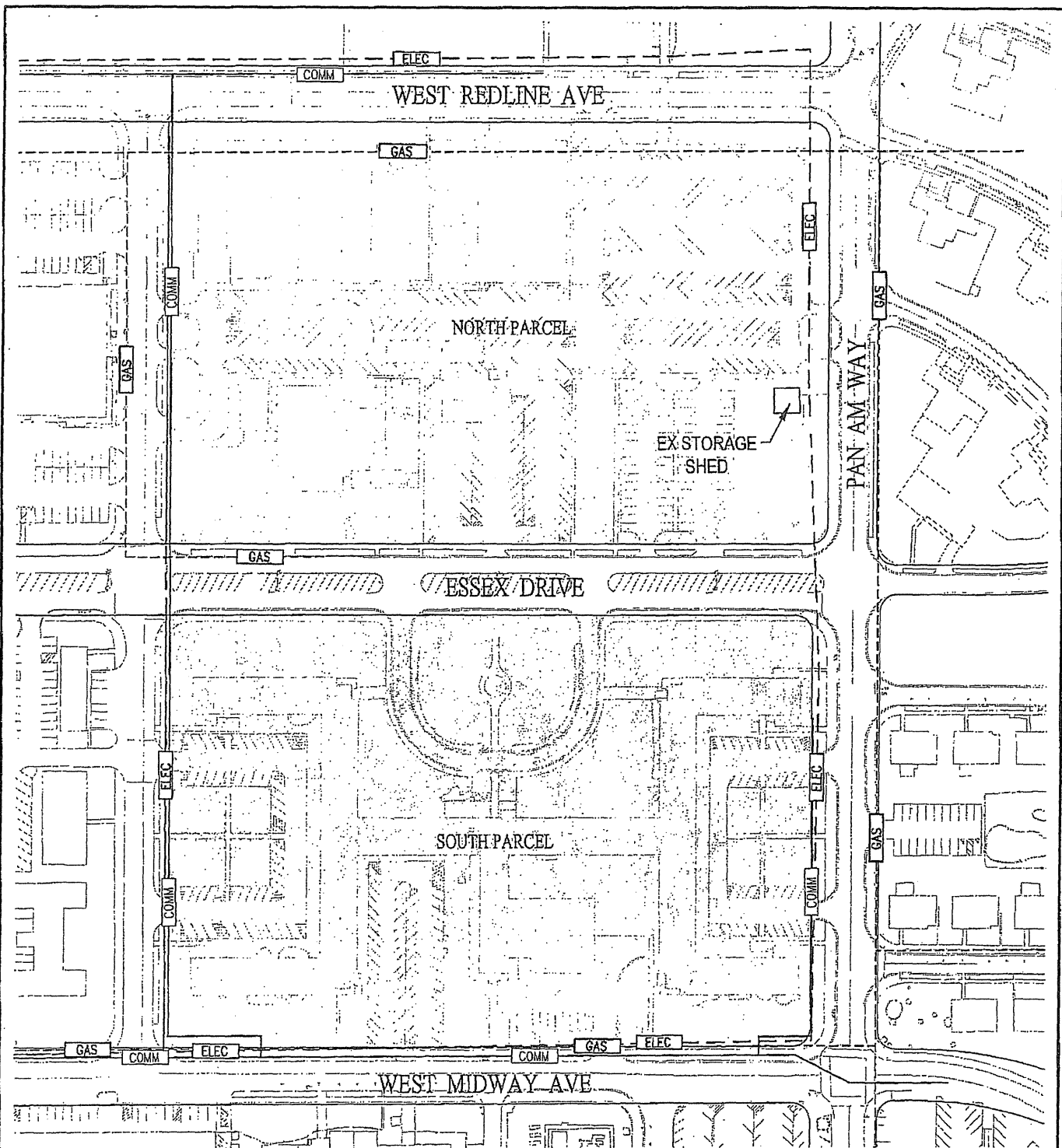
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

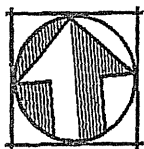
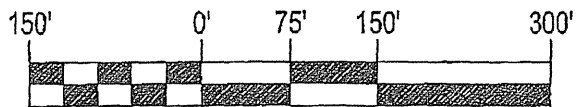
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 864-8576



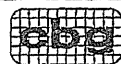
LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

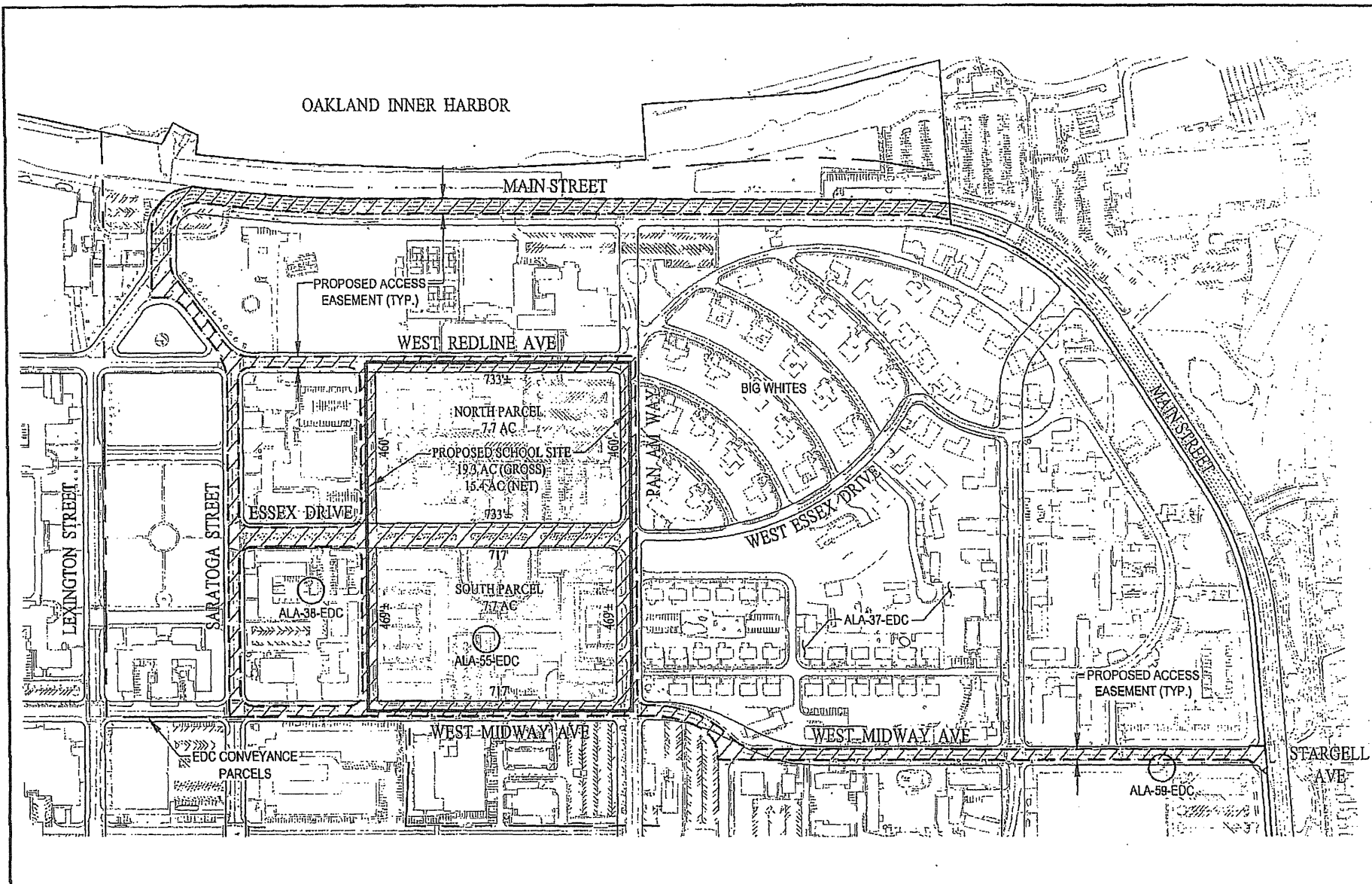
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0222
FAX (925) 866-8575



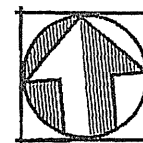
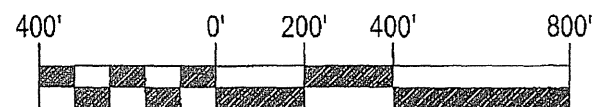
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

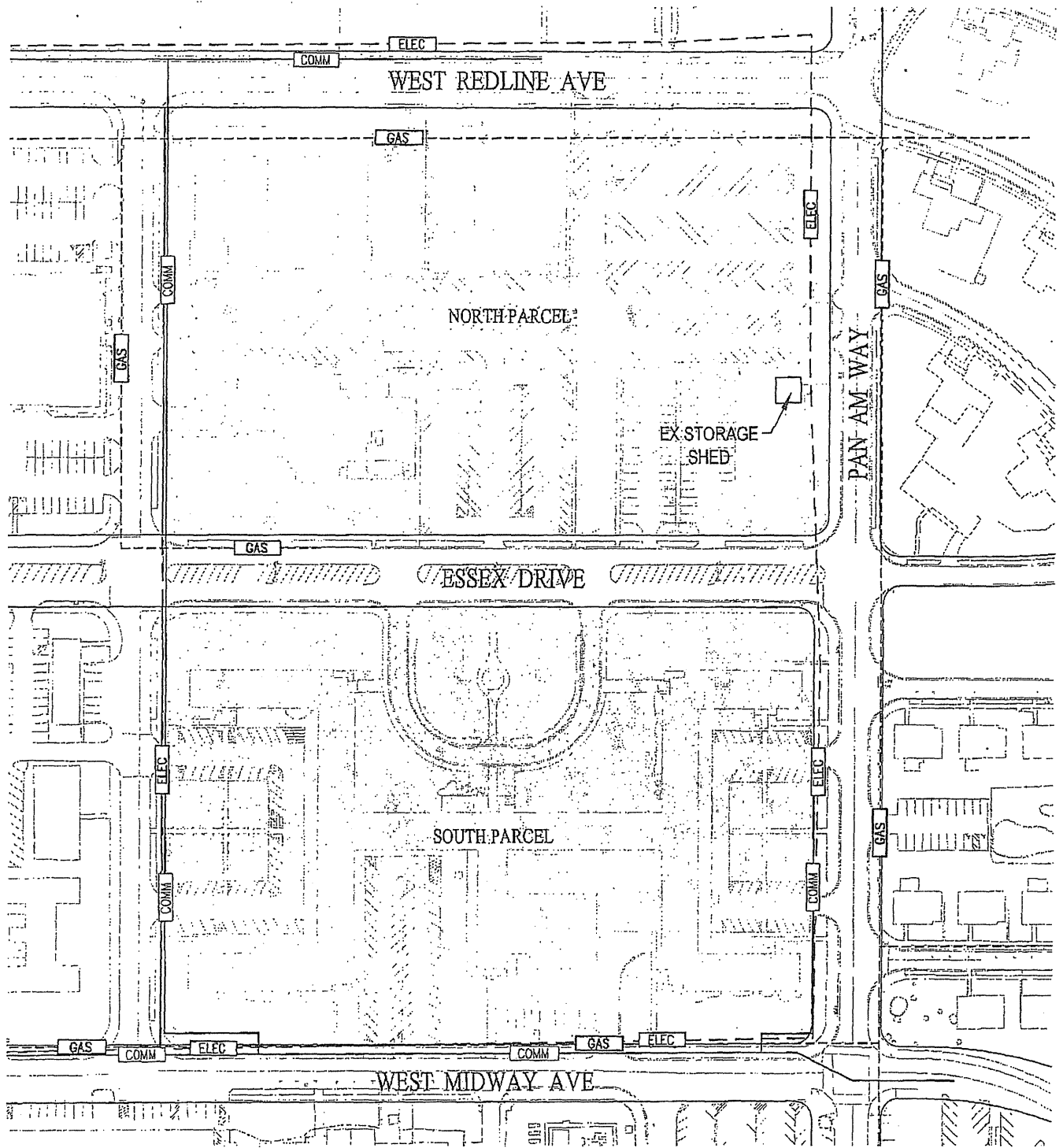
2833 CAMINO RAMON, SUITE 350 (925) 866-0322
SAN RAMON, CALIFORNIA 94583 FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

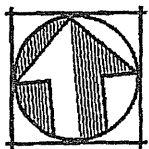
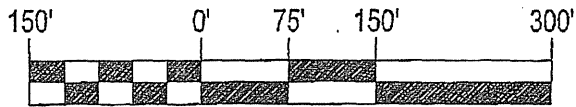
DATE: MAY 5, 2014 SCALE: 1" = 400'





LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

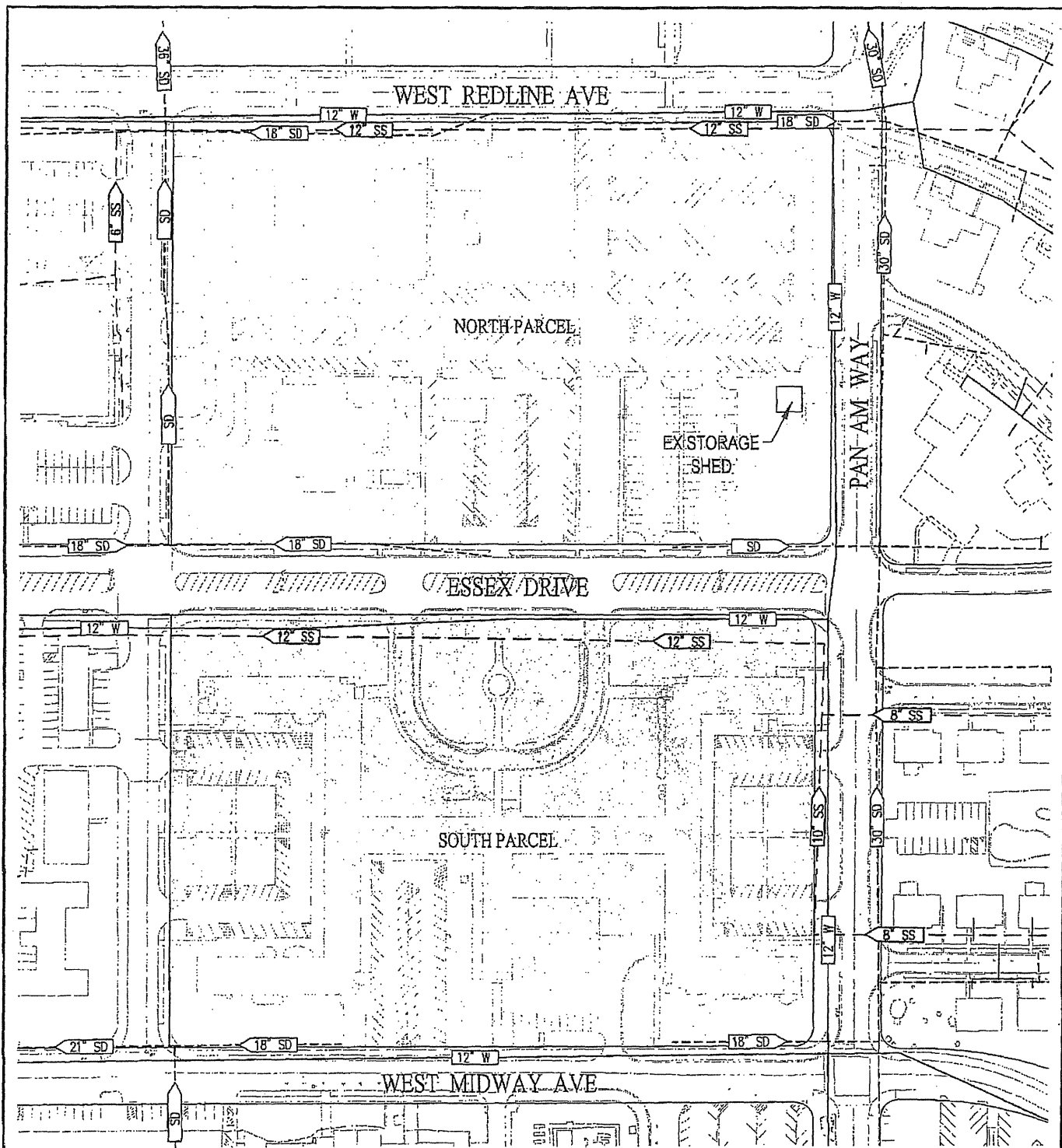
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

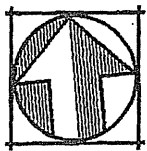
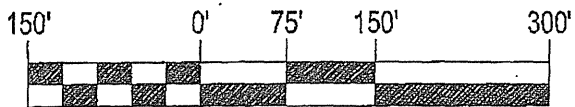
2830 CAMINO RAMON, SUITE 250
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2533 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 885-0222
FAX (925) 888-4575

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501
Attn: General Counsel

ASSESSOR'S PARCEL NUMBER
See attached legal description

SELLER/TRANSFEROR
Housing Authority of the City of Alameda

BUYER'S DAYTIME TELEPHONE NUMBER
(510) 337-7188

BUYER'S EMAIL ADDRESS
cpimentel@alameda.k12.ca.us

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

20 acres at Alameda Point – see attached legal description

MAIL PROPERTY TAX INFORMATION TO (NAME)

Alameda Unified School District, ATTN: General Counsel

| ADDRESS | CITY | STATE | ZIP CODE |
|---|---|-------|----------|
| 2060 Challenger Drive | Alameda | CA | 94501 |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. | MO | DAY |
| | | | YEAR |

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES ☐ NO ☒
- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) and grandchild(ren).
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- ☐ ☒ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
- ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
 - ☐ ☒ 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
 - ☐ ☒ 3. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- ☐ ☒ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☒ Other. Please explain: Pursuant to an Exchange Agreement between two public entities
- C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 0.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 1,200,000 *+ minus value of exchange*
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a *[and]*
- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☒ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ n/a
- G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.


PART 4: PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- | | | |
|---|---|--|
| <input type="checkbox"/> Single-family residence | <input type="checkbox"/> Co-op/Own-your-own | <input type="checkbox"/> Manufactured home |
| <input type="checkbox"/> Multiple-family residence. Number of units: _____ | <input type="checkbox"/> Condominium | <input checked="" type="checkbox"/> Unimproved lot |
| <input checked="" type="checkbox"/> Other. Description: (i.e., timber, mineral, water rights, etc.) <u>Mostly vacant, but contains some old Navy housing units</u> | <input type="checkbox"/> Timeshare | <input type="checkbox"/> Commercial/Industrial |
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☒ Average ☐ Fair ☐ Poor
- Please describe:

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

| | | |
|---|---------------------------|--|
| SIGNATURE OF BUYER/TRANFEREE OR CORPORATE OFFICER  | DATE 10/1/14 | TELEPHONE (510) 533-7188 |
| NAME OF BUYER/TRANSFEREE/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Chad Pimentel | TITLED General Counsel | E-MAIL ADDRESS cpimentel@alameda.k12.ca.us |

The Assessor's office may contact you for additional information regarding this transaction.

EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

LEGAL DESCRIPTION
PAGE 3 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

LEGAL DESCRIPTION
PAGE 4 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION
PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION
PAGE 6 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION
PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

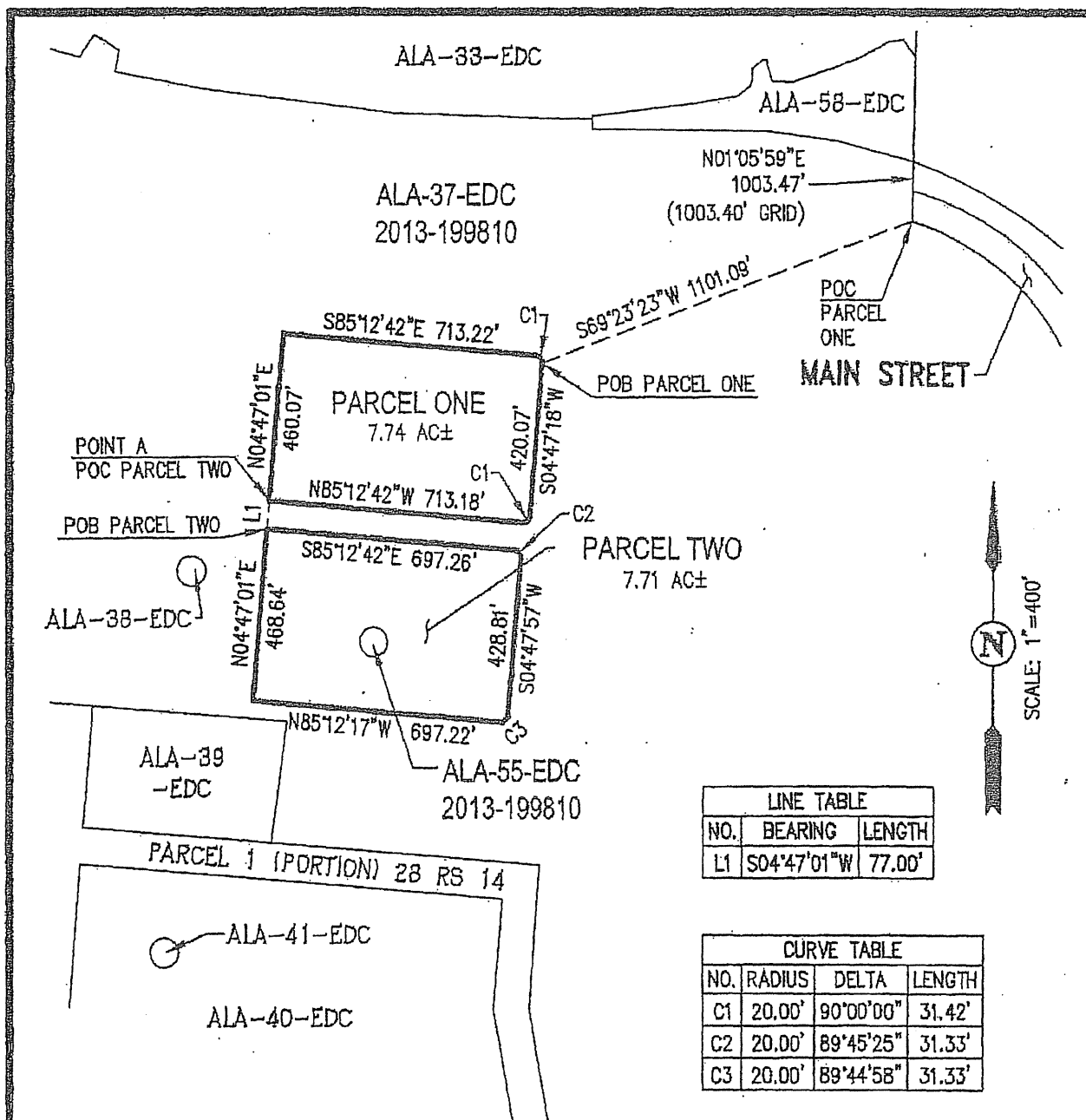
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

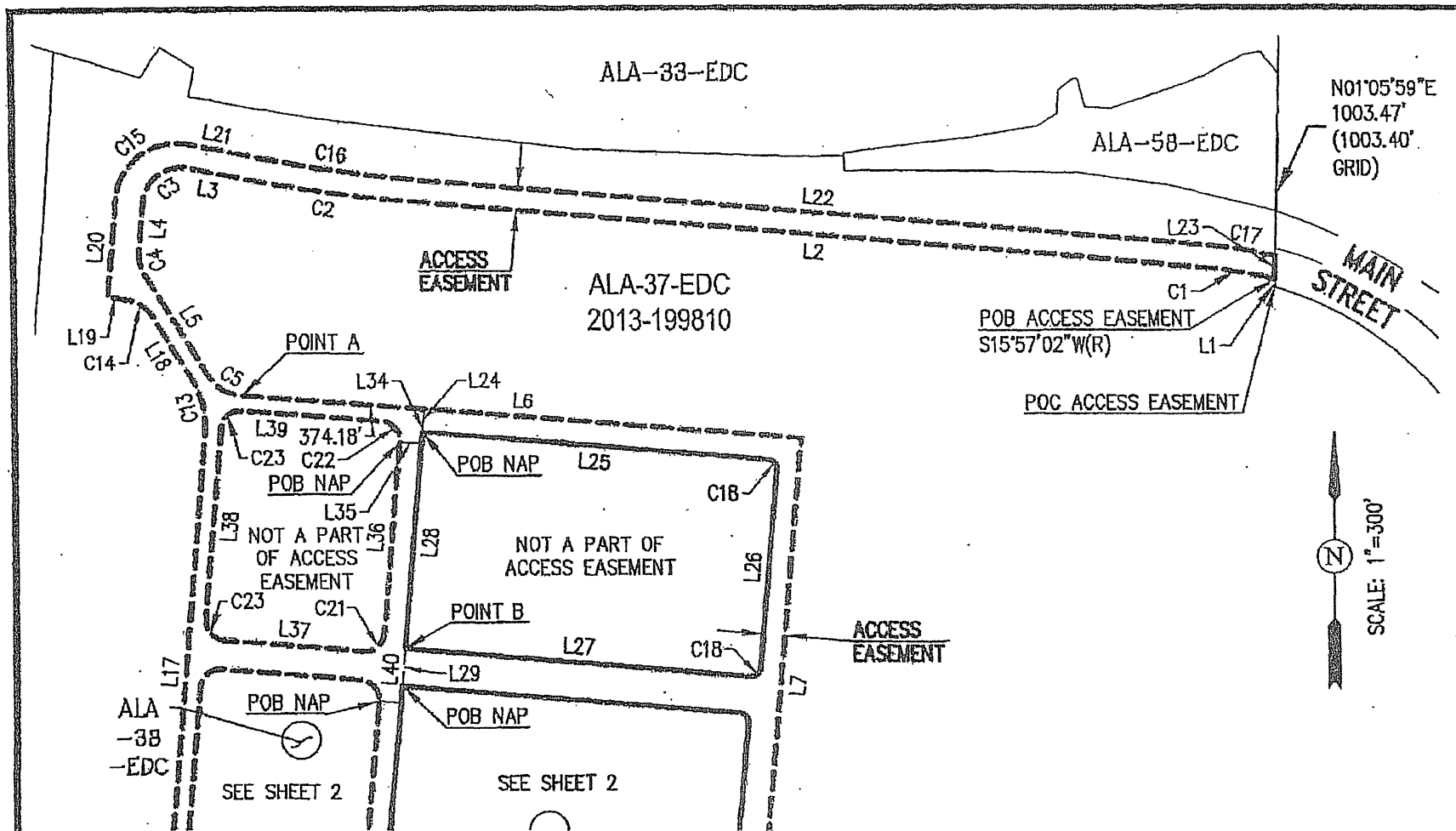
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 www.cbandg.com



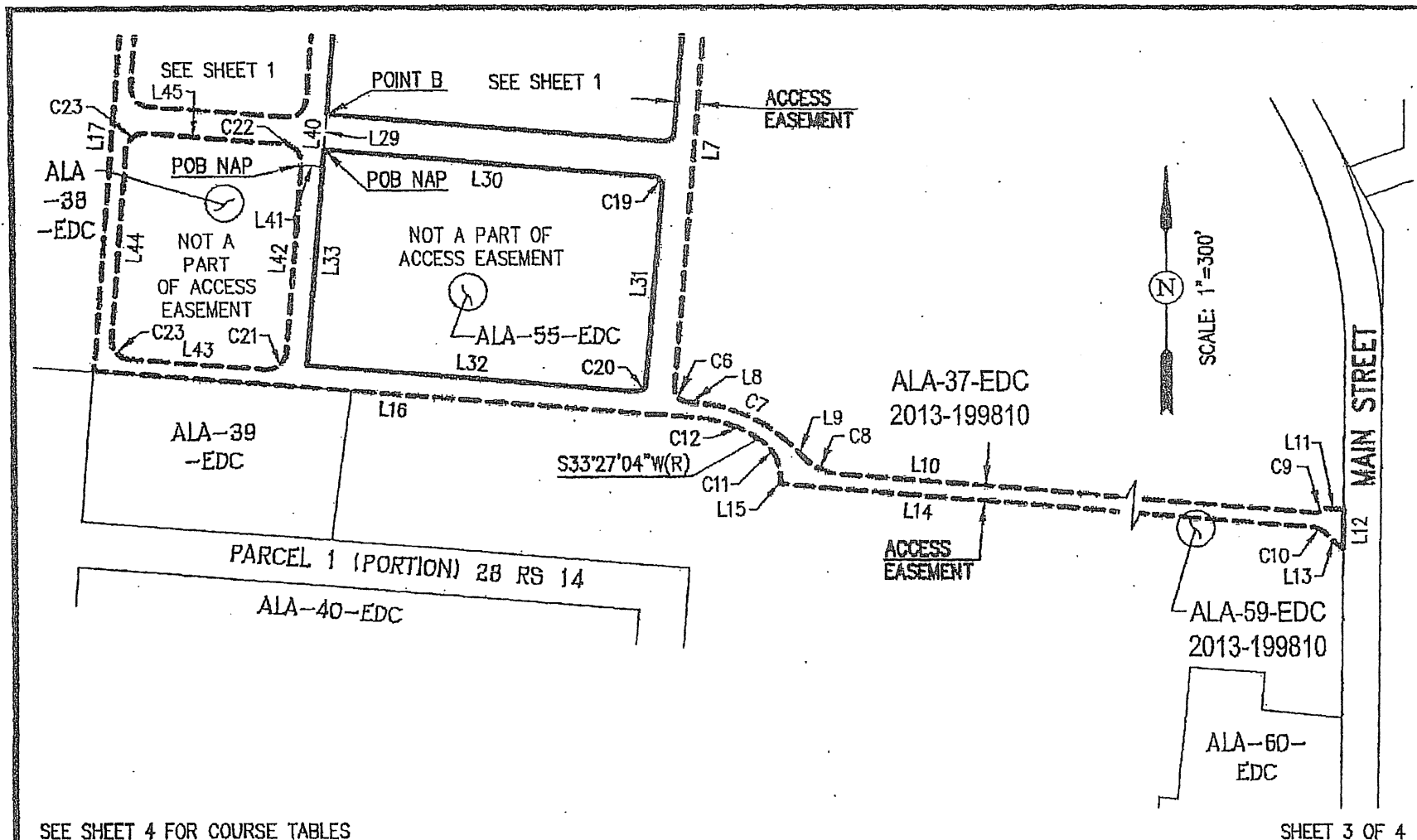
SEE SHEET 4 FOR COURSE TABLES

SHEET 2 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com



PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

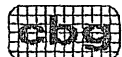
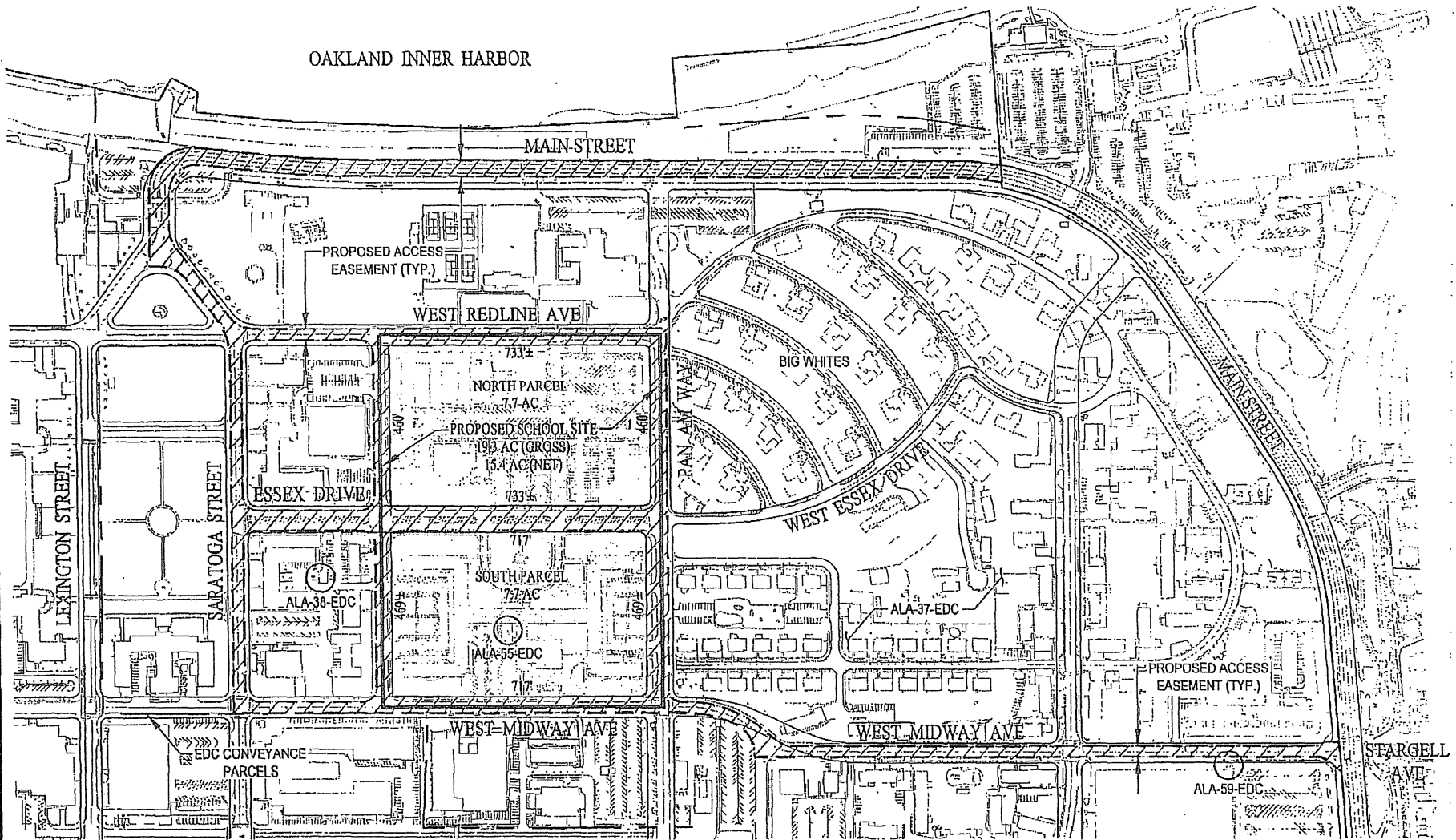
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]

OAKLAND INNER HARBOR



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

2033 CAMINO RAMON, SUITE 200
SAN RAMON, CALIFORNIA 94583

(925) 860-0331
FAX (925) 860-0370

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

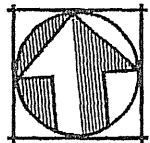
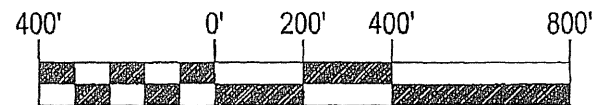
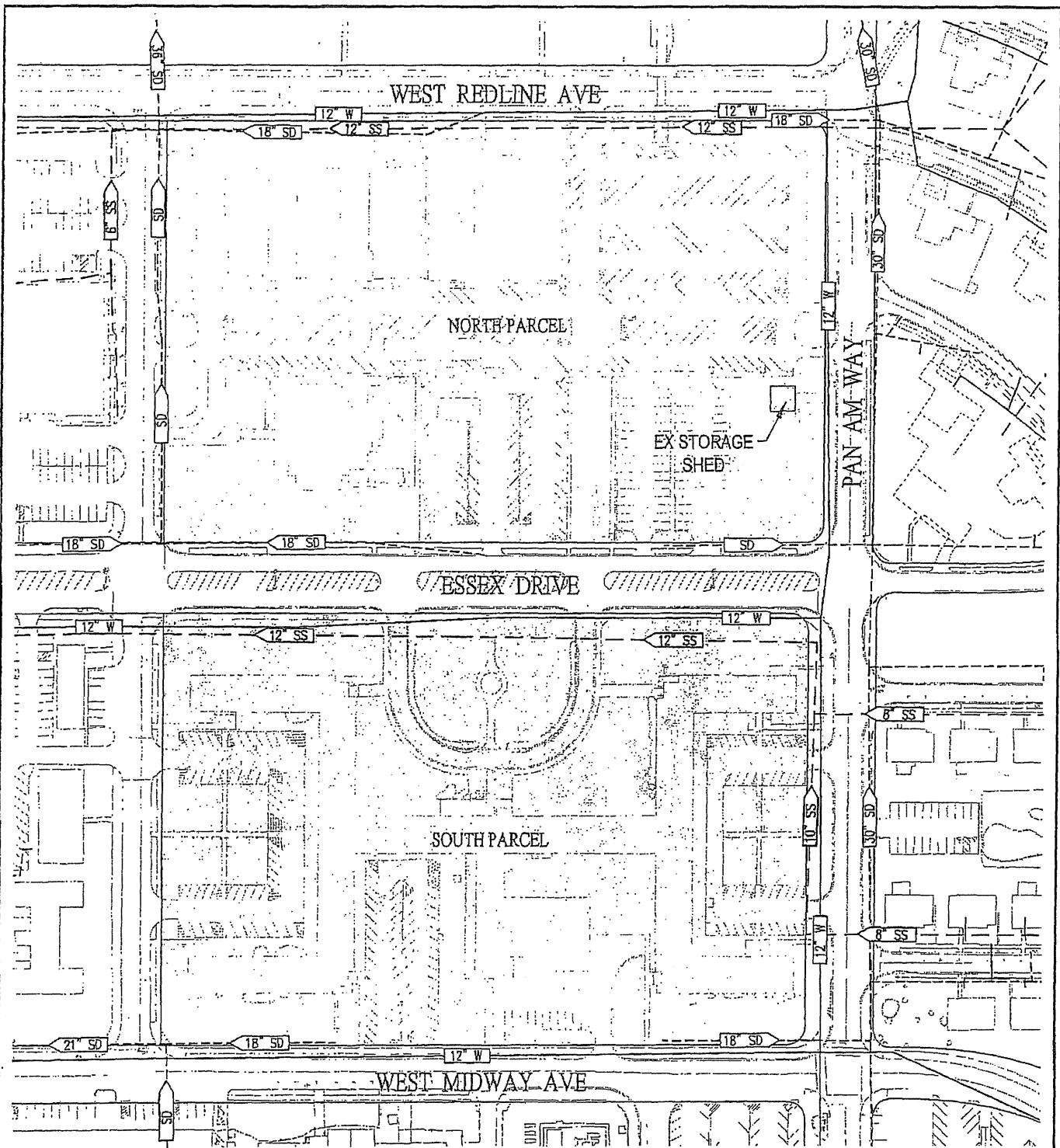




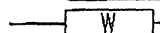
EXHIBIT C

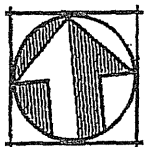
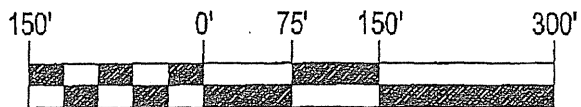
Public Utility Easements
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and
Gas Lines)

[Attached]



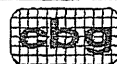
LEGEND

-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

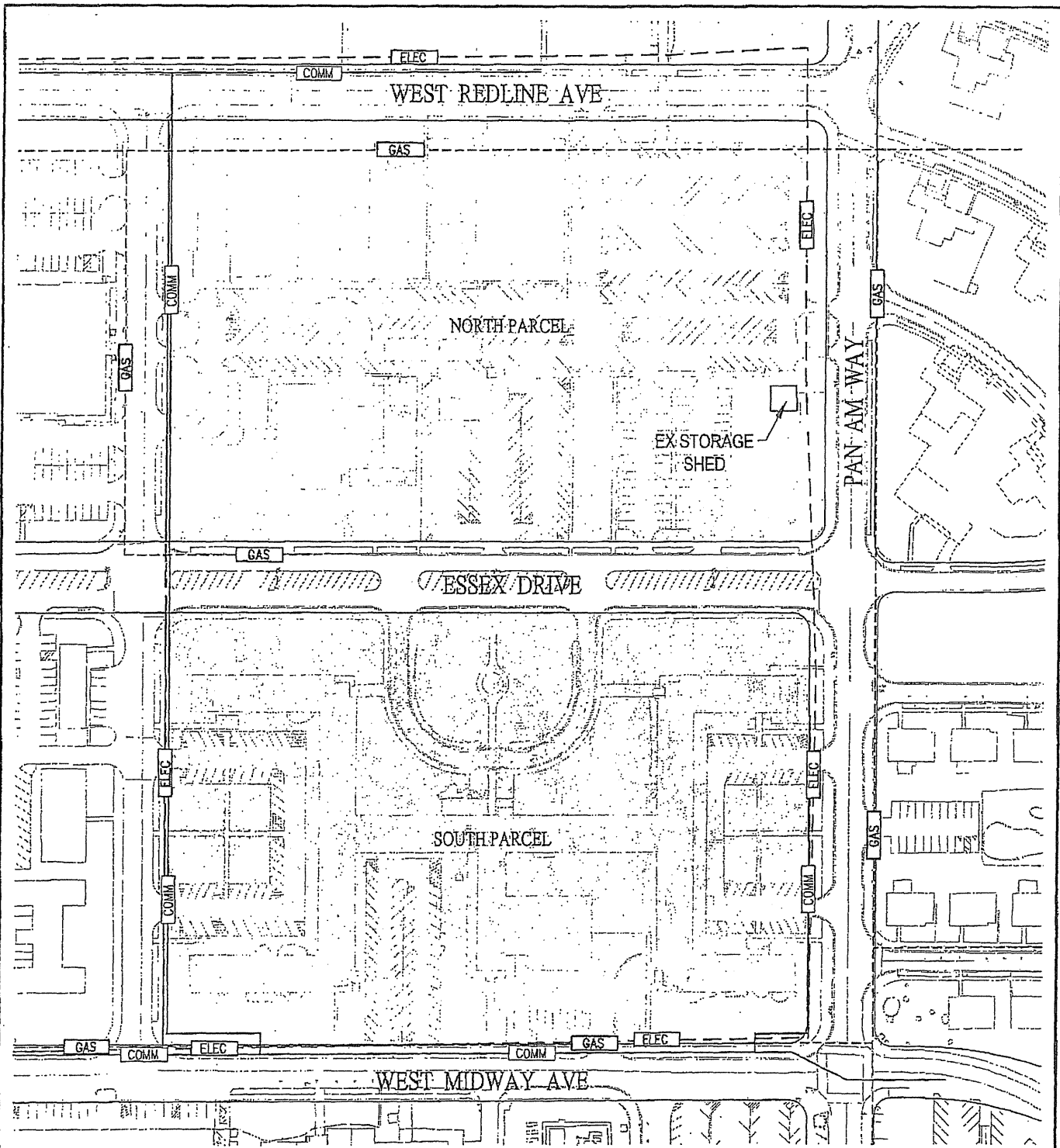
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

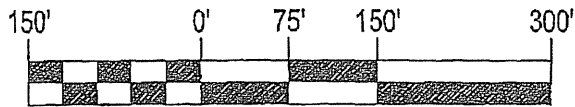
2025 CANINO PARK, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-8576



LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

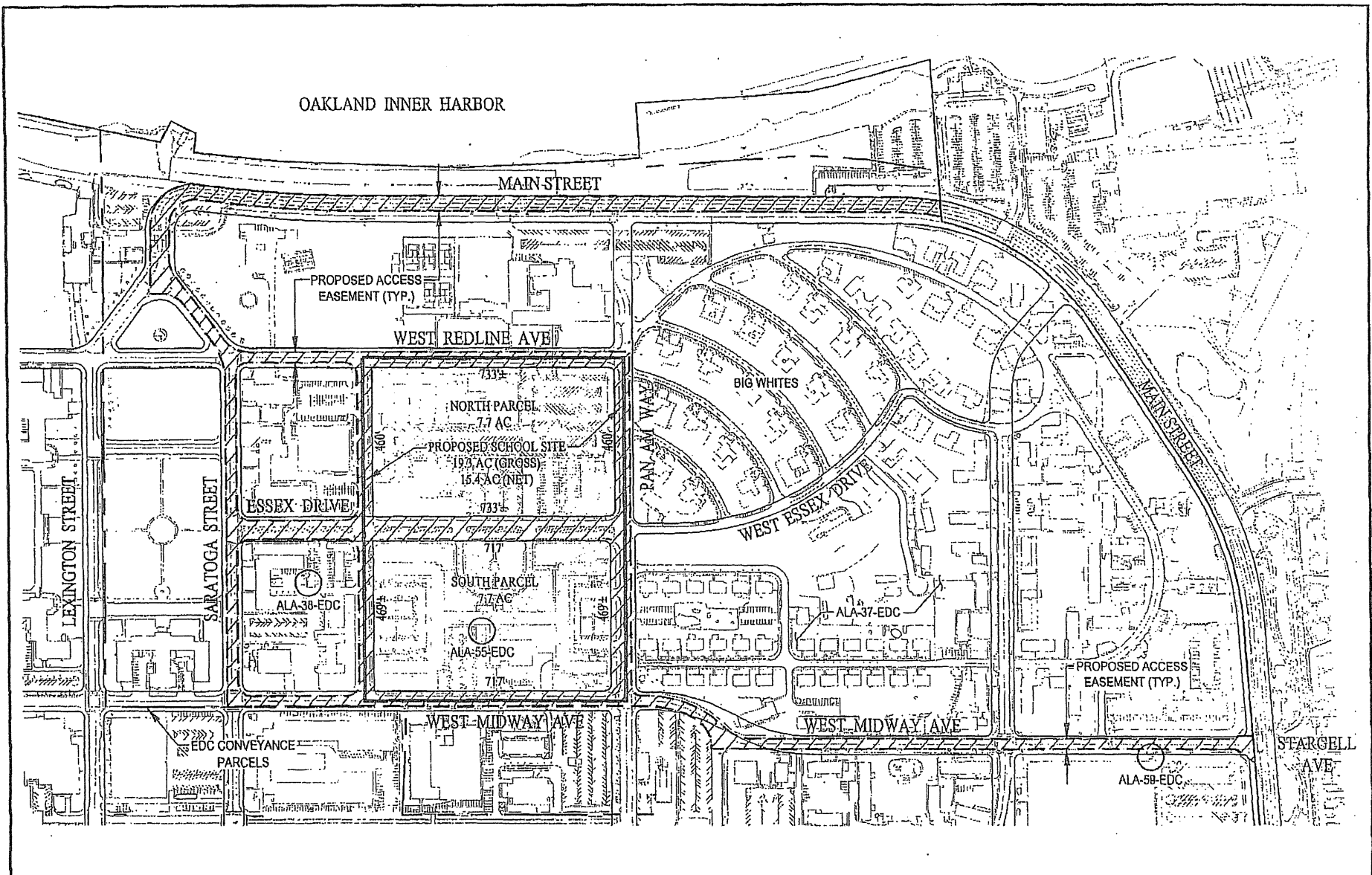
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1" = 150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CHABINO RANCHO, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 856-0222
FAX (925) 856-5515



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

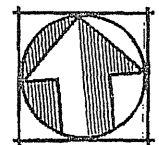
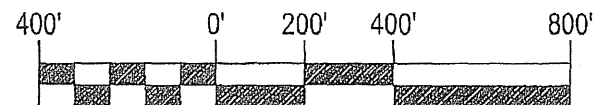
2033 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

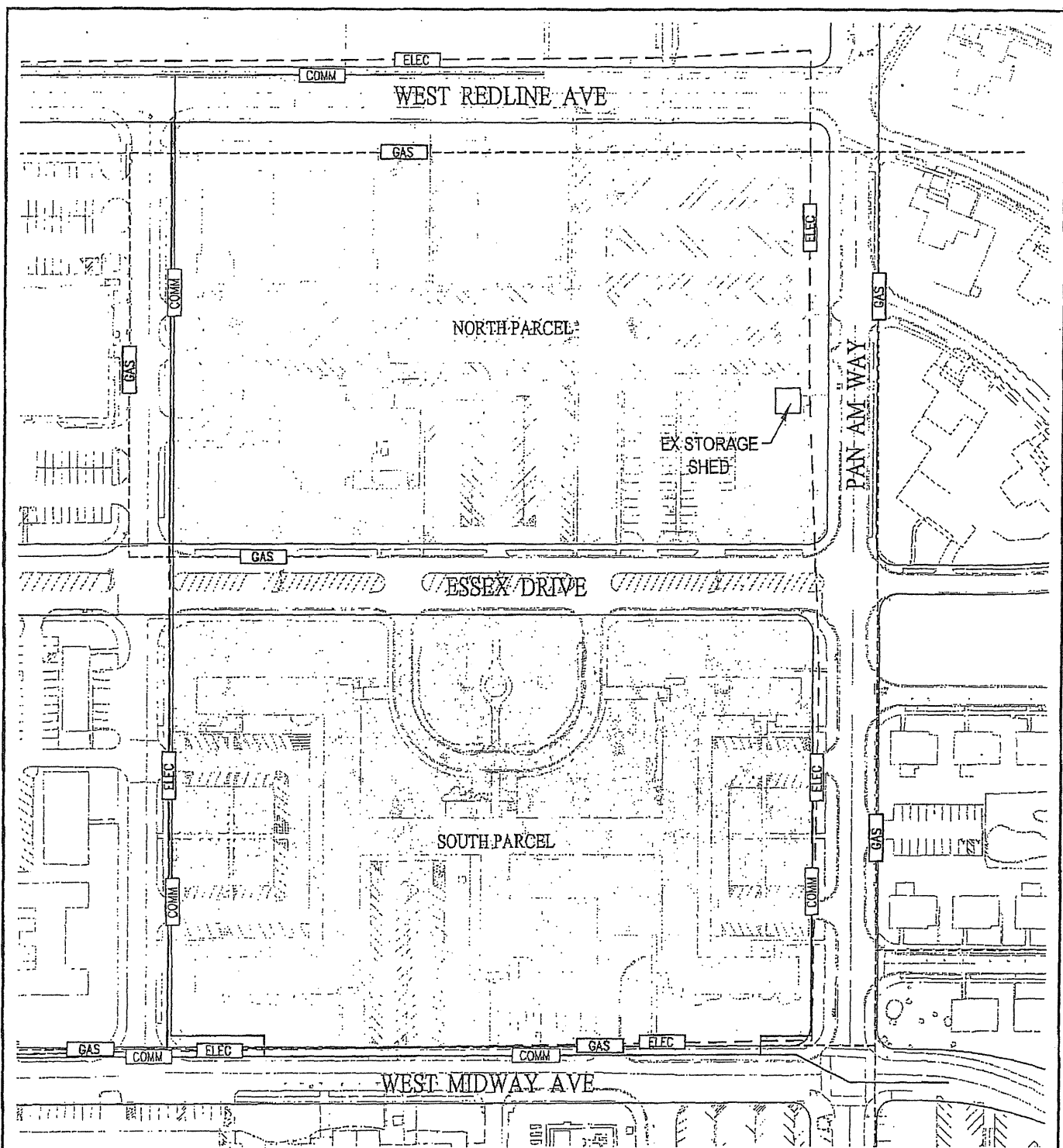
(925) 866-0332
FAX (925) 866-0575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

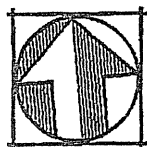
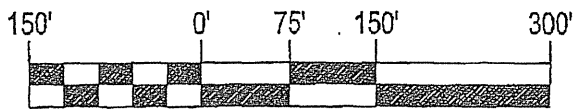
DATE: MAY 5, 2014 SCALE: 1" = 400'





LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

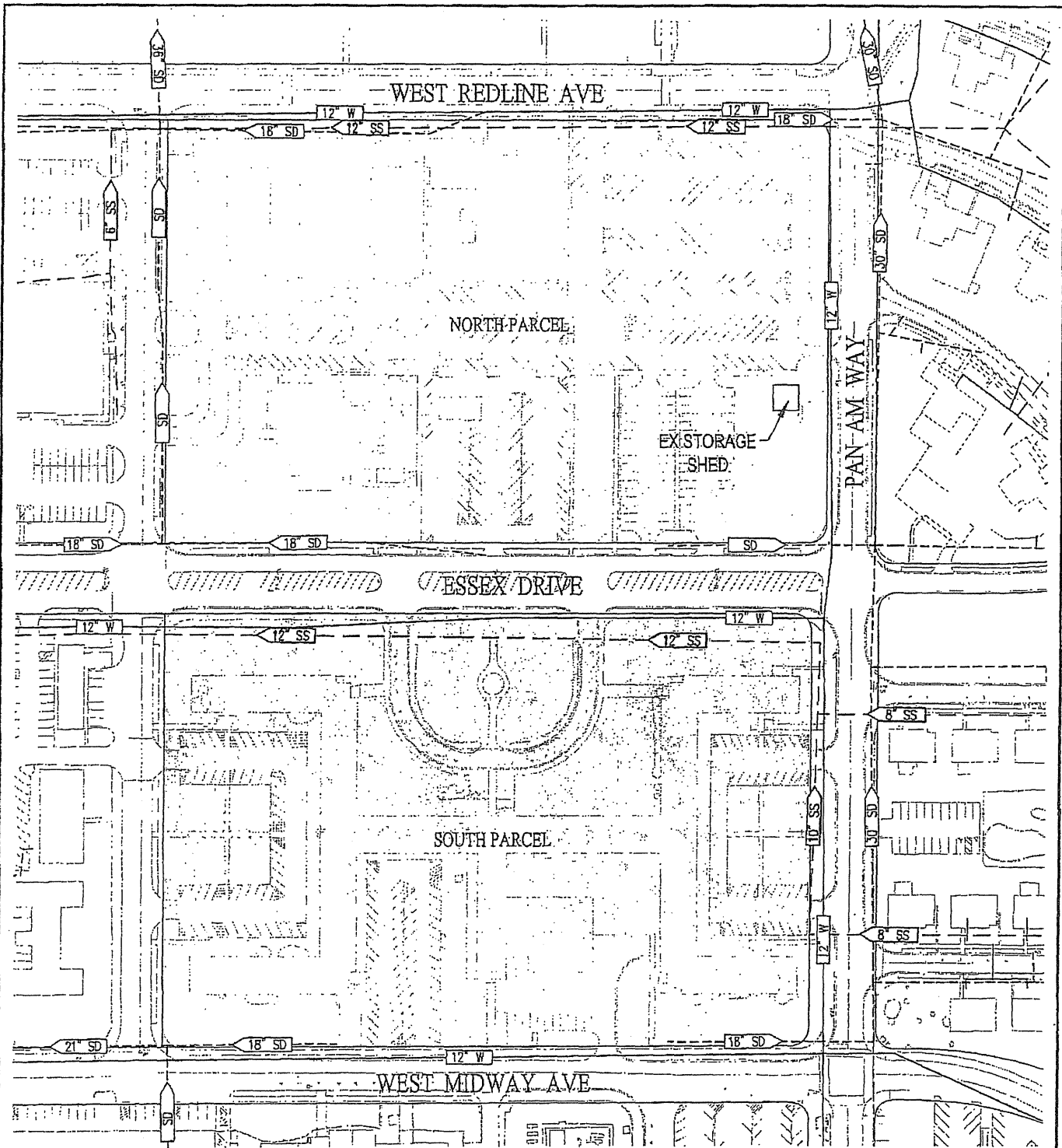
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'





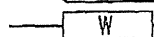
Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

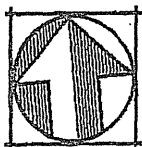
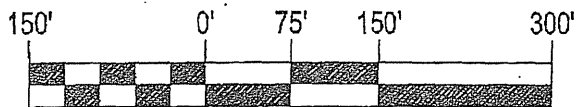
3030 COMBINO RASHEL, SUITE 200
SAN RAMON, CALIFORNIA 94583

(925) 866-2122
FAX: (925) 866-8375



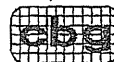
LEGEND

-  SD --- EXISTING STORM DRAIN
-  SS --- EXISTING SANITARY SEWER
-  W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2233 CANINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 936-0332
FAX (925) 936-8575

RECORDING REQUESTED BY:

Alameda Unified School District

WHEN RECORDED, RETURN TO:

Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501

Exempt from recording fees pursuant
to Government Code Section 6103

APN: 74-1368-18-9 (portion); 74-1368-6 (portion) SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt agency, Revenue and Taxation Code, Section 11922

EASEMENT QUIT CLAIM DEED

THIS ACKNOWLEDGMENT OF TERMINATION OF EASEMENT ("Acknowledgment")
is effective as of this ____ day of _____, **2025**.

I. RECITALS:

WHEREAS, the City of Alameda ("City") granted certain real property ("Property") to the Housing Authority of the City of Alameda ("Housing Authority") pursuant to the Quit Claim Deed with Reservation of Easements and Covenants, Restrictions, and Conditions, which was recorded on October 8, 2014 as Instrument Number 2014-245280, Alameda County Records, a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, in Instrument Number 2014-245280, the City also granted a non-exclusive access easement ("Easement") to the Housing Authority, for the purpose of providing ingress, egress, and access to and from the Property, which nonexclusive easement shall terminate upon the dedication or incorporation of the Easement Area into public street(s) or public right(s)-of-way; and

WHEREAS, the Housing Authority conveyed the Property to the Alameda Unified School District ("District") pursuant to a Quit Claim deed which was recorded on October 8, 2014 as Instrument Number 2014-245281, Alameda County Records, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Housing Authority's conveyance to the District was subject to the Reservation of Easements, Notices, Covenants and Conditions described in Instrument Number 2014-245280; and

WHEREAS, District is the current holder of the Easement; and

WHEREAS, the Easement has been incorporated into the public right of way, and the District acknowledges that all its rights, title, and interest in and to the Easement, are hereby released and terminated.

NOW, THEREFORE, incorporating and in consideration of the foregoing Recitals, the District hereby declares as follows:

1. Acknowledgement of Termination of Easement

The Easement is located in the City of Alameda, County of Alameda, State of California and described as follows:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT “C” & PLAT SEE ATTACHED EXHIBIT “D”, ATTACHED HERETO AND MADE A PART HEREOF.

The Easement has been incorporated into the public right of way and the District acknowledges that all its rights, title and interest in and to the Easement are hereby released and terminated.

2. Representations and Warranties

The District represents and warrants that:

- a. They were the lawful holder(s) of the Easement.
- b. The Easement has not been assigned, transferred, or otherwise encumbered.

3. Binding Effect

This Acknowledgment shall be binding upon the District and their successors and assigns.

4. Governing Law

This Acknowledgment shall be governed by and construed in accordance with the laws of the State of California.

5. Recording

This Acknowledgment may be recorded in the public records of Alameda County, State of California.

District, consented to, approved, and authorized this Easement Quitclaim Deed pursuant to Resolution No.2024-2025.69.

Date: _____

ALAMEDA UNIFIED SCHOOL DISTRICT

Pasquale Scuderi, Superintendent

SIGNATURES MUST BE NOTARIZED
PLEASE ATTACH CALIFORNIA NOTARY ACKNOWLEDGEMENT

RECORDING REQUESTED BY:

Alameda Unified School District

WHEN RECORDED, RETURN TO:

Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501

Exempt from recording fees pursuant
to Government Code Section 6103

APN: 74-1368-18-9 (portion); 74-1368-6 (portion) SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt agency, Revenue and Taxation Code, Section 11922

EASEMENT QUIT CLAIM DEED

THIS ACKNOWLEDGMENT OF TERMINATION OF EASEMENT ("Acknowledgment")
is effective as of this ____ day of _____, **2025**.

I. RECITALS:

WHEREAS, the City of Alameda ("City") granted certain real property ("Property") to the Housing Authority of the City of Alameda ("Housing Authority") pursuant to the Quit Claim Deed with Reservation of Easements and Covenants, Restrictions, and Conditions, which was recorded on October 8, 2014 as Instrument Number 2014-245280, Alameda County Records, a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, in Instrument Number 2014-245280, the City also granted a non-exclusive access easement ("Easement") to the Housing Authority, for the purpose of providing ingress, egress, and access to and from the Property, which nonexclusive easement shall terminate upon the dedication or incorporation of the Easement Area into public street(s) or public right(s)-of-way; and

WHEREAS, the Housing Authority conveyed the Property to the Alameda Unified School District ("District") pursuant to a Quit Claim deed which was recorded on October 8, 2014 as Instrument Number 2014-245281, Alameda County Records, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Housing Authority's conveyance to the District was subject to the Reservation of Easements, Notices, Covenants and Conditions described in Instrument Number 2014-245280; and

WHEREAS, District is the current holder of the Easement; and

WHEREAS, the Easement has been incorporated into the public right of way, and the District acknowledges that all its rights, title, and interest in and to the Easement, are hereby released and terminated.

NOW, THEREFORE, incorporating and in consideration of the foregoing Recitals, the District hereby declares as follows:

1. Acknowledgement of Termination of Easement

The Easement is located in the City of Alameda, County of Alameda, State of California and described as follows:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT “C” & PLAT SEE ATTACHED EXHIBIT “D”, ATTACHED HERETO AND MADE A PART HEREOF.

The Easement has been incorporated into the public right of way and the District acknowledges that all its rights, title and interest in and to the Easement are hereby released and terminated.

2. Representations and Warranties

The District represents and warrants that:

- a. They were the lawful holder(s) of the Easement.
- b. The Easement has not been assigned, transferred, or otherwise encumbered.

3. Binding Effect

This Acknowledgment shall be binding upon the District and their successors and assigns.

4. Governing Law

This Acknowledgment shall be governed by and construed in accordance with the laws of the State of California.

5. Recording

This Acknowledgment may be recorded in the public records of Alameda County, State of California.

District, consented to, approved, and authorized this Easement Quitclaim Deed pursuant to Resolution No.2024-2025.69.

Date: _____

ALAMEDA UNIFIED SCHOOL DISTRICT

Pasquale Scuderi, Superintendent

SIGNATURES MUST BE NOTARIZED
PLEASE ATTACH CALIFORNIA NOTARY ACKNOWLEDGEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Alameda
Alameda City Hall
2203 Santa Clara Avenue
Alameda, CA 94501
Attention: Jennifer Ott

Recorded for the Benefit of
The City of Alameda
Pursuant to Government
Code Section 27381

WE HEREBY CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 10/8/14 INSTRUMENT # 2014245280

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

RT Code 11922
NCS-653026

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED WITH RESERVATION OF EASEMENTS AND COVENANTS, RESTRICTIONS AND CONDITIONS

I. QUITCLAIM

FOR GOOD AND VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, as of September 18, 2014 the CITY OF ALAMEDA, a charter city and municipal corporation ("CITY" or "GRANTOR") does hereby remise, release, and forever quitclaim to the HOUSING AUTHORITY OF THE CITY OF ALAMEDA, a public body, corporate and politic ("GRANTEE") all of the GRANTOR'S right, title and interest in and to that certain real property situated in the City of Alameda, County of Alameda, State of California, more particularly described in Exhibit A and depicted in Exhibit B attached hereto ("Property");

TOGETHER WITH all buildings and improvements located thereon, and all rights, tenements, hereditaments, and appurtenances belonging thereto, or in any way appertaining, including fixtures, structures, mineral rights, water rights and any means of ingress and egress appurtenant thereto;

TOGETHER WITH a nonexclusive easement across the area as described in Exhibit A and depicted in Exhibit B (the "Easement Area") for the purpose of providing ingress, egress and access to and from the Property, which nonexclusive easement shall terminate upon the dedication or other incorporation of the Easement Area into public street(s) or public right(s)-of-way.

II. RESERVATION OF EASEMENTS

RESERVING unto the CITY a non-exclusive easement for the maintenance, repair, construction, installation, operation, replacement, upgrade and removal of storm drains,

sanitary sewer lines and water pipes, all as depicted on Exhibit C attached hereto and communication lines, electrical lines and gas lines, all as depicted on Exhibit C attached hereto (collectively, the "Public Utility Easements"), consisting of pipelines, wires, cables, conduits, manholes, aboveground markers, pedestals, terminal equipment cabinets, other associated electrical conductors and necessary fixtures and appurtenances ("Public Utilities"). The easement rights granted herein include the right of ingress and egress, from the easements herein described, across the lands of GRANTEE for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein granted at locations which shall not unreasonably interfere with GRANTEE's use of its property. GRANTEE shall not plant any trees within or erect any fence, wall or any type of structure over, across or upon said easements without first obtaining written permission of GRANTOR. By acceptance hereof, GRANTEE acknowledges and agrees for itself, its successors and assigns, that the depiction of the Public Utilities in Exhibits B and C are approximate and that the rights of the CITY for the use of the Public Utility Easements as hereinabove described shall run with the land and be binding upon GRANTEE and all successors and assigns regardless of the precise locations of the Public Utilities as hereinabove described.

III. COVENANTS, RESTRICTIONS AND CONDITIONS

The conveyance herein described is SUBJECT TO THE FOLLOWING NOTICES, COVENANTS, RESTRICTIONS AND CONDITIONS, which shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity.

A. GRANTEE agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances of record that pertain to the Property.

B. GRANTEE is hereby notified and does hereby acknowledge the Property is located on property known as the Former Naval Air Station Alameda, which was conveyed to the CITY by the United States of America, acting by and through the Department of the Navy by quitclaim deed dated June 4, 2013, recorded June 6, 2013 as Series No. 2013-199810 of Official Records in the Office of the County Recorder, Alameda County, California ("Quitclaim Deed"). Said Quitclaim Deed conveyed the Property subject to certain conditions, restrictions, reservations and covenants which run with the land in perpetuity.

C. GRANTEE is hereby notified and does hereby acknowledge that the Property is subject to certain avoidance and minimization measures and terms and conditions relating to the management and use of the Property as set forth in the Biological Opinion on the Proposed Naval Air Station Alameda Disposal and Reuse Project in the City of Alameda, Alameda County, California issued by the United States Department of Interior, Fish and Wildlife Service on August 29, 2012, which constitute prohibitions and restrictions on use of the Property set forth in the Declaration of Restrictions (Former Naval Air Station Alameda) dated June 4, 2013 and recorded June 6, 2013 as Series No. 2013-~~5677266~~ in the Office of the County Recorder of Alameda County. 199782

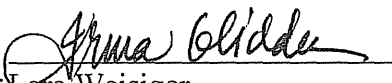
D. GRANTEE is hereby notified and does hereby acknowledge that the Property is or may be subject to a Master Infrastructure Plan establishing the requirements and

standards for the backbone infrastructure to support the redevelopment and reuse of Alameda Point, as the same may be adopted, or amended by the CITY from time to time.

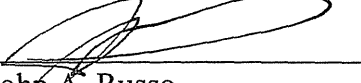
E. GRANTEE is hereby notified and does hereby acknowledge that the Property is subject to a Record of Decision for the Disposal and Reuse of Naval Air Station Alameda California.

F. BINDING EFFECT; WAIVER. The conditions, restrictions, reservations and covenants set forth in this Quitclaim Deed, unless subsequently released, are a binding servitude on the Property; shall inure to the benefit of GRANTOR and GRANTEE, their successors and assigns, and will be deemed to run with the land in perpetuity, pursuant to California Civil Code sections 1462 and 1471 and other applicable authority.


ATTESTATION:

By: 
for Lora Weisiger
City Clerk

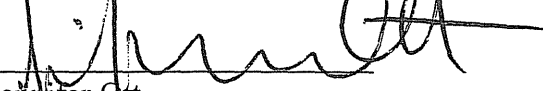
CITY OF ALAMEDA

By: 
John A. Russo
City Manager

APPROVED AS TO FORM:

By: 
for Janet Kern
City Attorney

RECOMMENDED FOR APPROVAL:


By: 
Jennifer Ott
Chief Operating Officer –
Alameda Point

ACCEPTANCE

The GRANTEE hereby accepts this Quitclaim Deed and agrees to be bound by all of the agreements, covenants, conditions, restrictions and reservations contained herein.

Date: 9/18/14

HOUSING AUTHORITY OF THE CITY OF
ALAMEDA

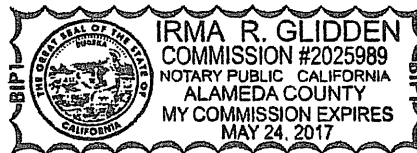
By: 
Its: Executive Director
MICHAEL PUCCI

State of California}
County of Alameda}

On September 18, 2014 before me, Irma R. Glidden, a Notary Public,
(date)
personally appeared John Russo and Michael Pucci, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to
the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Irma R. Glidden (Seal)

EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

LEGAL DESCRIPTION

PAGE 3 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

LEGAL DESCRIPTION

PAGE 4 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREBINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

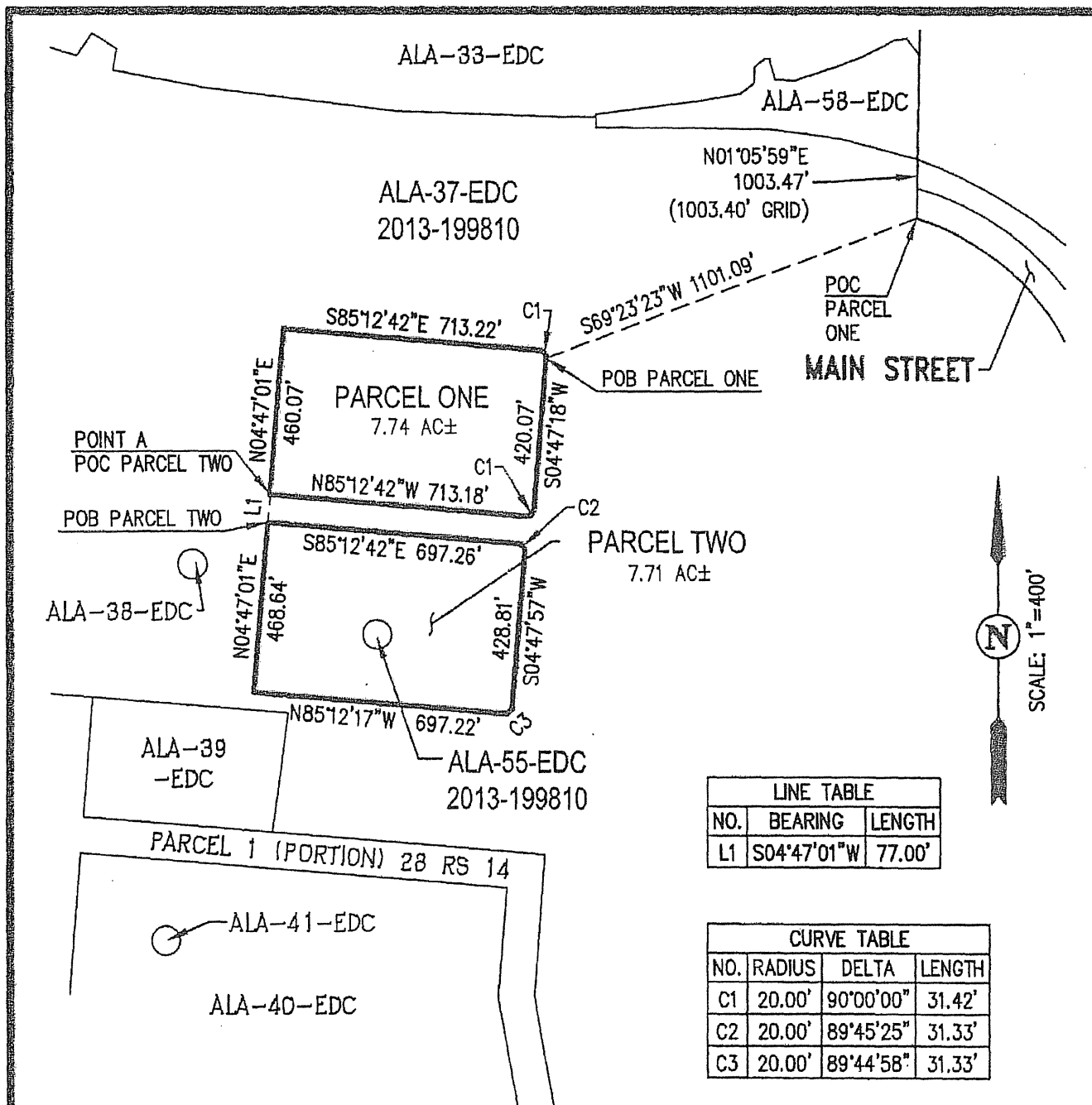
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

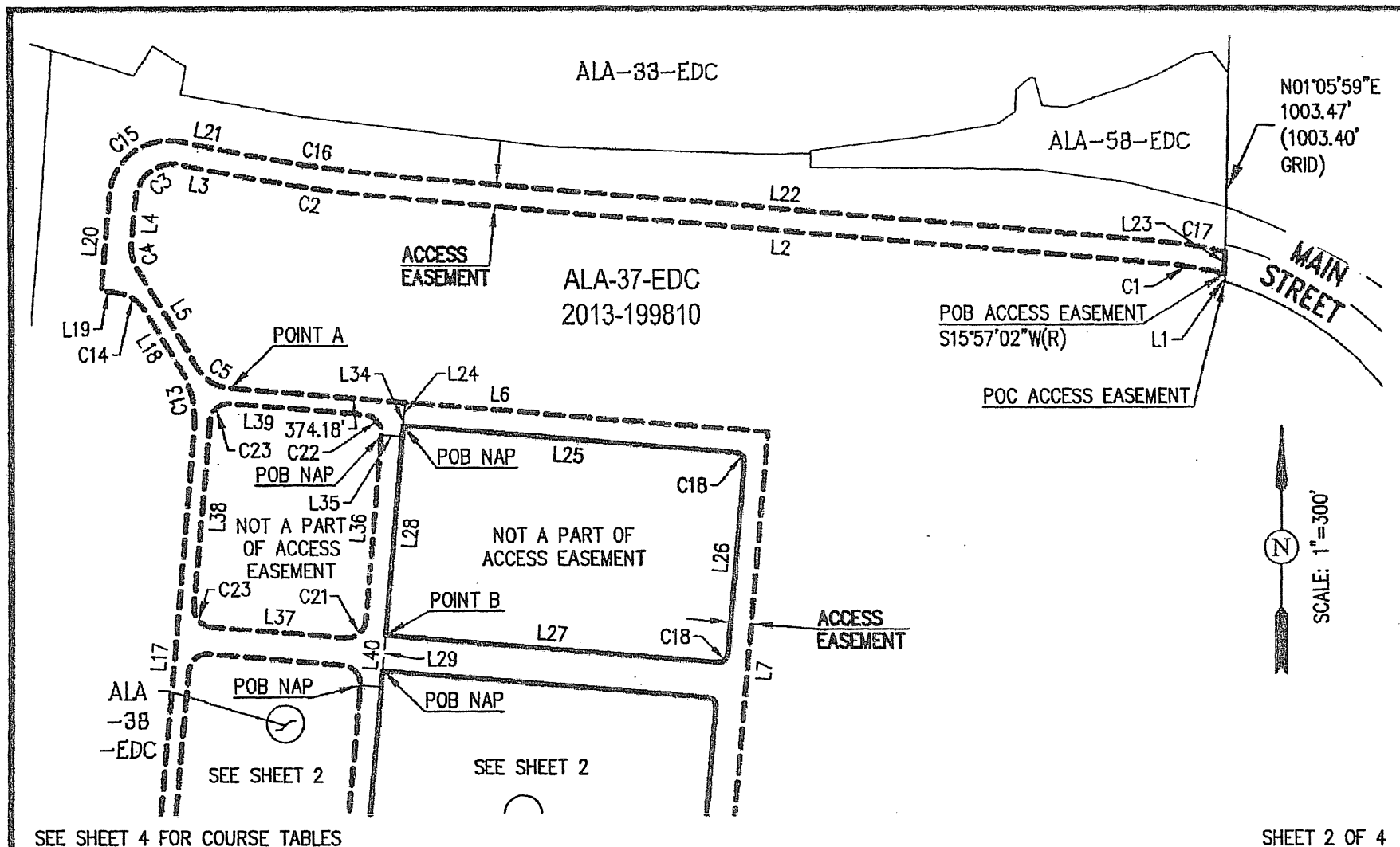
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

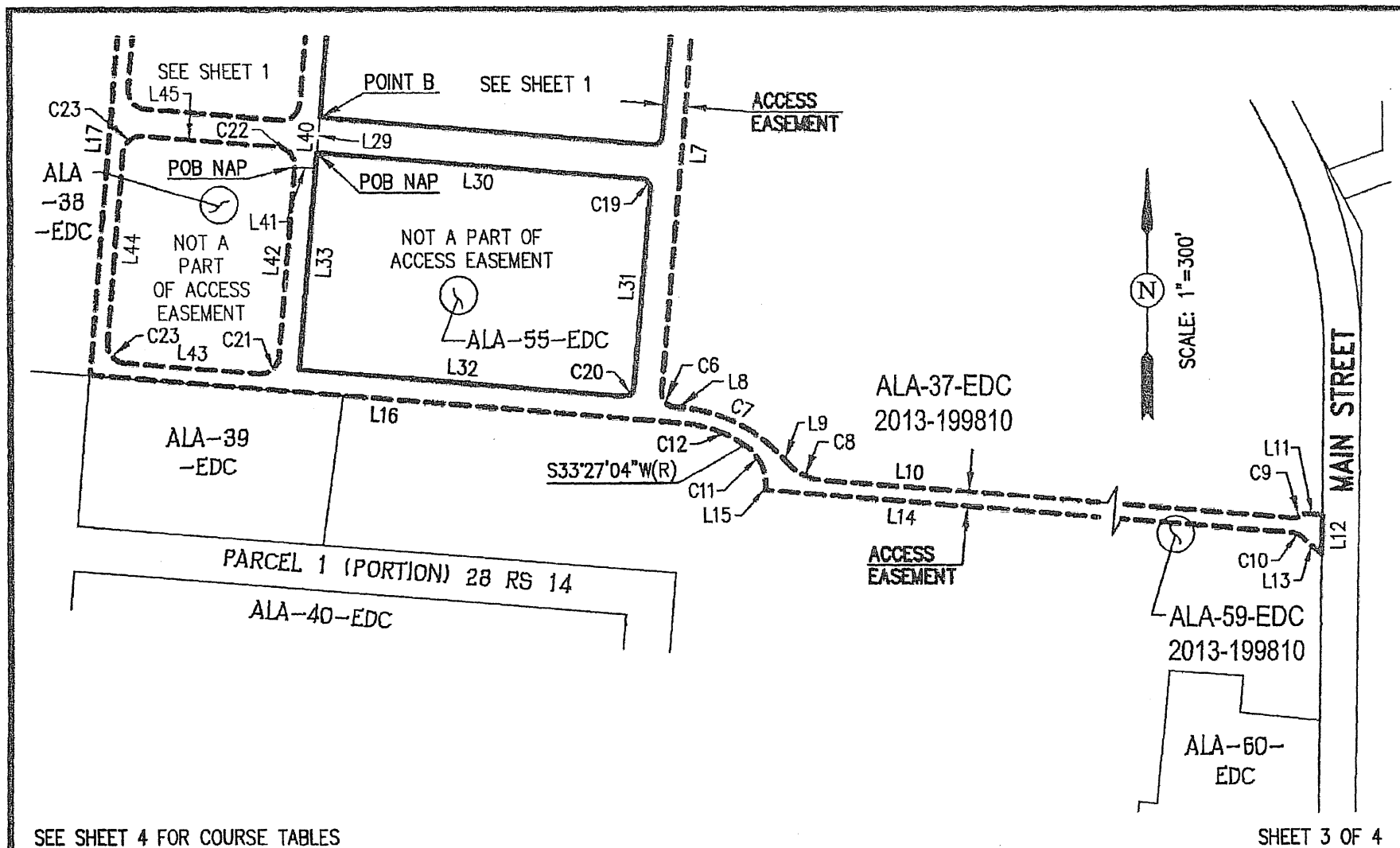
TELEPHONE: (925) 866-0322 www.cbandg.com



**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com



PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

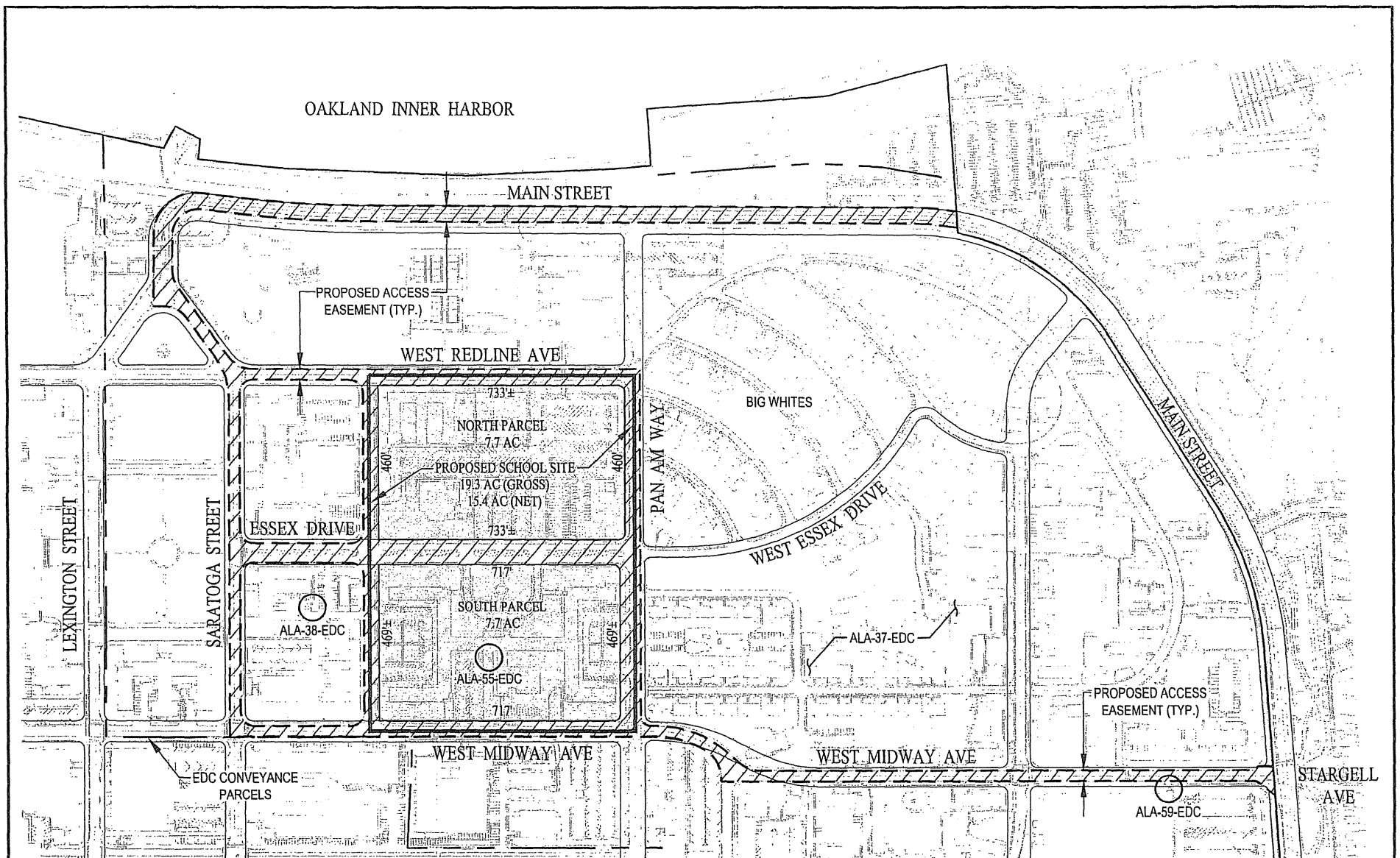
**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

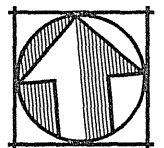
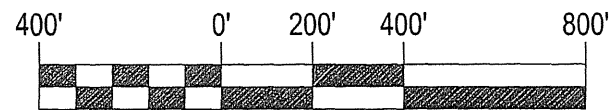
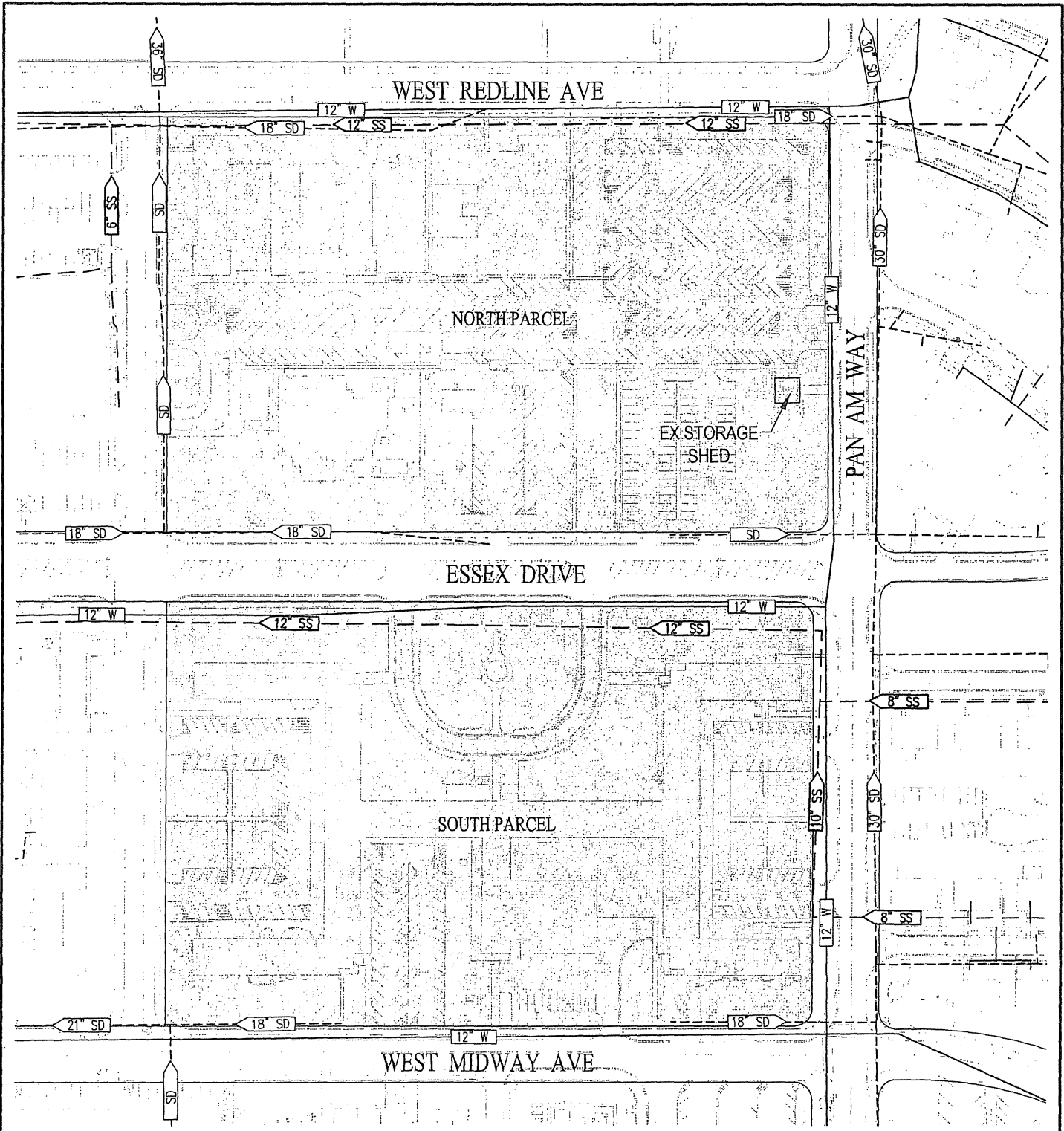


EXHIBIT C

Public Utility Easements

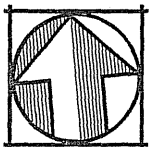
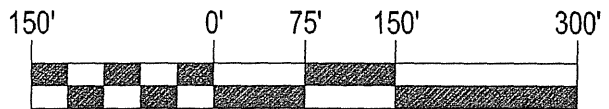
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and Gas Lines)

[Attached]



LEGEND

- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

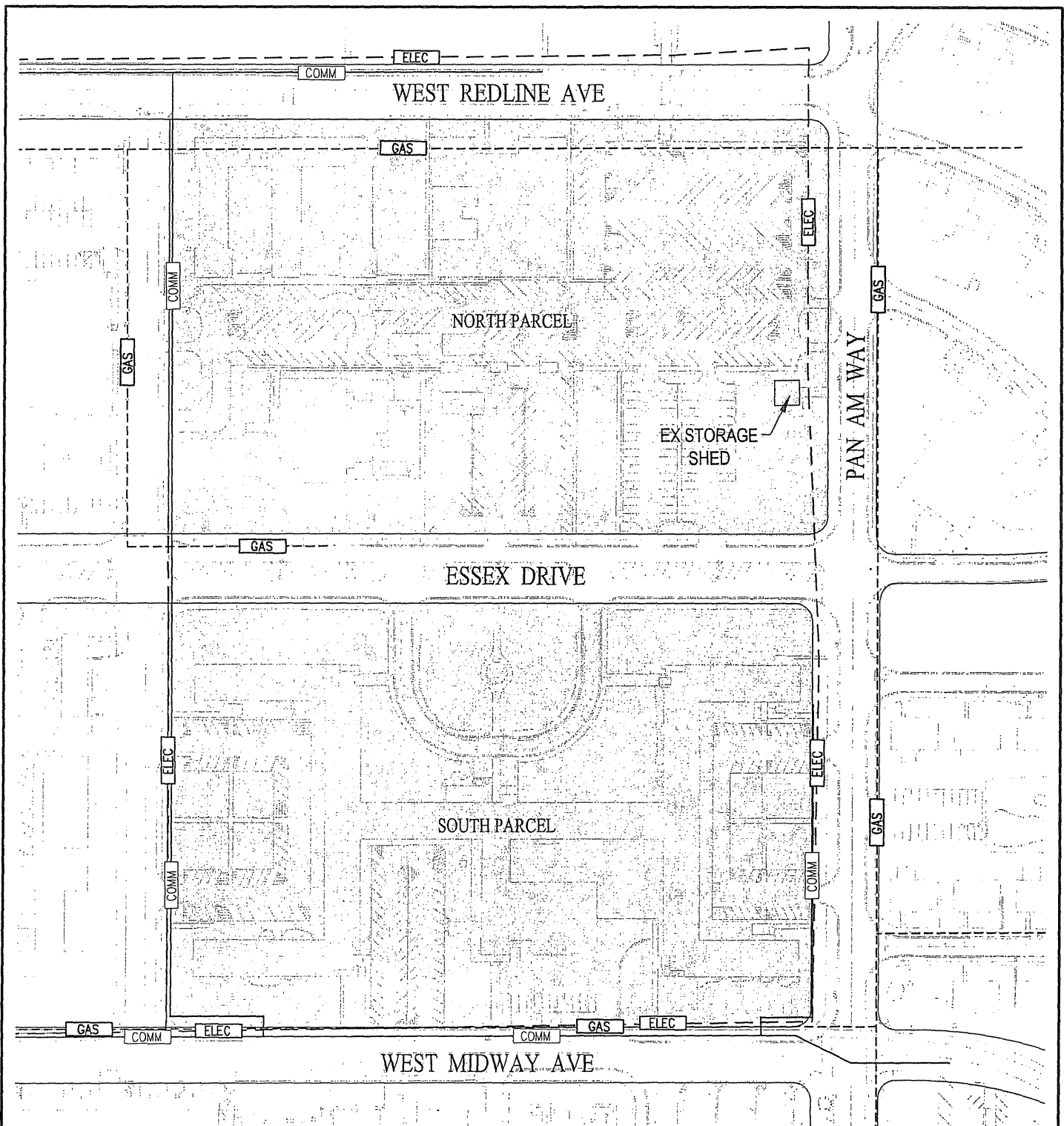
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

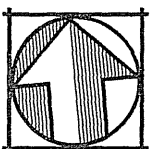
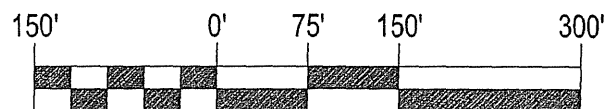
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

- EXISTING GAS LINES
- EXISTING ELECTRICAL LINES
- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

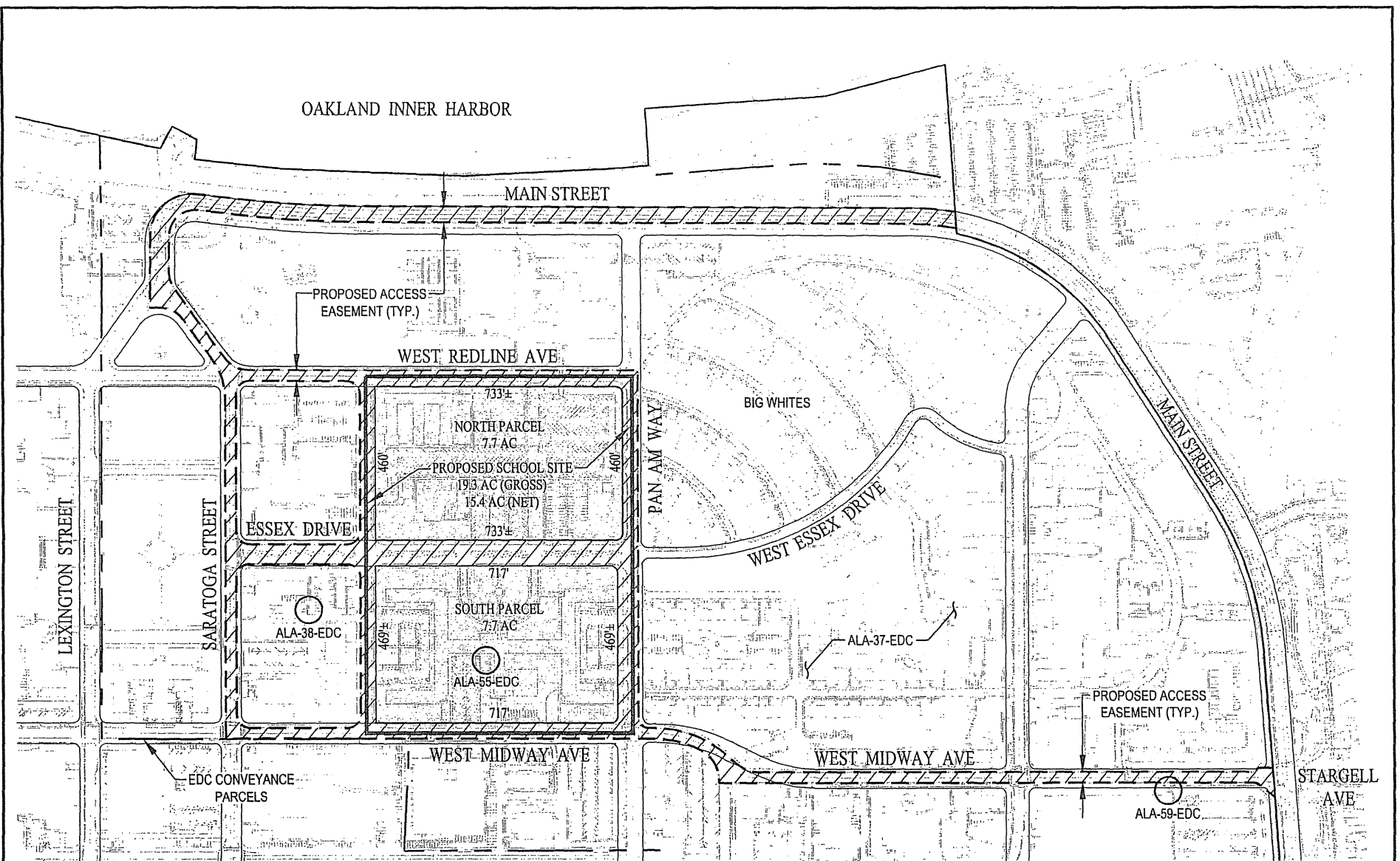
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1" = 150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-8575



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

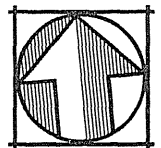
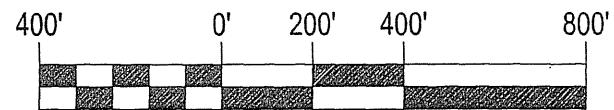
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

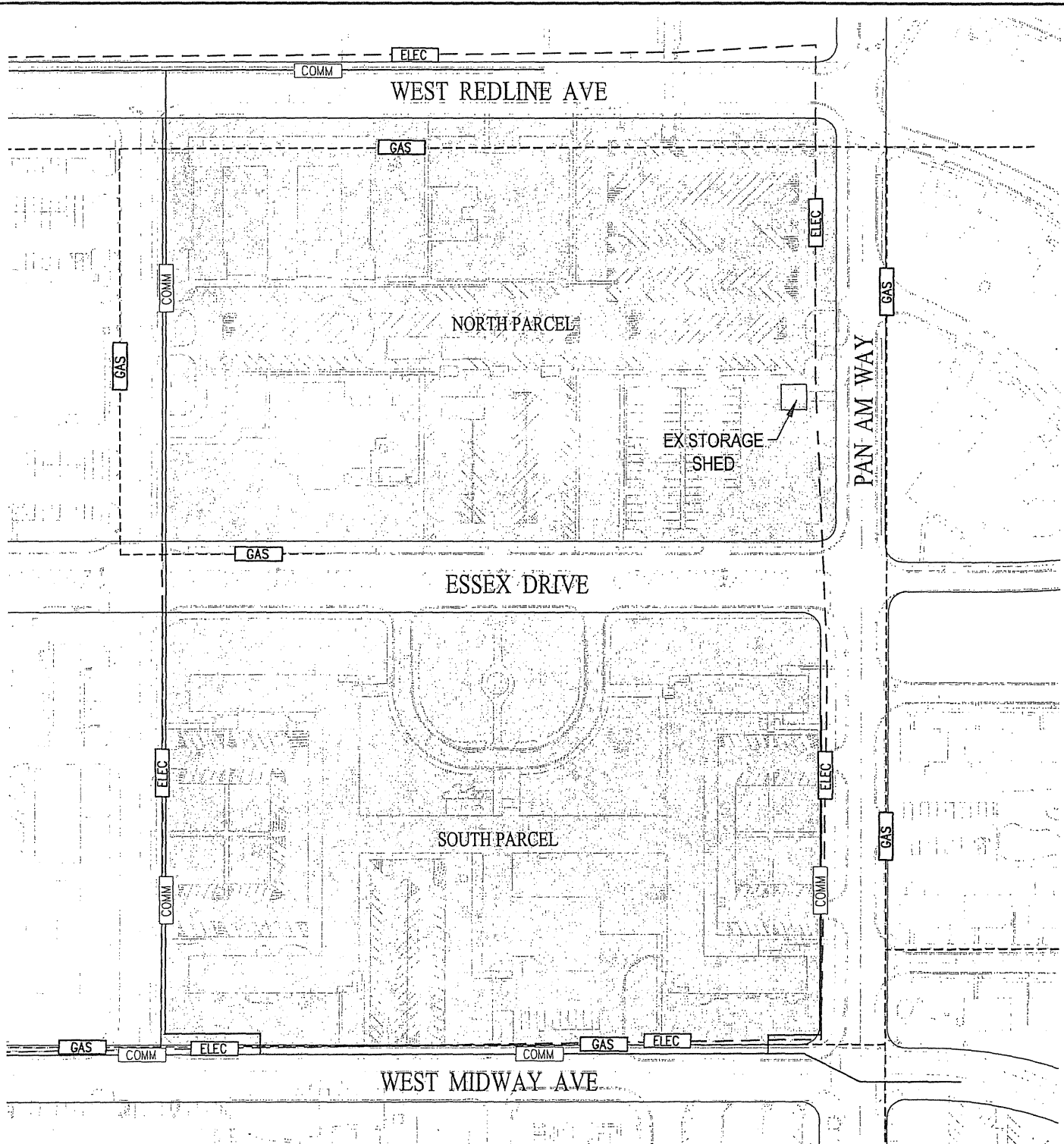
(925) 866-0322
FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

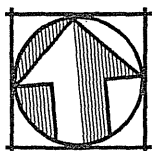
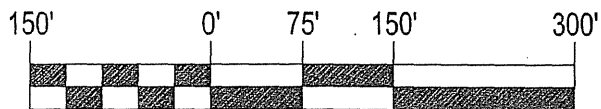
DATE: MAY 5, 2014 SCALE: 1" = 400'





LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

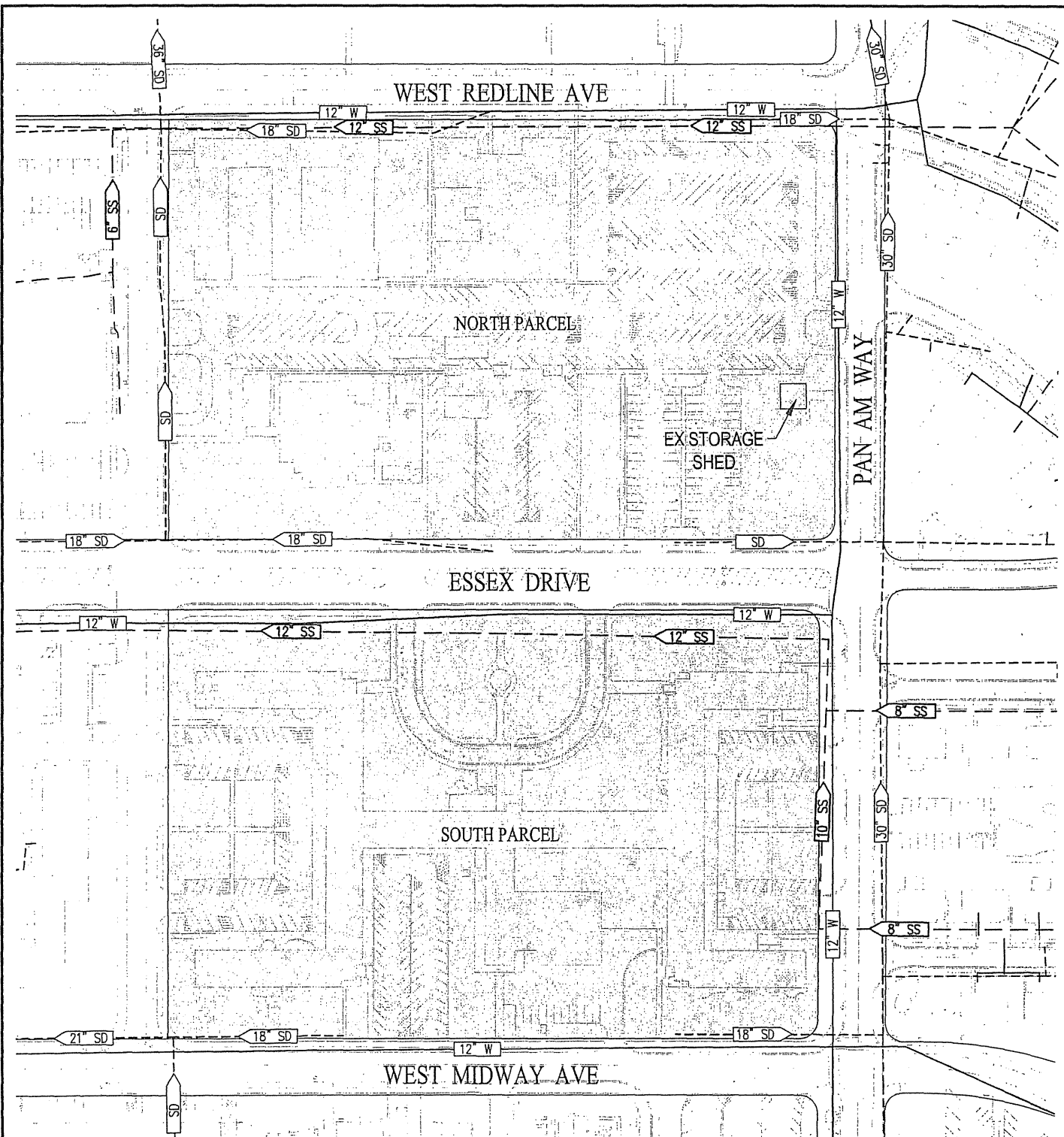
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1" = 150'




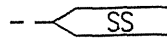

Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

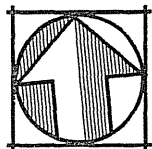
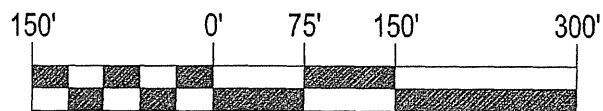
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

-  SD --- EXISTING STORM DRAIN
-  SS --- EXISTING SANITARY SEWER
-  W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

ASSESSOR'S PARCEL NUMBER
See attached legal description

SELLER/TRANSFEROR
City of Alameda

BUYER'S DAYTIME TELEPHONE NUMBER
(510) 747-4305

BUYER'S EMAIL ADDRESS
vjohnsoni@alameda.hsg.org

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

20 acres at Alameda Point – see attached legal description

MAIL PROPERTY TAX INFORMATION TO (NAME)

Housing Authority of the City of Alameda

| ADDRESS | CITY | STATE | ZIP CODE |
|---|---|-------|----------|
| 701 Atlantic Avenue | Alameda | CA | 94501 |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. | MO | DAY YEAR |

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES ☐ NO ☒
- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) and grandchild(ren).
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- ☐ ☒ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
- ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- ☐ ☒ 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
- ☐ ☒ 3. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- ☐ ☒ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

A. Date of transfer, if other than recording date: _____

☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)

☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____

☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
Original term in years (*including written options*): ____ Remaining term in years (*including written options*): _____

☒ Other. Please explain: Pursuant to an Exchange Agreement between two public entities

C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %

Check and complete as applicable.

| | |
|--|---------|
| | \$ 0.00 |
|--|---------|

Amount \$ 1,200,000

Amount \$ n/a

☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller

Amount \$ n/a

☐ Balloon payment \$ _____ Due date: _____

Outstanding balance \$

\$ n/a

☐ Direct from seller ☐ From a family member-Relationship

☐ Other. Please explain:

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

Check and complete as applicable.

☐ Manufactured home

☐ Unimproved lot

☐ Commercial/Industrial

Mostly vacant, but contains old Navy housing units

B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

Incentives \$ _____

☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____

Please describe:

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

DATE
Sept. 25, 2014

TELEPHONE
(510) 747 - 4320

NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)
Michael T. Pucci

| | |
|-------|--------------------|
| TITLE | Executive Director |
|-------|--------------------|

E-MAIL ADDRESS
mpucci@alameda.hsq.org

The Assessor's office may contact you for additional information regarding this transaction.

mpucci a
alameda hsg. 059

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION

PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION

PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

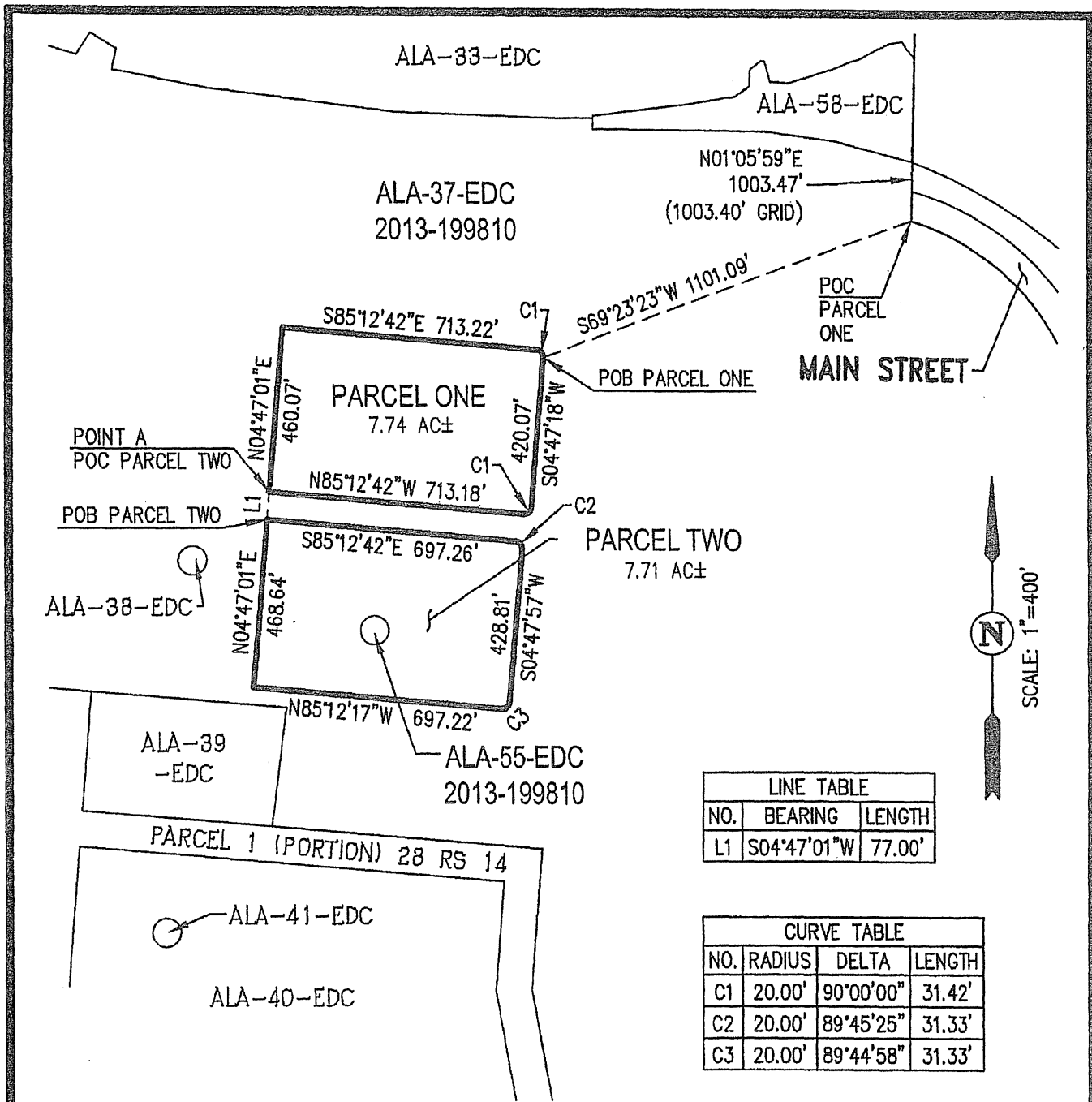
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



Christopher S. Harmison

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

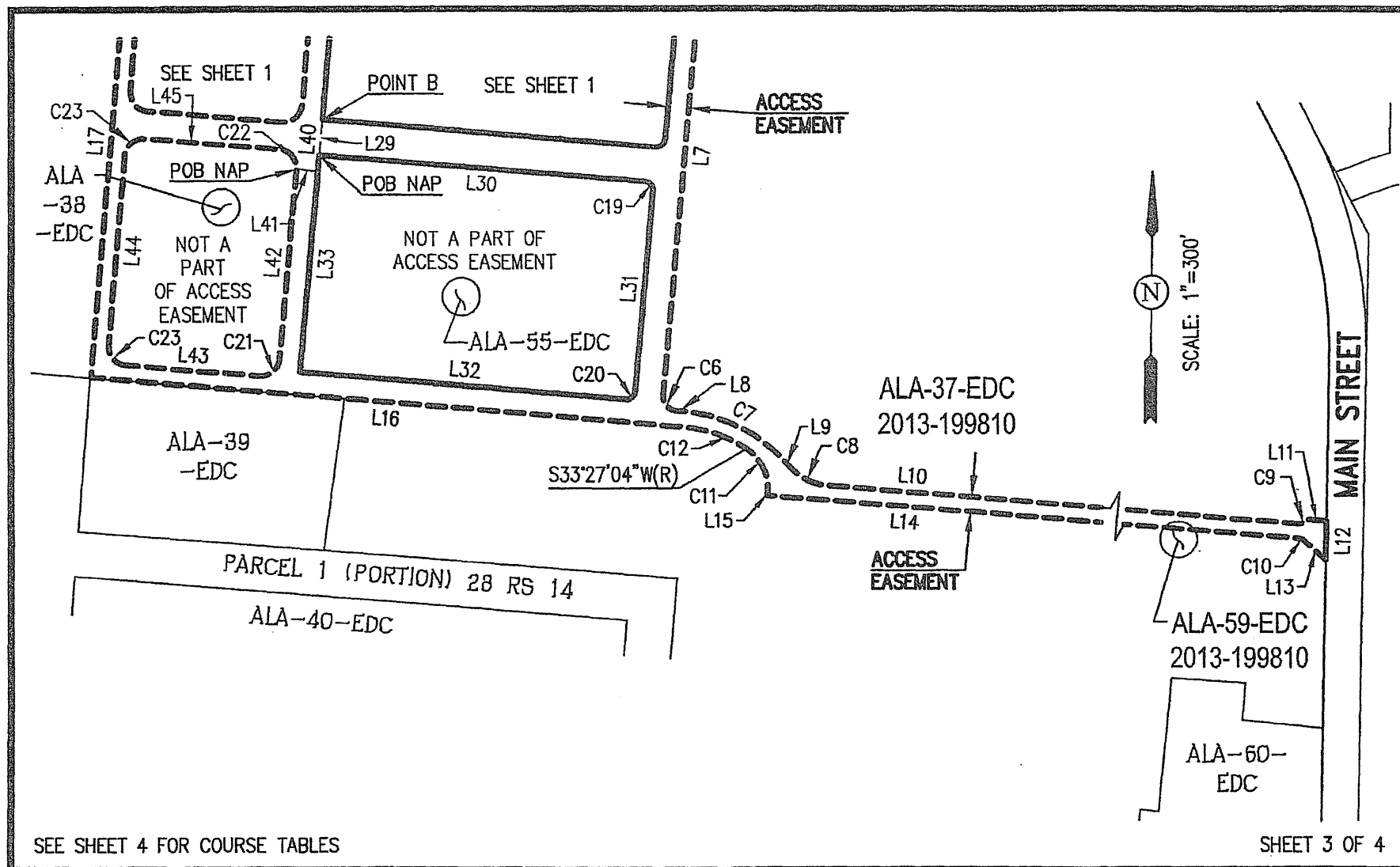
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 www.cbandg.com



PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Free recording requested pursuant to
Government Code Section 27383

WE HEREBY CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED

ON: 10/8/14 INSTRUMENT # 2014245281

COUNTY OF: Alameda

FIRST AMERICAN TITLE COMPANY

BY: [Signature]

RT Code 11922

NCS-653026-CC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

The undersigned grantor declares:

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the HOUSING AUTHORITY OF THE CITY OF ALAMEDA, a public body, corporate and politic ("Grantor"), hereby grants to the ALAMEDA UNIFIED SCHOOL DISTRICT, a California public school district ("Grantee"), all of Grantor's right, title and interest in and to that certain real property situated in the City of Alameda, County of Alameda, State of California, more particularly described in Exhibit A, and depicted in Exhibit B attached hereto and made a part hereof (the "Property"), TOGETHER WITH all buildings and improvements located thereon, and all rights, tenements, hereditaments, and appurtenances belonging thereto, or in any way appertaining, including fixtures, structures, mineral rights, water rights and any means of ingress and egress appurtenant thereto.

SUBJECT TO THE RESERVATION OF EASEMENTS, NOTICES, COVENANTS, RESTRICTIONS AND CONDITIONS, as described in the Quitclaim Deed with Reservation of Easements and Covenants, Restrictions and Conditions from the City of Alameda recorded October 8, 2014 as Instrument Number 2014-245280, Alameda County Records.

This Quit Claim Deed and its acceptance may be signed in counterparts.

GRANTOR:

Housing Authority of the City of Alameda, a public
body, corporate and politic

By:

[Signature]
Michael T. Pucci, Executive Director

STATE OF CALIFORNIA)

COUNTY OF ALAMEDA)

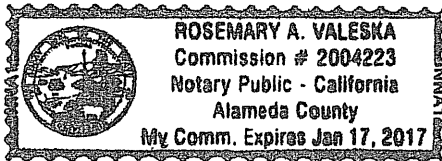
On Sept. 25, 2014, before me, Rosemary A. Valeska, Notary Public, personally appeared Michael T. Pucci, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rosemary A. Valeska
Notary Public

My Commission Expires: Jan. 17, 2017



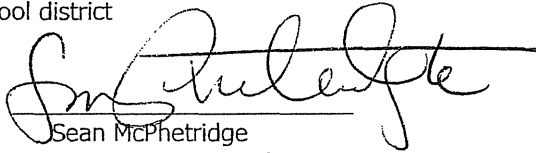
ACCEPTANCE

The Grantee hereby accepts this Quitclaim Deed and agrees to be bound by all of the agreements, covenants, conditions, restrictions and reservations contained therein.

Date: 10/1, 2014

Alameda Unified School District, a California public school district

By:

A handwritten signature in black ink, appearing to read "Sean McPhetridge", written over a horizontal line.

Sean McPhetridge
Interim Superintendent

STATE OF CALIFORNIA)

COUNTY OF ALAMEDA)

On 1st OCTOBER 2014, before me, AVA FANG, Notary Public, personally appeared SEAN MCPHETRIDGE, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

My Commission Expires: JAN. 23, 2015

Notary Public

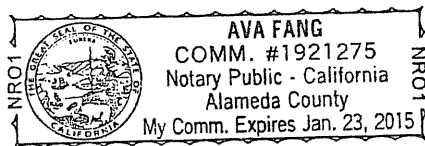


EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION
PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION
PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

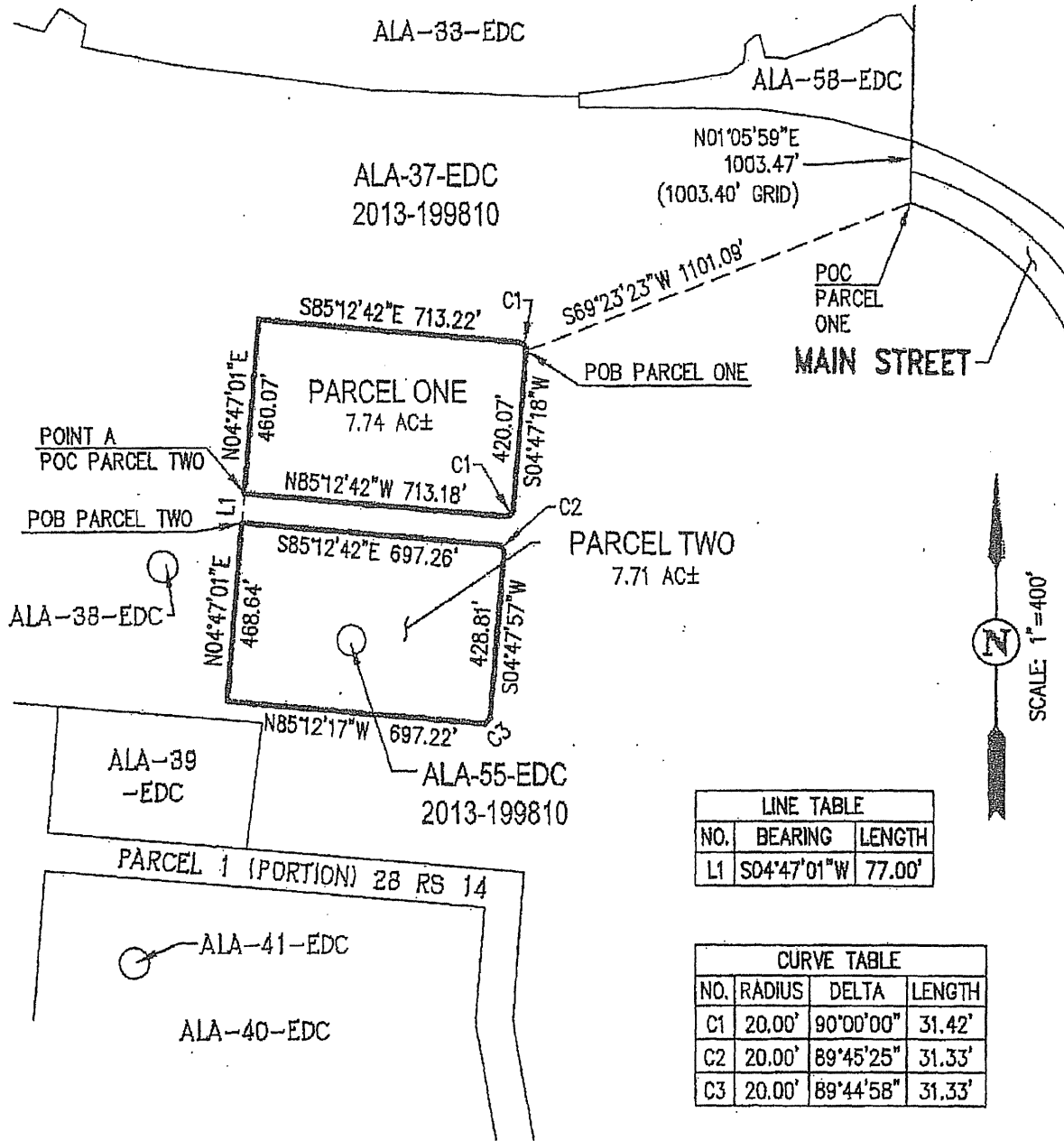
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

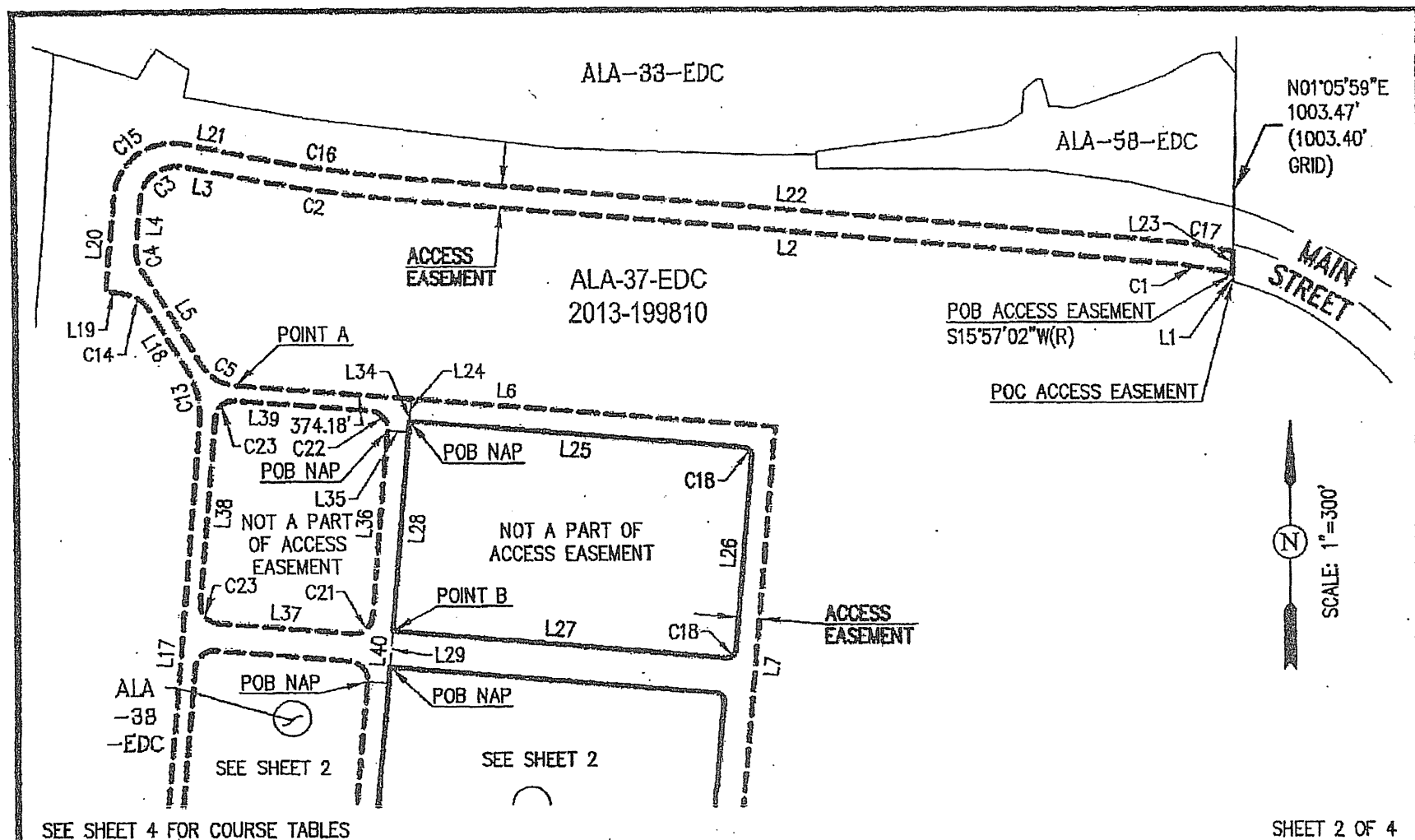
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

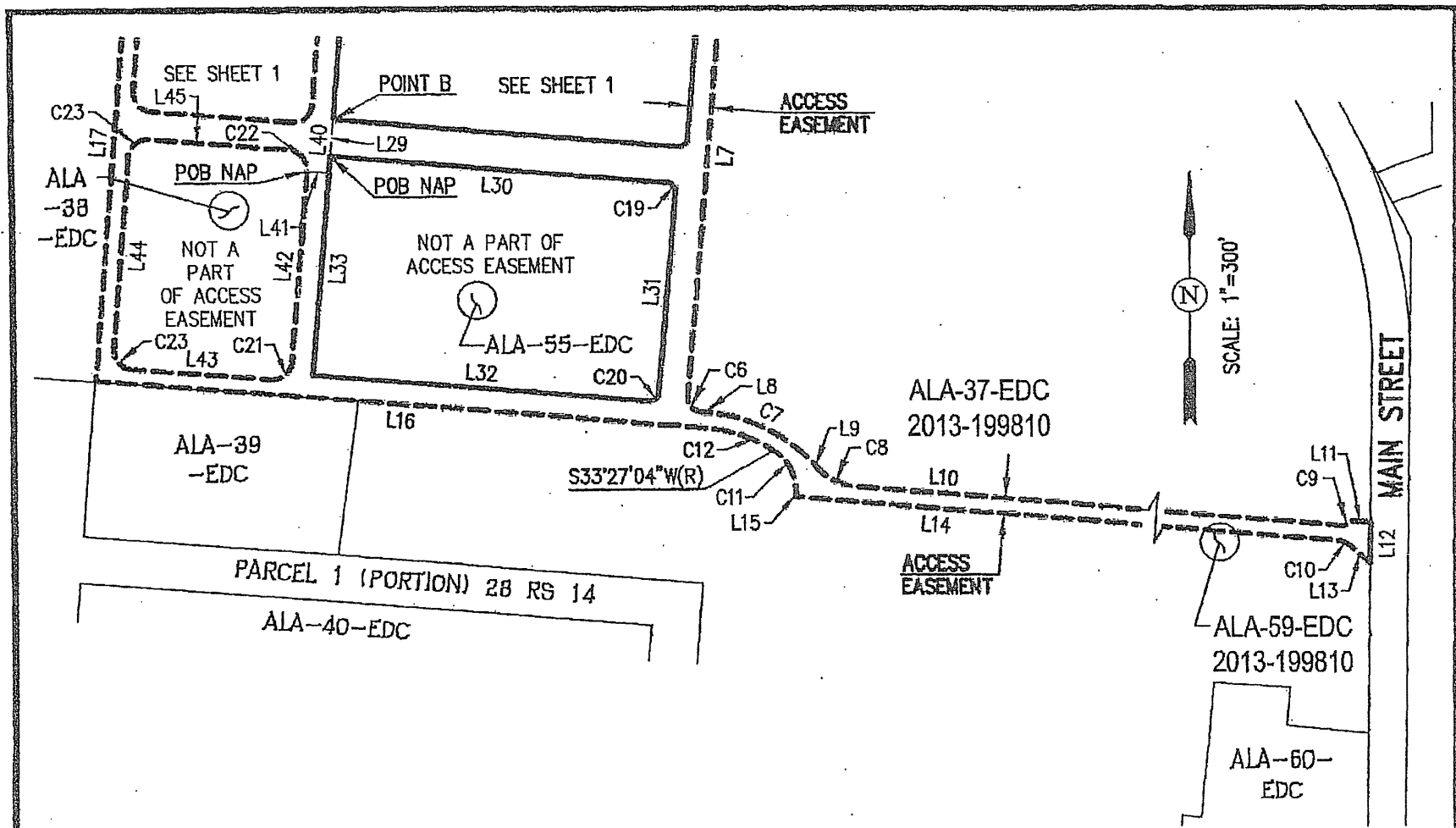
TELEPHONE: (925) 866-0322 www.cbandg.com



**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com



SEE SHEET 4 FOR COURSE TABLES

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

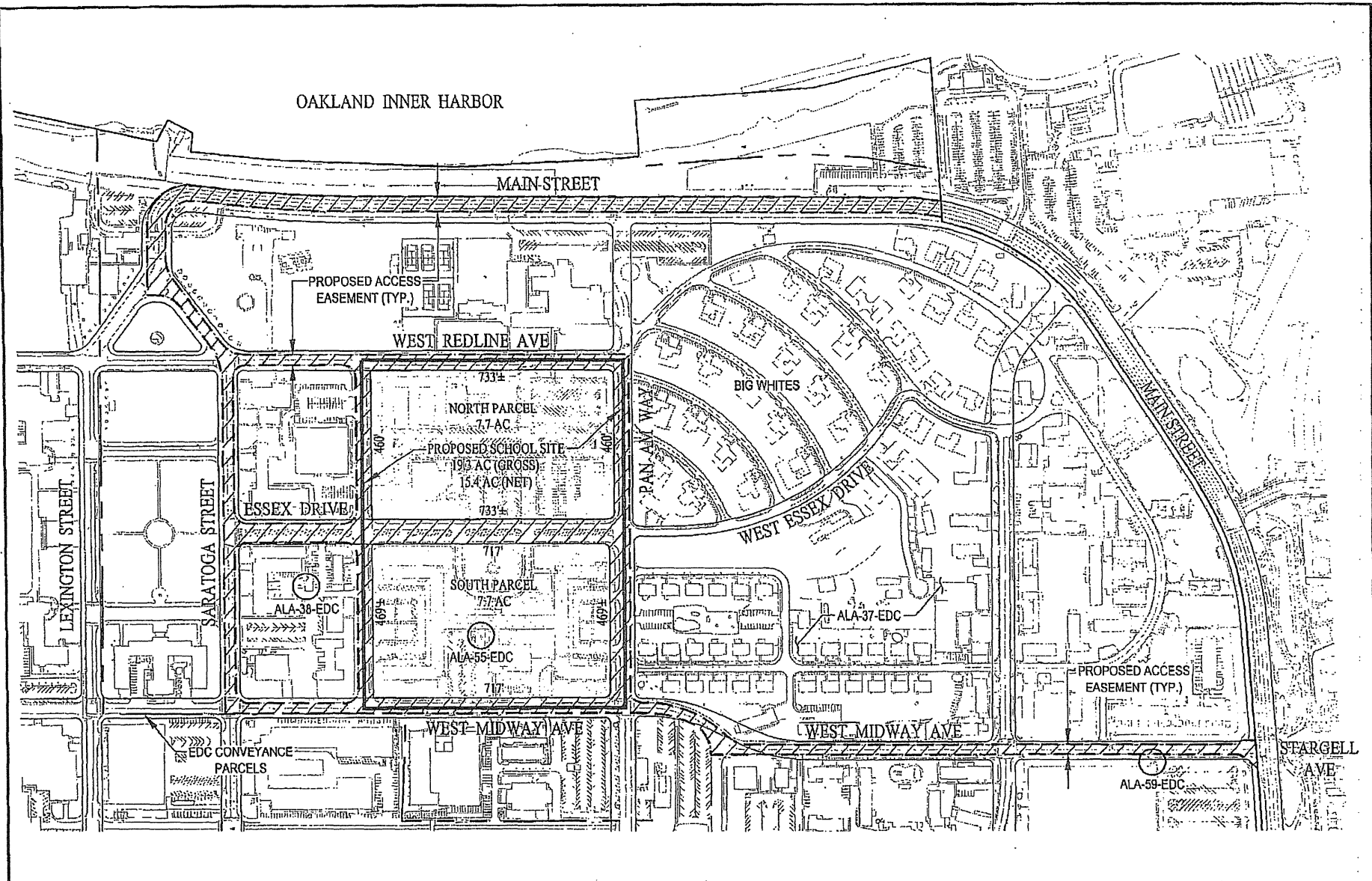
Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

2033 CAMINO RAMON, SUITE 250
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8878

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

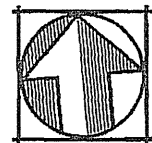
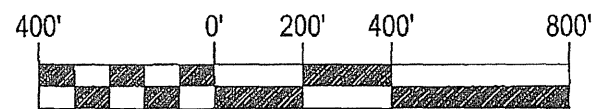
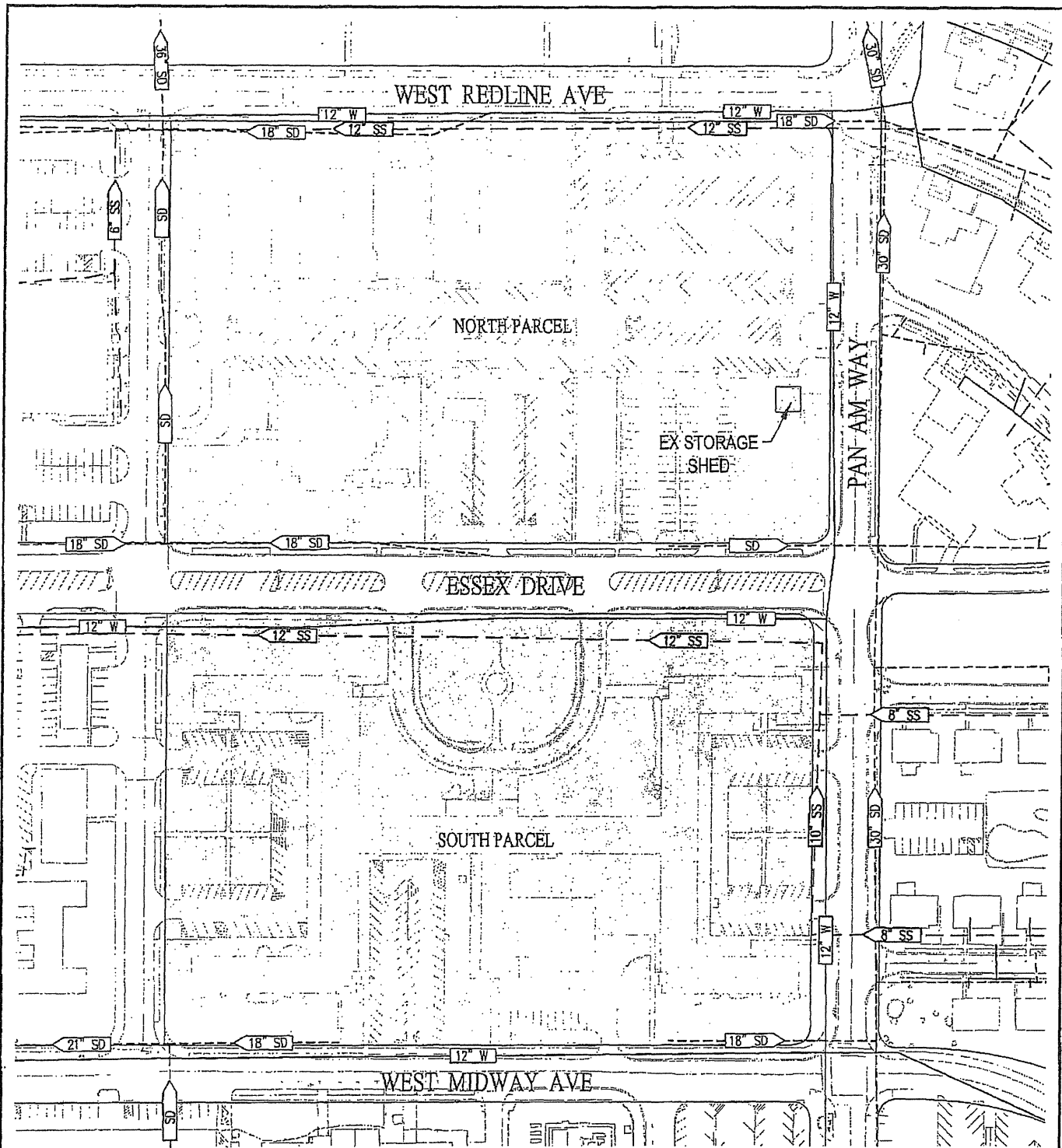


EXHIBIT C

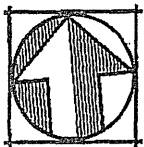
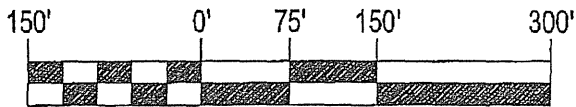
Public Utility Easements
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and
Gas Lines)

[Attached]



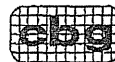
LEGEND

- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

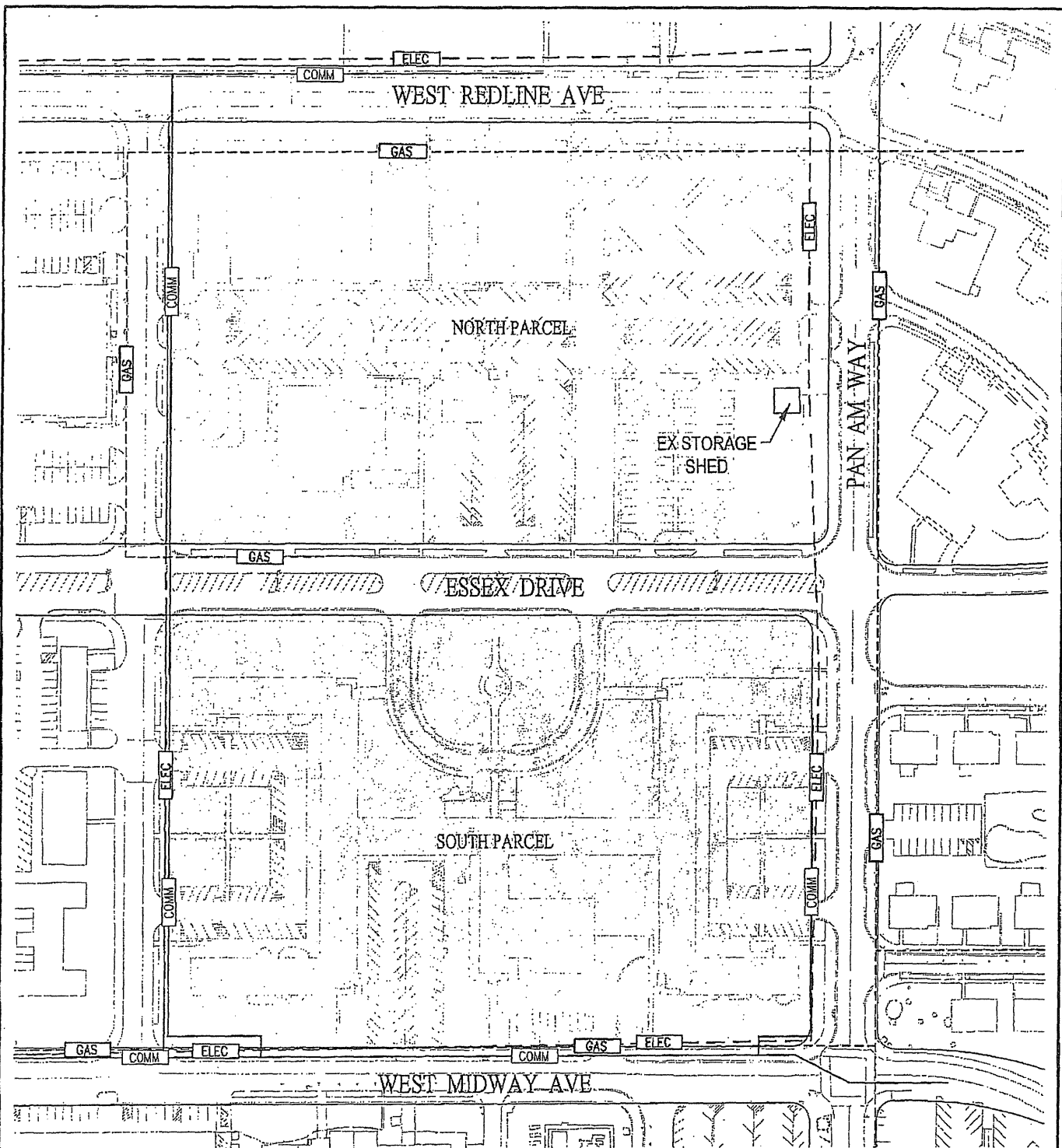
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

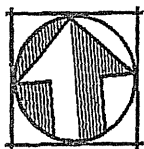
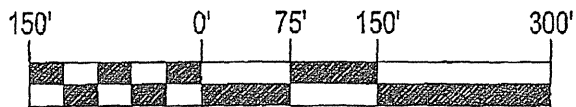
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 864-4576



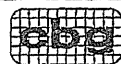
LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

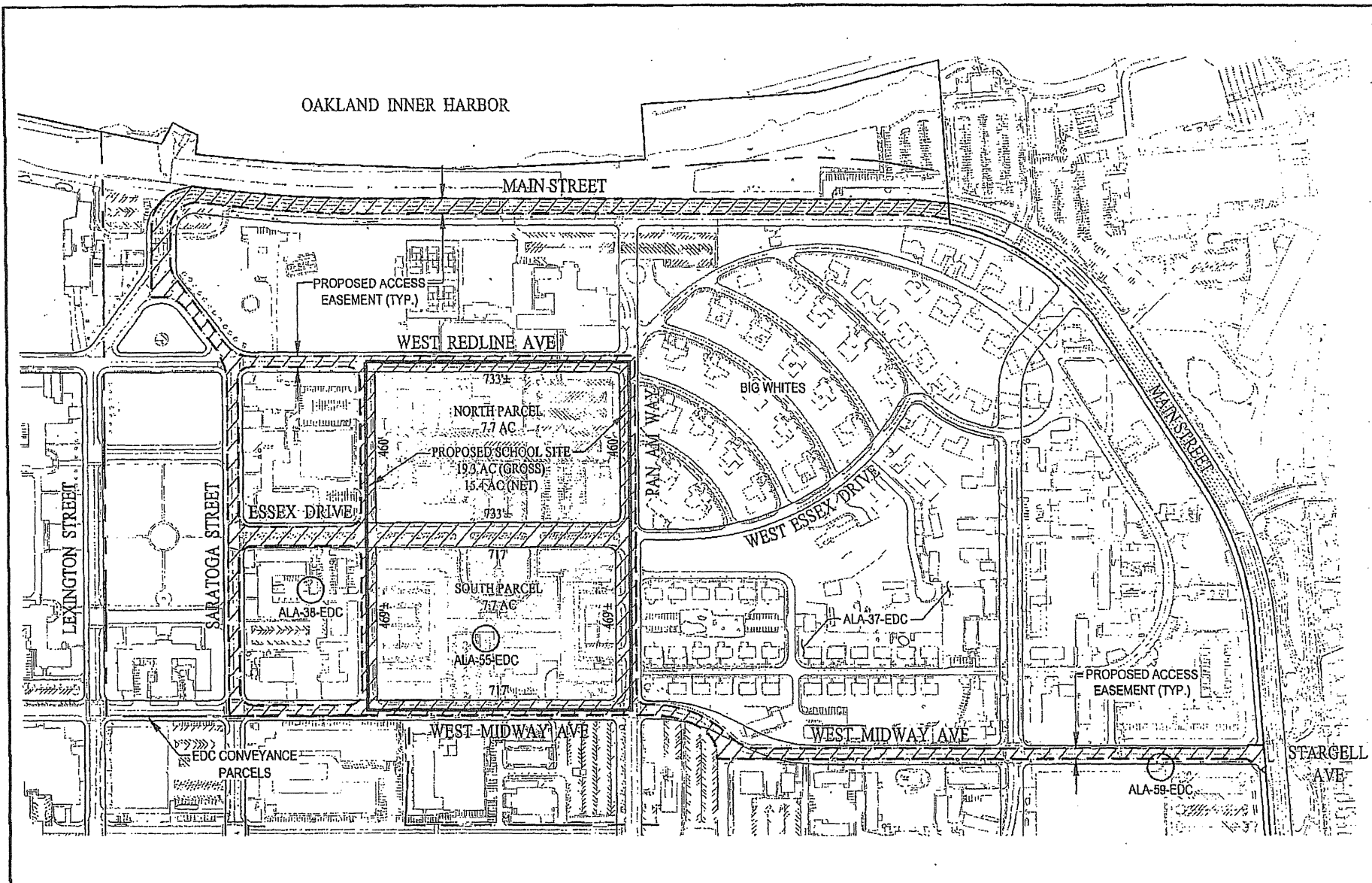
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0222
FAX (925) 866-8575



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

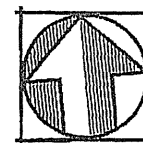
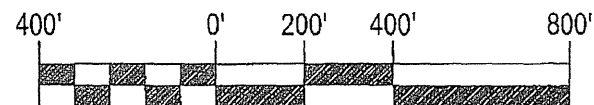
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

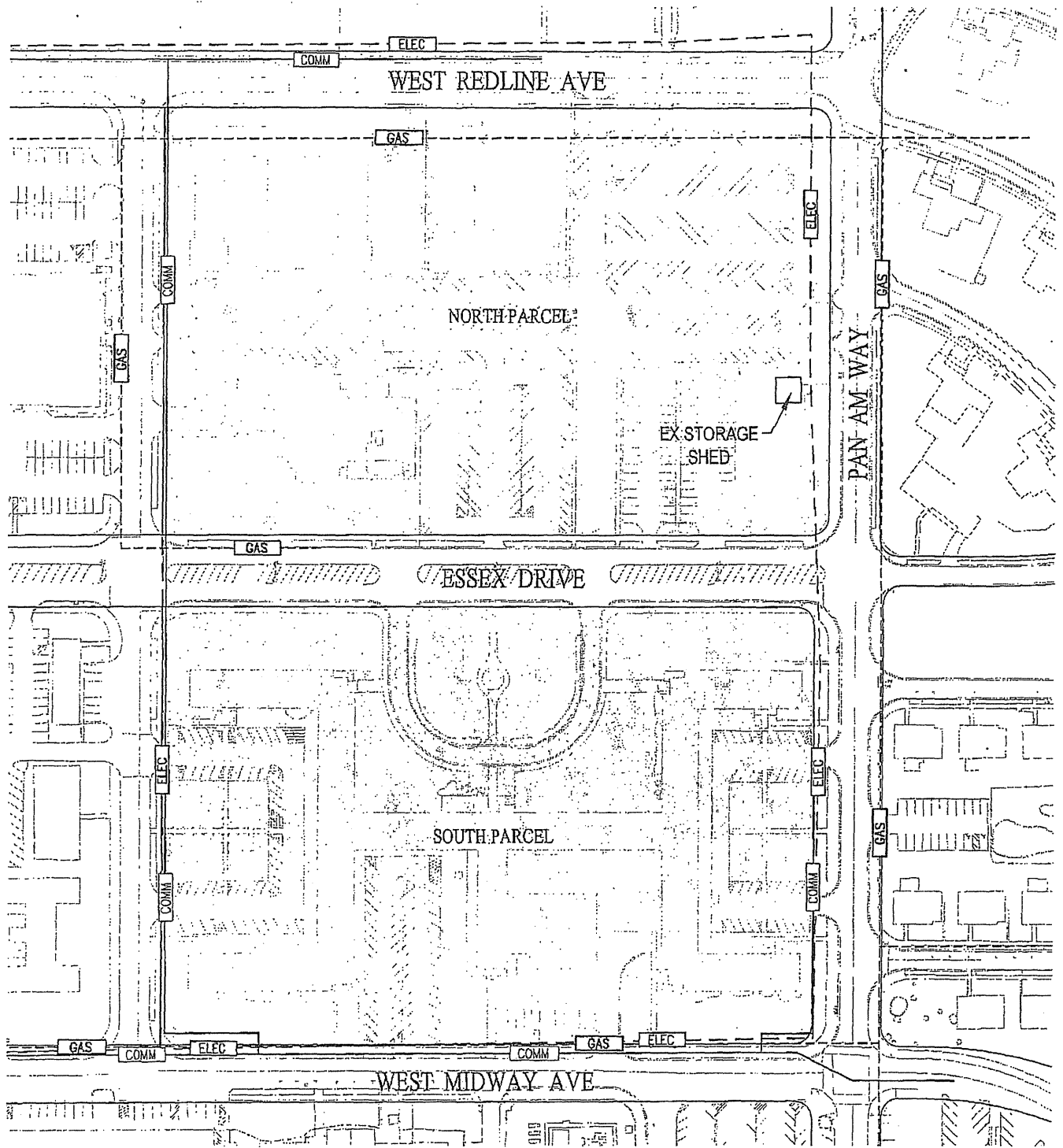
(925) 866-0322
FAX (925) 866-8575

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

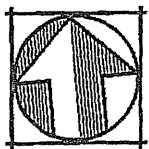
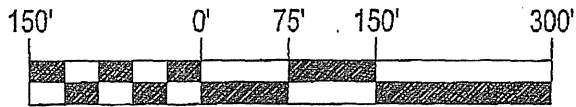
DATE: MAY 5, 2014 SCALE: 1" = 400'





LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

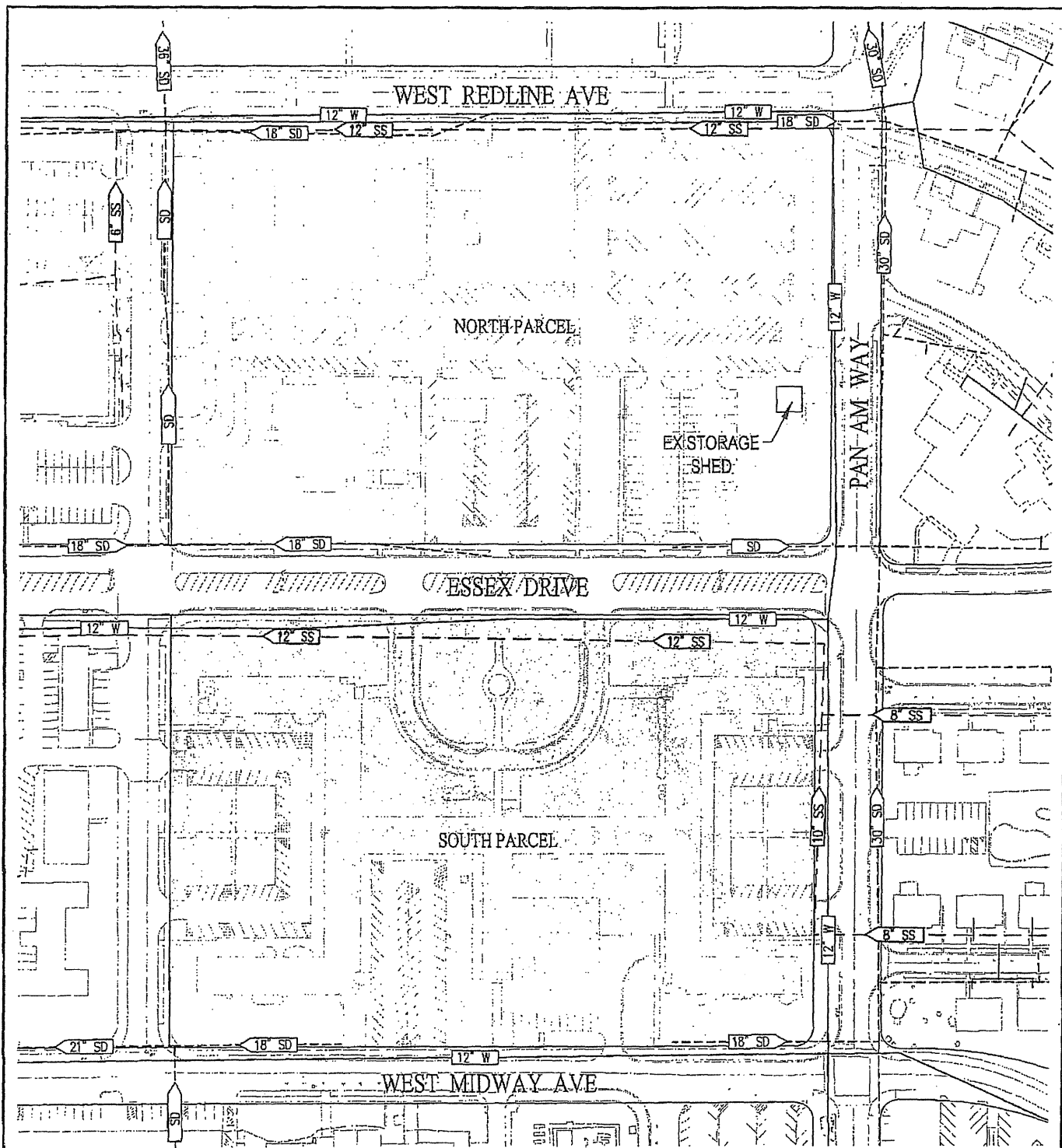
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

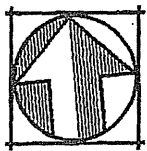
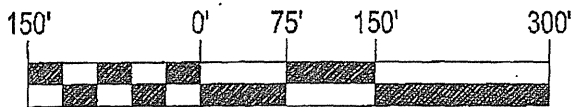
2830 CAMINO RAMON, SUITE 250
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



LEGEND

- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2533 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 885-0222
FAX (925) 888-4575

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501
Attn: General Counsel

ASSESSOR'S PARCEL NUMBER
See attached legal description

SELLER/TRANSFEROR
Housing Authority of the City of Alameda

BUYER'S DAYTIME TELEPHONE NUMBER
(510) 337-7188

BUYER'S EMAIL ADDRESS
cpimentel@alameda.k12.ca.us

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

20 acres at Alameda Point – see attached legal description

MAIL PROPERTY TAX INFORMATION TO (NAME)

Alameda Unified School District, ATTN: General Counsel

| | | | |
|---|---|-------------|-------------------|
| ADDRESS 2060 Challenger Drive | CITY Alameda | STATE CA | ZIP CODE 94501 |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. | MO | DAY |
| | | | YEAR |

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES ☐ NO ☒
- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) and grandchild(ren).
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- ☐ ☒ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
- ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
 - ☐ ☒ 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
 - ☐ ☒ 3. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- ☐ ☒ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☒ Other. Please explain: Pursuant to an Exchange Agreement between two public entities
- C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 0.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ 1,200,000 *plus value of exchange*
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a *low*
- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ n/a
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☒ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ n/a
- G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.


PART 4: PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- | | | |
|---|---|--|
| <input type="checkbox"/> Single-family residence | <input type="checkbox"/> Co-op/Own-your-own | <input type="checkbox"/> Manufactured home |
| <input type="checkbox"/> Multiple-family residence. Number of units: _____ | <input type="checkbox"/> Condominium | <input checked="" type="checkbox"/> Unimproved lot |
| <input checked="" type="checkbox"/> Other. Description: (i.e., timber, mineral, water rights, etc.) <u>Mostly vacant, but contains some old Navy housing units</u> | <input type="checkbox"/> Timeshare | <input type="checkbox"/> Commercial/Industrial |
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
☐ YES ☐ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☒ Average ☐ Fair ☐ Poor
- Please describe:

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

| | | |
|--|---------------------------|--|
| SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER  | DATE 10/1/14 | TELEPHONE (510) 533-7188 |
| NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Chad Pimentel | TITLED General Counsel | E-MAIL ADDRESS cpimentel@alameda.k12.ca.us |

The Assessor's office may contact you for additional information regarding this transaction.

EXHIBIT A

Legal Description of Property

[Attached]

MARCH 6, 2014
JOB NO.: 1087-010

LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISED OF TWO (2) PARCELS, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ALA-55-EDC AND A PORTION OF PARCEL ALA-37-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

COMMENCING AT A POINT ON THE BOUNDARY LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID BOUNDARY LINE, SOUTH 69°23'23" WEST 1,101.09 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, NORTH 04°47'01" EAST 460.07 FEET;

THENCE, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.74 ACRES OF LAND, MORE OR LESS.

PARCEL TWO

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

TOGETHER THEREWITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

BEING A PORTION OF PARCEL ALA-37-EDC AND PARCEL ALA-59-EDC, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 6, 2013, IN DOCUMENT NO. 2013-199810 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC, SAID POINT BEING A POINT ON THE EASTERN LINE OF PARCEL 1, AS SAID PARCEL 1 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, SAID POINT BEING THE SOUTHERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS, "NORTH 01°05'59" EAST 1,003.40 FEET", ON SHEET 7 OF 12 OF SAID RECORD OF SURVEY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERN LINE, NORTH 01°05'59" EAST 16.40 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

LEGAL DESCRIPTION
PAGE 3 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERN LINE, ALONG THE ARC OF A NON-TANGENT 716.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 15°57'02" WEST, THROUGH A CENTRAL ANGLE OF 10°57'02", AN ARC DISTANCE OF 136.94 FEET;

THENCE, NORTH 85°00'00" WEST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,248.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 380.66 FEET;

THENCE, NORTH 78°17'10" WEST 93.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 80.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 134.70 FEET;

THENCE, SOUTH 05°14'41" WEST 103.77 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°26'48", AN ARC DISTANCE OF 54.07 FEET;

THENCE, SOUTH 31°12'07" EAST 251.43 FEET;

THENCE, ALONG THE ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 84.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE, FROM SAID POINT A, SOUTH 85°12'42" EAST 1,151.90 FEET;

THENCE, SOUTH 04°47'18" WEST 1,040.21 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET;

THENCE, SOUTH 85°12'42" EAST 15.60 FEET;

THENCE, ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET;

THENCE, SOUTH 43°19'44" EAST 31.90 FEET;

THENCE, ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 76.75 FEET;

LEGAL DESCRIPTION
PAGE 4 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, SOUTH 85°12'42" EAST 1,467.62 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74°32'02", AN ARC DISTANCE OF 19.51 FEET;

THENCE, SOUTH 85°12'42" EAST 44.35 FEET TO A POINT ON THE EASTERN LINE OF SAID PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 00°33'45" WEST 86.12 FEET;

THENCE, LEAVING SAID EASTERN LINE, NORTH 47°37'35" WEST 60.11 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET;

THENCE, NORTH 85°12'42" WEST 1,585.90 FEET;

THENCE, NORTH 04°47'18" EAST 7.47 FEET;

THENCE, ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET;

THENCE, NORTH 85°12'42" WEST 1,268.31 FEET;

THENCE, NORTH 04°47'18" EAST 1,016.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°59'25", AN ARC DISTANCE OF 125.63 FEET;

THENCE, NORTH 31°12'07" WEST 146.53 FEET;

THENCE, ALONG THE ARC OF A TANGENT 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°00'35", AN ARC DISTANCE OF 80.13 FEET;

THENCE, NORTH 85°12'42" WEST 29.27 FEET;

THENCE, NORTH 05°14'41" EAST 213.89 FEET;

LEGAL DESCRIPTION
PAGE 5 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 96°28'09", AN ARC DISTANCE OF 210.46 FEET;

THENCE, SOUTH 78°17'10" EAST 104.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 3,201.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'50", AN ARC DISTANCE OF 375.09 FEET;

THENCE, SOUTH 85°00'00" EAST 1,638.48 FEET;

THENCE, ALONG THE ARC OF A TANGENT 764.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'29", AN ARC DISTANCE OF 133.45 FEET TO A POINT ON SAID EASTERN LINE OF PARCEL ALA-37-EDC;

THENCE, ALONG SAID EASTERN LINE, SOUTH 01°05'59" WEST 49.03 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 49.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 713.22 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, SOUTH 04°47'18" WEST 420.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;

THENCE, NORTH 85°12'42" WEST 713.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE, FROM SAID POINT B, NORTH 04°47'01" EAST 460.07 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION
PAGE 6 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 77.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 85°12'42" EAST 697.26 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°45'25", AN ARC DISTANCE OF 31.33 FEET;

THENCE, SOUTH 04°47'57" WEST 428.81 FEET;

THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, NORTH 85°12'17" WEST 697.22 FEET;

THENCE, NORTH 04°47'01" EAST 468.64 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT A;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 85°12'42" EAST 374.18 FEET;

THENCE, SOUTH 04°47'18" WEST 72.99 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.03 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.07 FEET;

LEGAL DESCRIPTION
PAGE 7 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 287.99 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC DISTANCE OF 62.83 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE POINT HEREINABOVE REFERRED TO AS POINT B;

THENCE, FROM SAID POINT OF COMMENCEMENT, SOUTH 04°47'01" WEST 111.49 FEET;

THENCE, NORTH 85°12'59" WEST 45.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 04°47'01" WEST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'17", AN ARC DISTANCE OF 62.84 FEET;

THENCE, NORTH 85°12'42" WEST 288.07 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, NORTH 04°47'18" EAST 409.64 FEET;

THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;

THENCE, SOUTH 85°12'42" EAST 288.04 FEET;

LEGAL DESCRIPTION
PAGE 8 OF 8

MARCH 6, 2014
JOB NO.: 1087-010

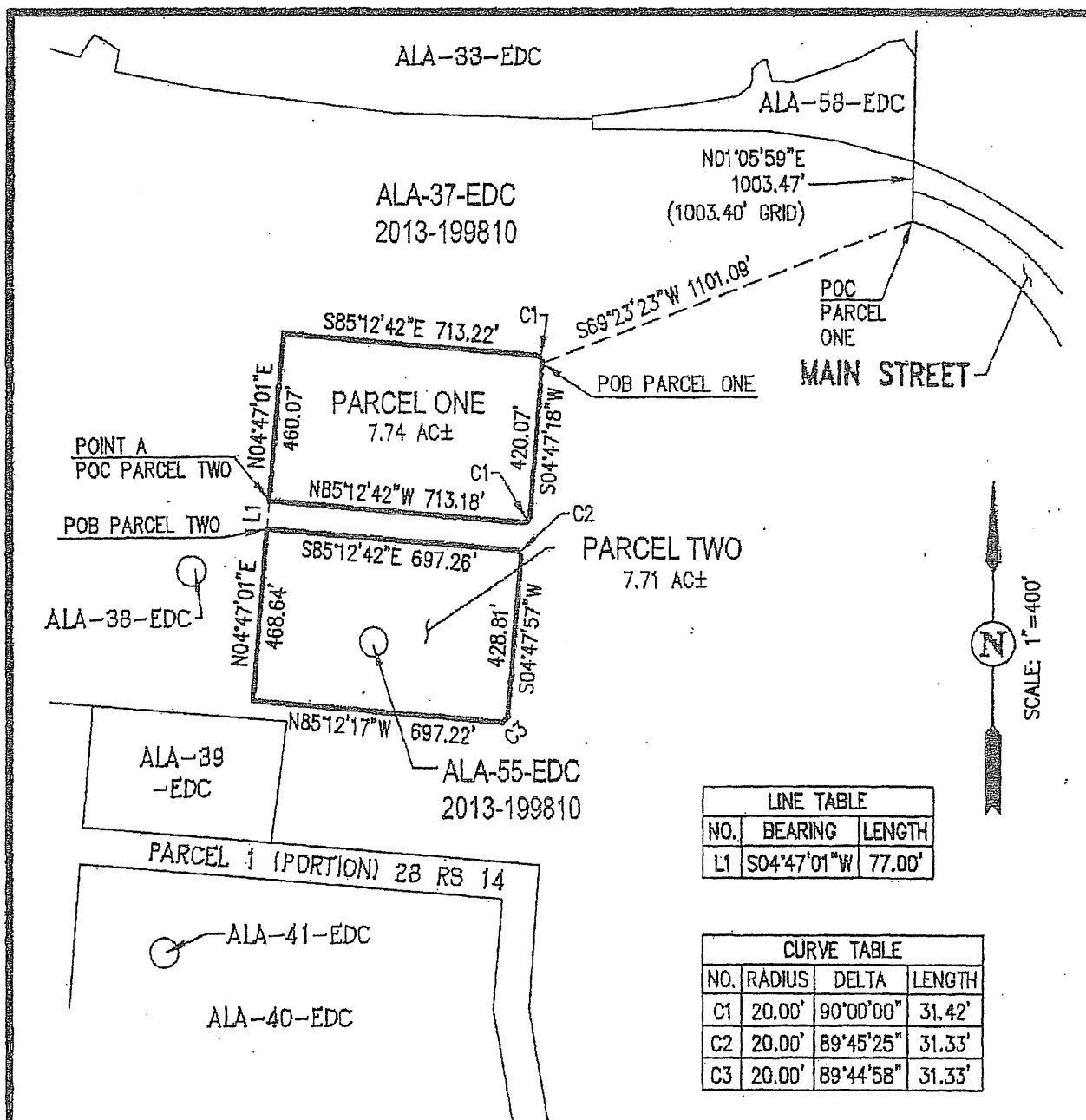
THENCE, ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'43''$, AN ARC DISTANCE OF 62.83
FEET TO SAID POINT OF BEGINNING.

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

END OF DESCRIPTION



Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



PLAT TO ACCOMPANY LEGAL DESCRIPTION
PARCEL ALA-55-EDC AND PARCEL ALA-37-EDC (PORTION) (2013-199810)
ALAMEDA, CALIFORNIA

MARCH 6, 2014

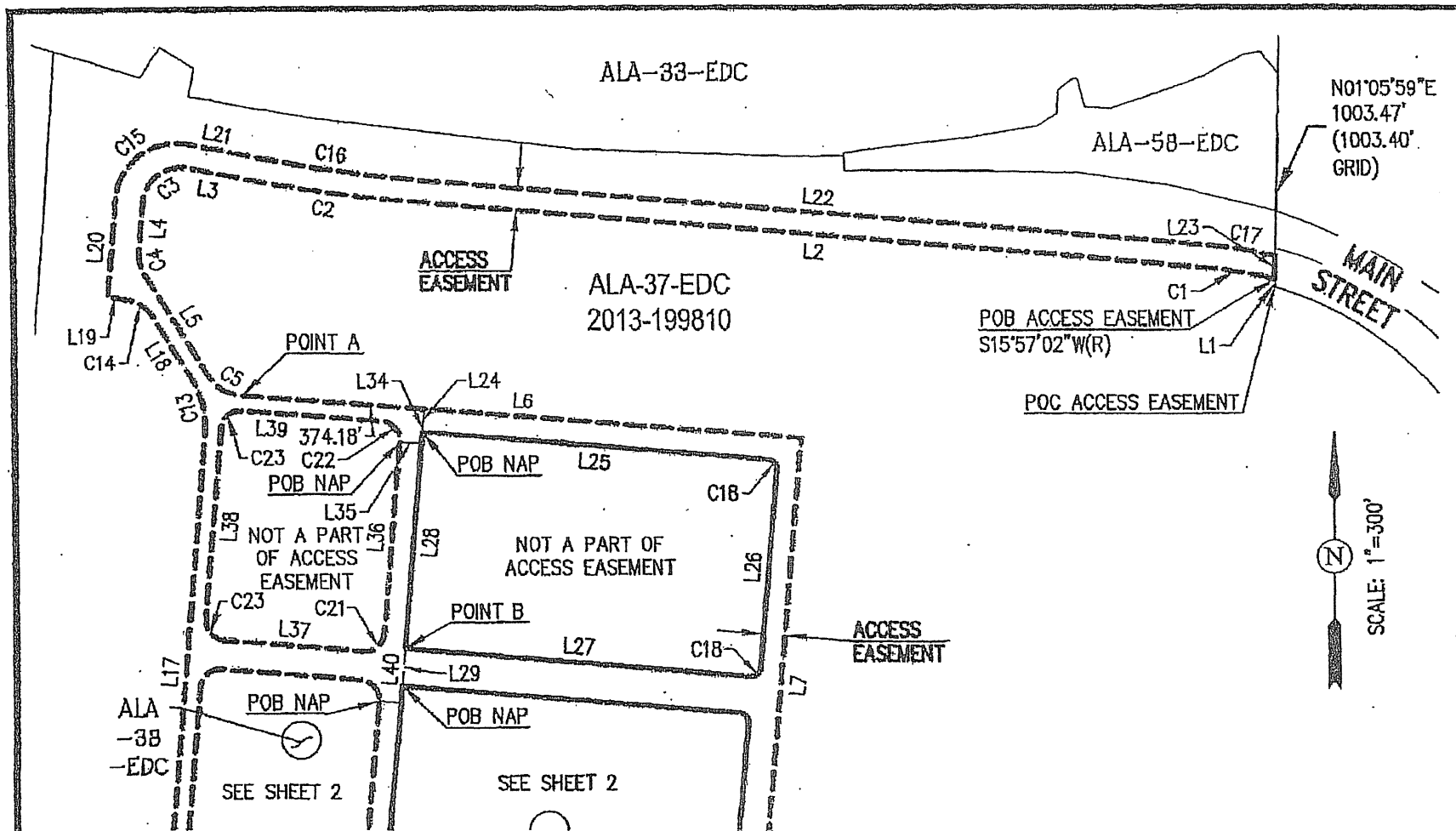
SHEET 1 OF 4

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON ROAD, SUITE 350, SAN RAMON, CALIFORNIA 94583

TELEPHONE: (925) 866-0322 www.cbandg.com



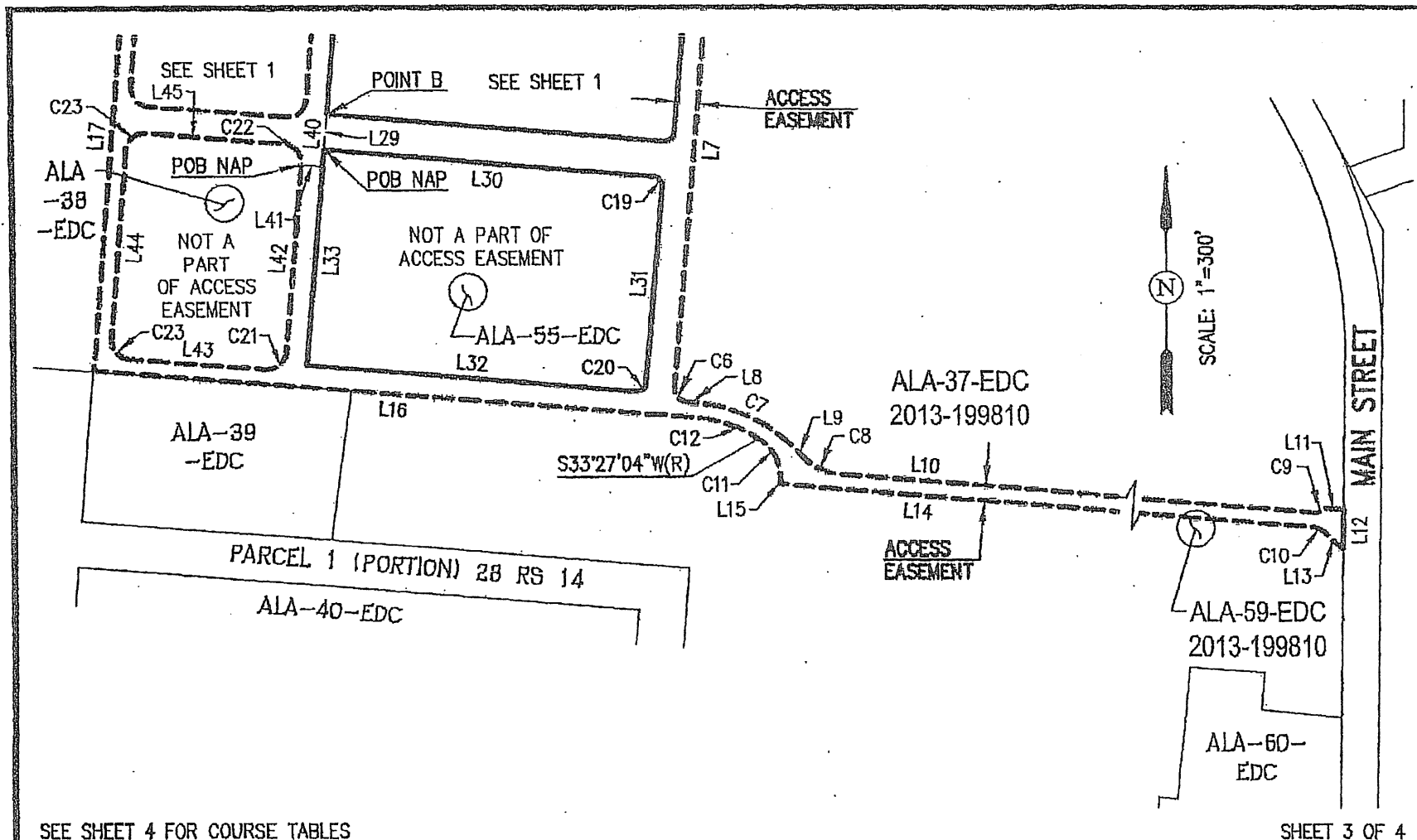
SEE SHEET 4 FOR COURSE TABLES

SHEET 2 OF 4

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com



SEE SHEET 4 FOR COURSE TABLES

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014

Carlson, Barbee, & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
 TELEPHONE: (925) 866-0322 www.cbandg.com

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L1 | N01°05'59"E | 16.40' |
| L2 | N85°00'00"W | 1638.48' |
| L3 | N78°17'10"W | 93.79' |
| L4 | S05°14'41"W | 103.77' |
| L5 | S31°12'07"E | 251.43' |
| L6 | S85°12'42"E | 1151.90' |
| L7 | S04°47'18"W | 1040.21' |
| L8 | S85°12'42"E | 15.60' |
| L9 | S43°19'44"E | 31.90' |
| L10 | S85°12'42"E | 1467.62' |
| L11 | S85°12'42"E | 44.35' |
| L12 | S00°33'45"W | 86.12' |
| L13 | N47°37'35"W | 60.11' |
| L14 | N85°12'42"W | 1585.90' |
| L15 | N04°47'18"E | 7.47' |
| L16 | N85°12'42"W | 1268.31' |
| L17 | N04°47'18"E | 1016.79' |
| L18 | N31°12'07"W | 146.53' |
| L19 | N85°12'42"W | 29.27' |
| L20 | N05°14'41"E | 213.89' |

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | LENGTH |
| L21 | S78°17'10"E | 104.64' |
| L22 | S85°00'00"E | 1638.48' |
| L23 | S01°05'59"W | 49.03' |
| L24 | S04°47'18"W | 49.50' |
| L25 | S85°12'42"E | 713.22' |
| L26 | S04°47'18"W | 420.07' |
| L27 | N85°12'42"W | 713.18' |
| L28 | N04°47'01"E | 460.07' |
| L29 | S04°47'01"W | 77.00' |
| L30 | S85°12'42"E | 697.26' |
| L31 | S04°47'57"W | 428.81' |
| L32 | N85°12'17"W | 697.22' |
| L33 | N04°47'01"E | 468.64' |
| L34 | S04°47'13"W | 72.99' |
| L35 | N85°12'59"W | 45.00' |
| L36 | S04°47'01"W | 409.07' |
| L37 | N85°12'42"W | 288.03' |
| L38 | N04°47'18"E | 409.07' |
| L39 | S85°12'42"E | 287.99' |
| L40 | S04°47'01"W | 111.49' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L40 | S04°47'01"W | 111.49' |
| L41 | N85°12'59"W | 45.00' |
| L42 | S04°47'01"W | 409.64' |
| L43 | N85°12'42"W | 288.07' |
| L44 | N04°47'18"E | 409.64' |
| L45 | S85°12'42"E | 288.04' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 716.50' | 10°57'02" | 136.94' |
| C2 | 3248.50' | 06°42'50" | 380.66' |
| C3 | 80.00' | 96°28'09" | 134.70' |
| C4 | 85.00' | 36°26'48" | 54.07' |
| C5 | 90.00' | 54°00'35" | 84.84' |
| C6 | 30.00' | 90°00'00" | 47.12' |
| C7 | 328.00' | 41°52'58" | 239.77' |
| C8 | 105.00' | 41°52'58" | 76.75' |
| C9 | 15.00' | 74°32'02" | 19.51' |
| C10 | 30.00' | 37°35'07" | 19.68' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C11 | 100.00' | 61°20'14" | 107.05' |
| C12 | 295.50' | 28°39'46" | 147.83' |
| C13 | 200.00' | 35°59'25" | 125.63' |
| C14 | 85.00' | 54°00'35" | 80.13' |
| C15 | 125.00' | 96°28'09" | 210.46' |
| C16 | 3201.00' | 06°42'50" | 375.09' |
| C17 | 764.00' | 10°00'29" | 133.45' |
| C18 | 20.00' | 90°00'00" | 31.42' |
| C19 | 20.00' | 89°45'25" | 31.33' |
| C20 | 20.00' | 89°44'58" | 31.33' |
| C21 | 40.00' | 90°00'17" | 62.84' |
| C22 | 40.00' | 89°59'43" | 62.83' |
| C23 | 40.00' | 90°00'00" | 62.83' |

SHEET 4 OF 4

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
ACCESS EASEMENT
PARCELS ALA-37-EDC AND ALA-59-EDC (2013-199810)
ALAMEDA, CALIFORNIA
MARCH 6, 2014**

Carlson, Barbee, & Gibson, Inc.

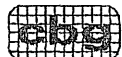
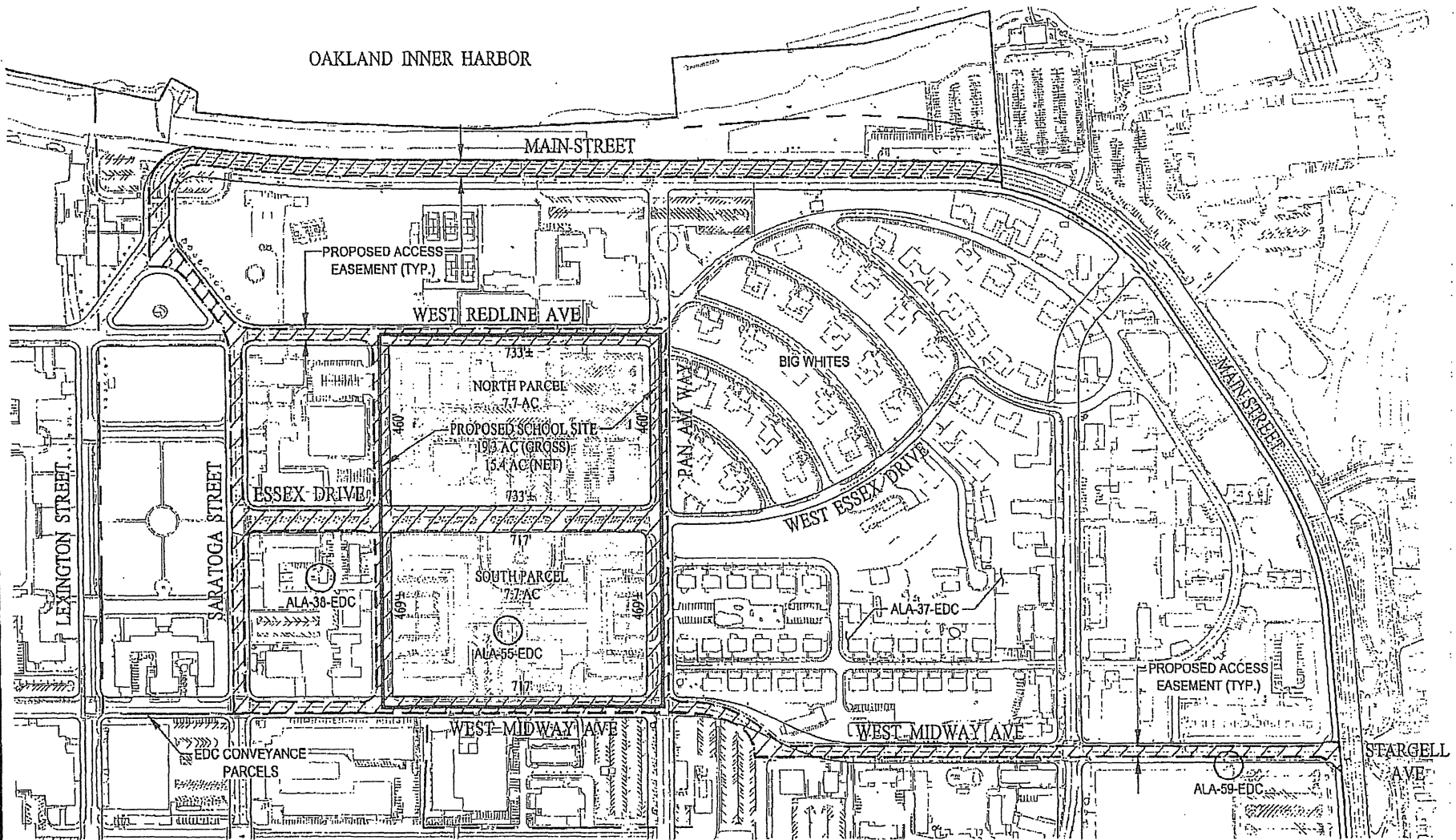
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583
TELEPHONE: (925) 866-0322 www.cbandg.com

EXHIBIT B

Map of Property

[Attached]

OAKLAND INNER HARBOR



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

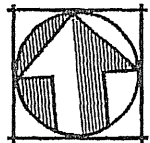
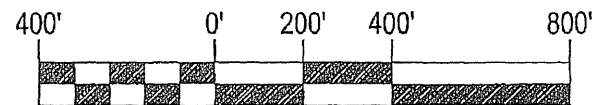
2033 CAMINO RAMON, SUITE 200
SAN RAMON, CALIFORNIA 94583

(925) 860-0331
FAX (925) 860-0370

ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

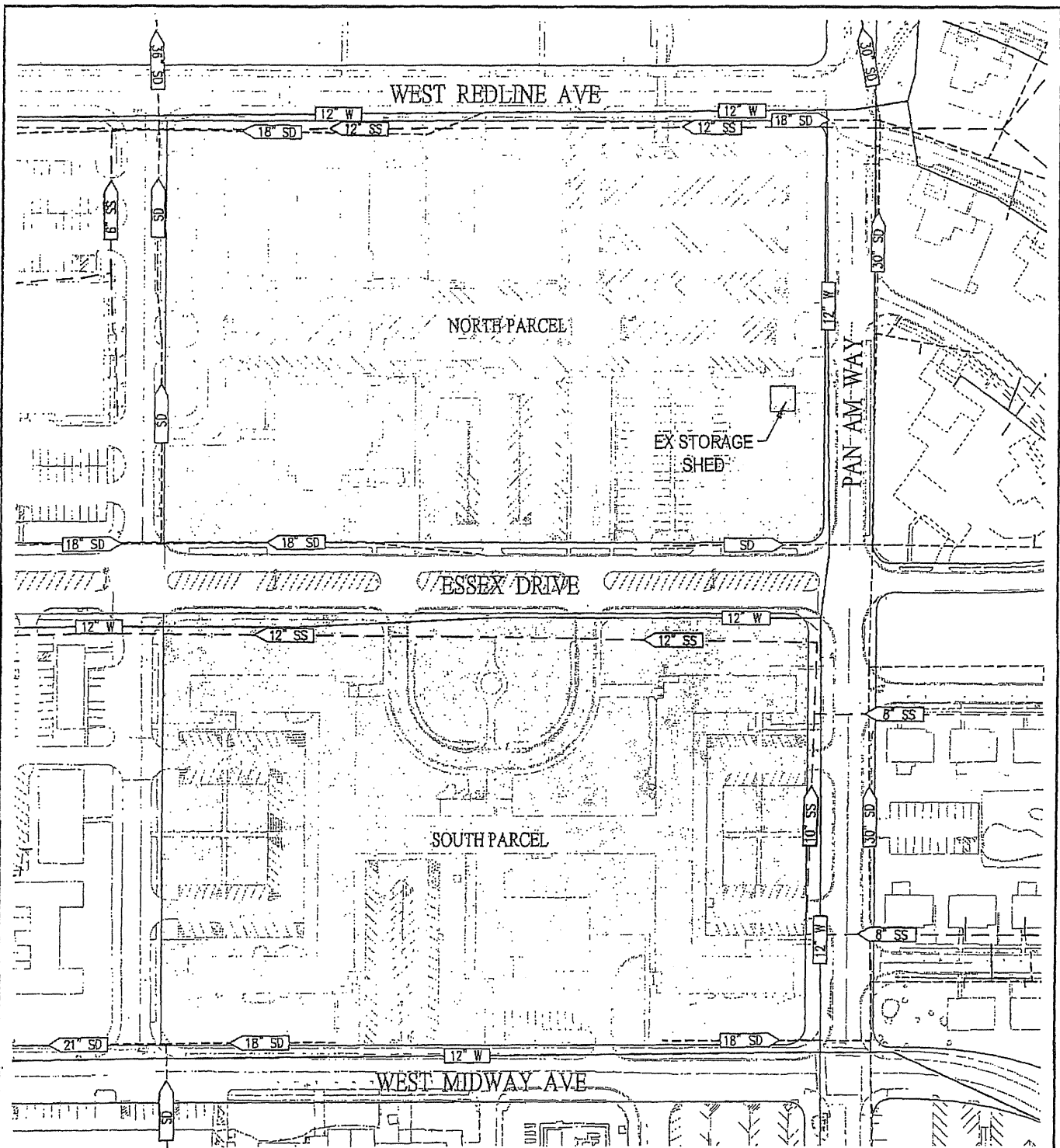


G:\1087-10\ACAD-10\EXHIBITS\SCHOOL SITE\EXB_EXHIBIT B (ZOOMED).DWG



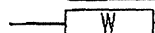
EXHIBIT C

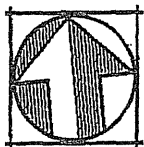
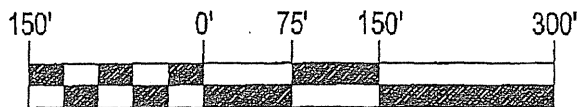
Public Utility Easements
(Storm Drains, Sanitary Sewers, Water Pipes, Communication Lines, Electrical Lines and
Gas Lines)

[Attached]



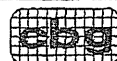
LEGEND

-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

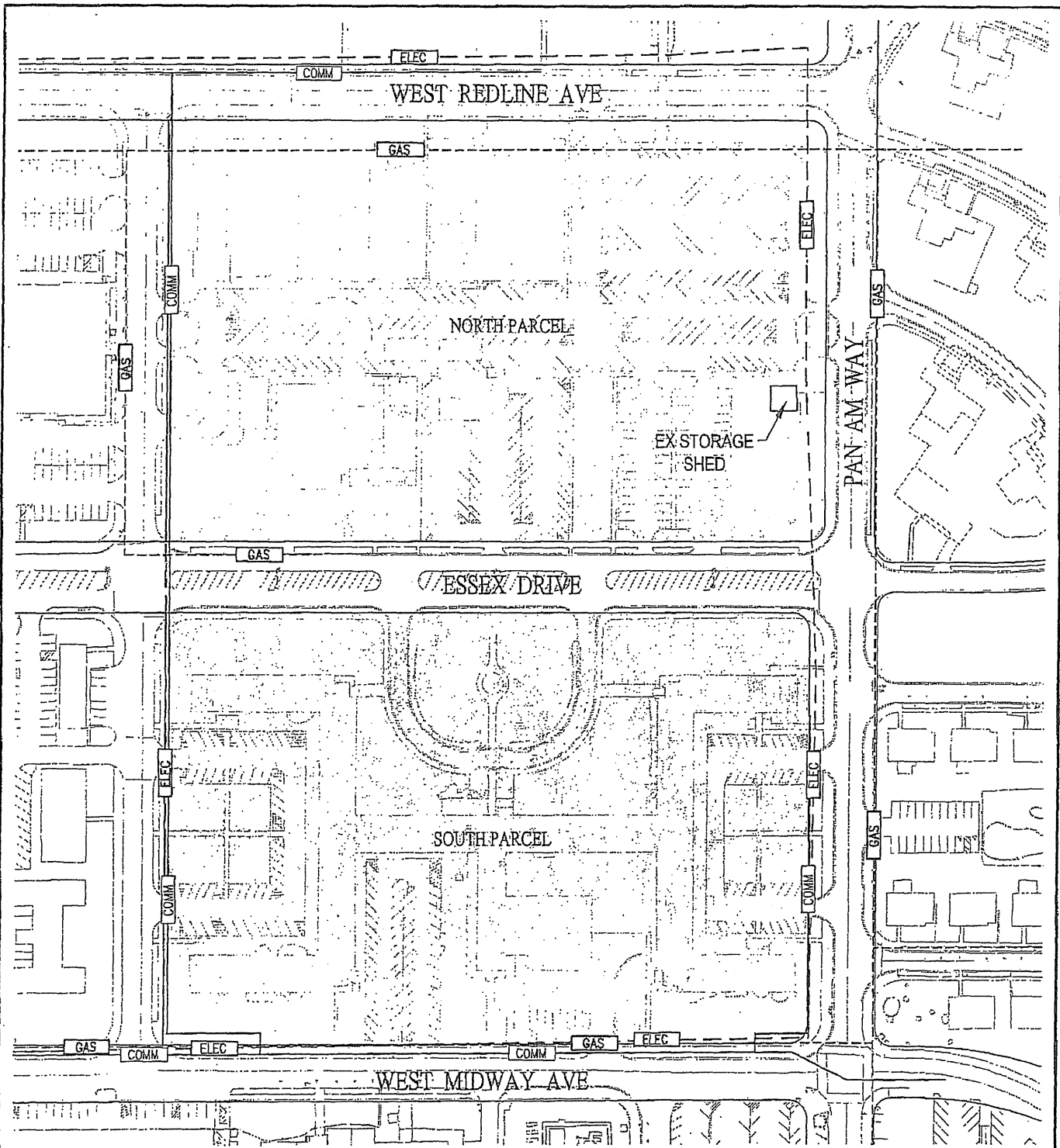
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

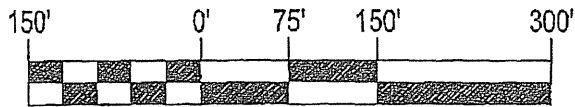
2025 CANINO PARK, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-8576



LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

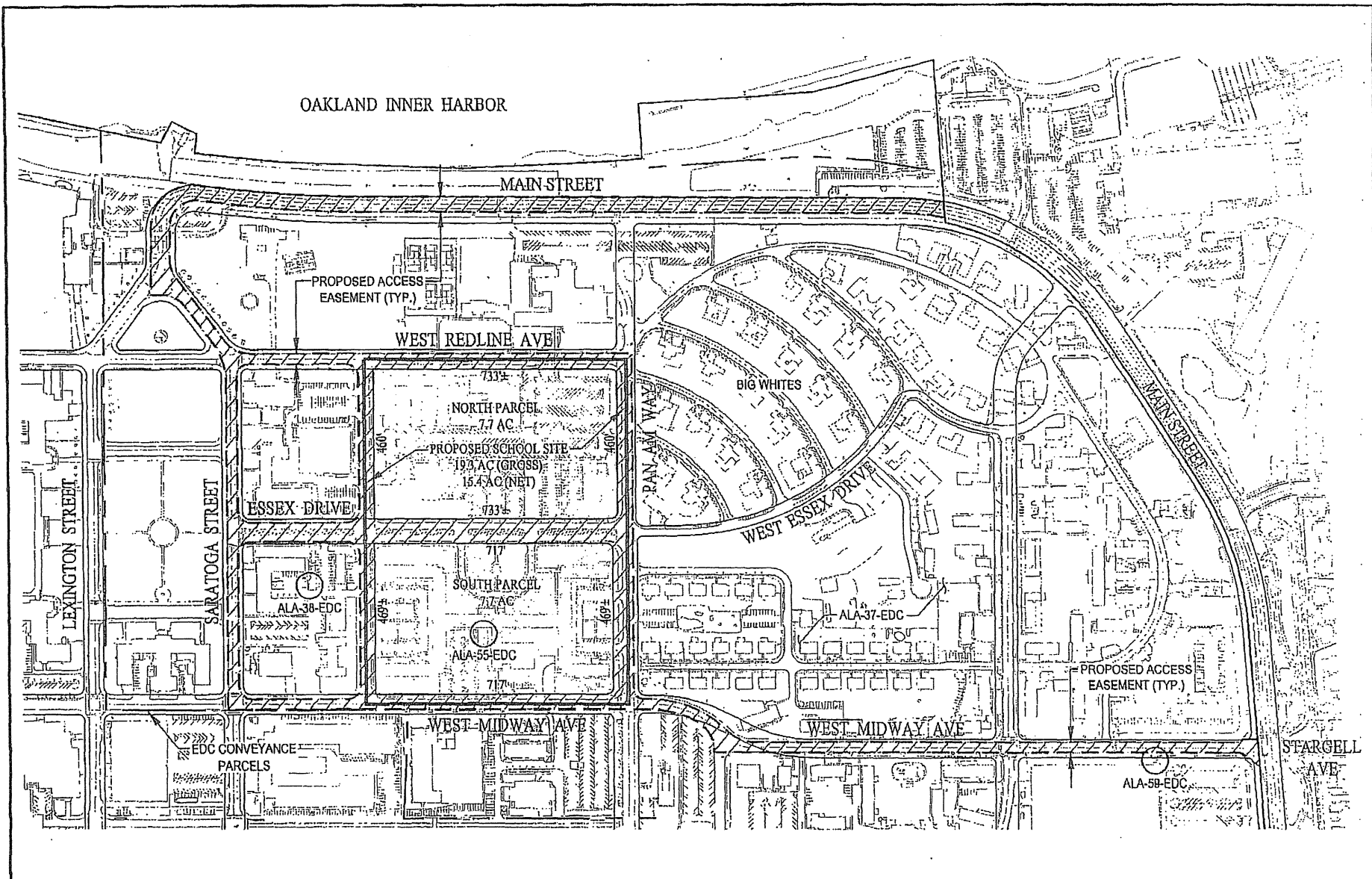
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CHABINO RANCHO, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 856-0222
FAX (925) 856-5575



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

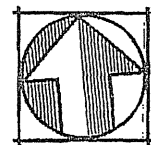
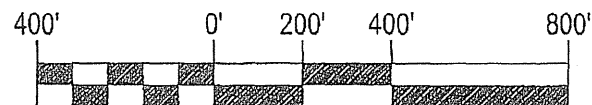
2033 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0332
FAX (925) 866-0575

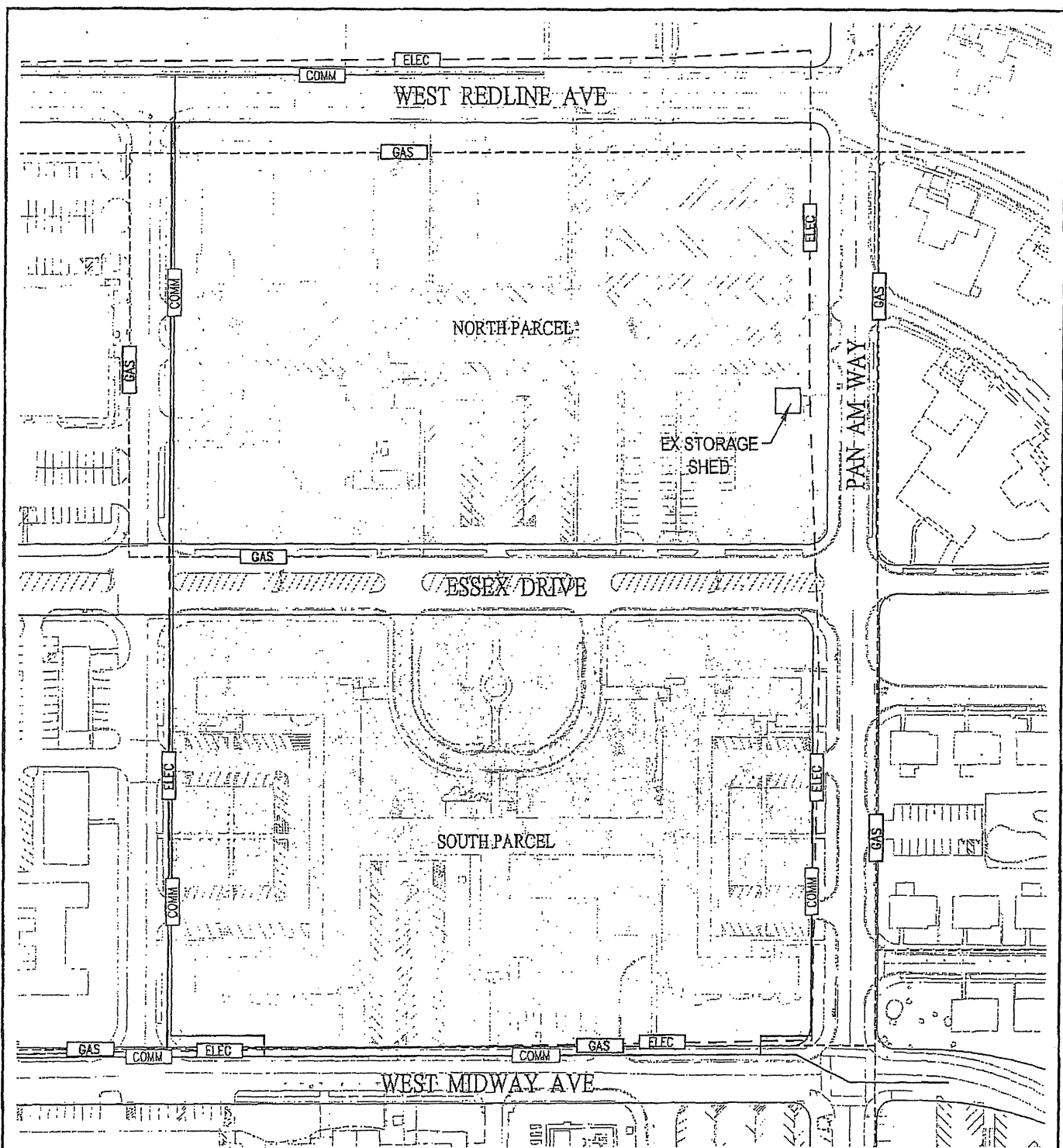
ALAMEDA POINT EXHIBIT B

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: MAY 5, 2014 SCALE: 1" = 400'

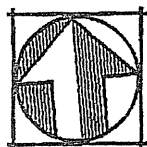
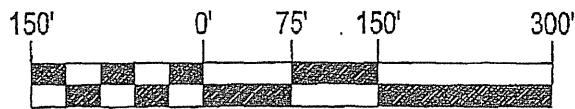


G:\1087-10\ACAD-10\EXHIBITS\SCHOOL SITE\X8_EXHIBIT B (ZOOMED).DWG



LEGEND

- GAS --- EXISTING GAS LINES
- ELEC --- EXISTING ELECTRICAL LINES
- COMM --- EXISTING COMMUNICATION LINES



ALAMEDA POINT EXHIBIT C

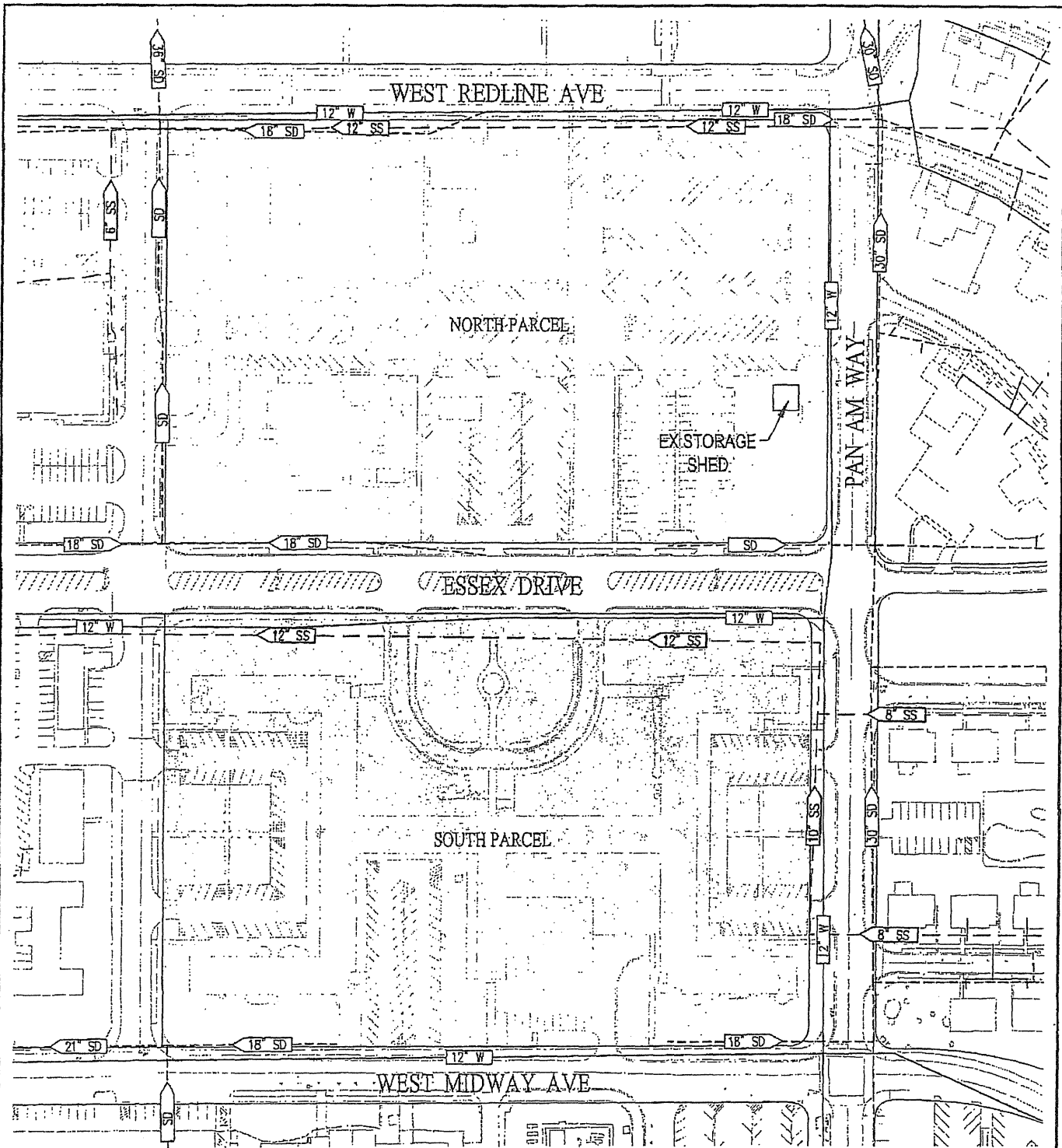
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'





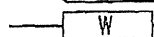
Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

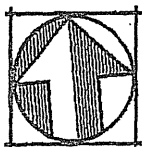
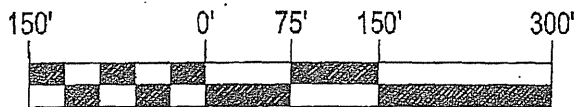
3030 GRAND RAVEN, SUITE 200
SAN RAMON, CALIFORNIA 94583

(925) 866-2122
FAX: (925) 866-8375



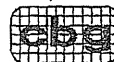
LEGEND

-  SD --- EXISTING STORM DRAIN
-  SS --- EXISTING SANITARY SEWER
-  W --- EXISTING WATER PIPE



ALAMEDA POINT EXHIBIT C

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MAY 5, 2014 SCALE: 1"=150'



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2233 CANINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 936-0332
FAX (925) 936-8575

EXHIBIT C

**LEGAL DESCRIPTION
PORTION OF ACCESS EASEMENT TO BE QUITCLAIMED
PER DN 2014-245280 AND 2014-245281
ALAMEDA POINT
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 THAT CERTAIN ACCESS EASEMENT DESCRIBED IN THAT CERTAIN QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA RECORDED OCTOBER 8, 2014, IN DOCUMENT NUMBER 2014-245280 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND A PORTION OF THAT CERTAIN ACCESS EASEMENT DESCRIBED IN THAT CERTAIN QUITCLAIM DEED TO THE ALAMEDA UNIFIED SCHOOL DISTRICT RECORDED OCTOBER 8, 2014, IN DOCUMENT NUMBER 2014-245281 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF SAID EASEMENT (BOTH 2014-245280 AND 2014-245281), SAID CORNER BEING A POINT OF THE WESTERN LINE OF MAIN STREET (WIDTH VARIES);

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERN AND WESTERN LINES OF SAID EASEMENTS, THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 47°37'35" WEST 60.11 FEET,
- 2) ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'07", AN ARC DISTANCE OF 19.68 FEET,
- 3) NORTH 85°12'42" WEST 1,585.90 FEET,
- 4) NORTH 04°47'18" EAST 7.47 FEET,
- 5) ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°20'14", AN ARC DISTANCE OF 107.05 FEET,
- 6) ALONG THE ARC OF A COMPOUND 295.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°27'04" WEST, THROUGH A CENTRAL ANGLE OF 28°39'46", AN ARC DISTANCE OF 147.83 FEET,
- 7) NORTH 85°12'42" WEST 1,268.31 FEET, AND
- 8) NORTH 04°47'18" EAST 64.50 FEET;

THENCE, LEAVING SAID WESTERN LINE, SOUTH 85°12'42" EAST 32.71 FEET TO A POINT ON THE BOUNDARY LINE OF SAID EASEMENTS;

THENCE, ALONG SAID BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 40.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 83°58'53" EAST, THROUGH A CENTRAL ANGLE OF 79°11'35", AN ARC DISTANCE OF 55.29 FEET,
- 2) SOUTH 85°12'42" EAST 288.07 FEET, AND
- 3) ALONG THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°34'03", AN ARC DISTANCE OF 32.51 FEET;

THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 85°12'42" EAST 55.95 FEET;

THENCE, NORTH 04°47'18" EAST 3.00 FEET TO A POINT ON SAID BOUNDARY LINE, SAID POINT BEING THE SOUTHWESTERN CORNER OF PARCEL TWO, AS SAID PARCEL TWO IS DESCRIBED IN SAID DEEDS (BOTH 2014-245280 AND 2014-245281);

THENCE, ALONG SAID BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 85°12'17" EAST 697.22 FEET, AND
- 2) ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 04°32'55" EAST, THROUGH A CENTRAL ANGLE OF 89°44'58", AN ARC DISTANCE OF 31.33 FEET;

THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 85°12'42" EAST 60.50 FEET TO A POINT ON SAID BOUNDARY LINE OF SAID EASEMENT;

THENCE, ALONG SAID BOUNDARY LINE, THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 04°47'18" WEST 4.91 FEET,
- 2) ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET,
- 3) SOUTH 85°12'42" EAST 15.60 FEET,
- 4) ALONG THE ARC OF A TANGENT 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°52'58", AN ARC DISTANCE OF 239.77 FEET,
- 5) SOUTH 43°19'44" EAST 31.90 FEET,

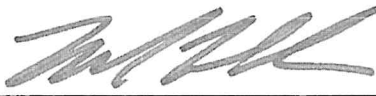
- 6) ALONG THE ARC OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $41^{\circ}52'58''$, AN ARC DISTANCE OF 76.75 FEET,
- 7) SOUTH $85^{\circ}12'42''$ EAST 1,467.62 FEET,
- 8) ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $74^{\circ}32'02''$, AN ARC DISTANCE OF 19.51 FEET,
- 9) SOUTH $85^{\circ}12'42''$ EAST 44.35 FEET, AND
- 10) SOUTH $00^{\circ}33'45''$ WEST 86.12 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.78 ACRES OF LAND, MORE OR LESS.

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

END OF DESCRIPTION



 2/19/2025

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

SEE BELOW

ACCESS EASEMENT PER 2014-245280
AND 2014-245281, TO BE QUITCLAIMED
AREA=2.78 AC±

PARCEL 1
2022-201678

S85°12'42"E 1467.62'

N85°12'42"W 1585.90'

PARCEL 1
2022-201678

ALA-59-EDC
2013-199810

MAIN STREET

SCALE: 1"=200'

LEGEND

AC ACRES
DN DOCUMENT NUMBER
(R) RADIAL
POB POINT OF BEGINNING



EXISTING ACCESS

EASEMENT PER
DN 2014-245280
AND 2014-245281
TO REMAIN

PARCEL 1, 2022-201678

N83°58'53"E(R)

ALA-39-EDC
2013-199811

ACCESS EASEMENT PER 2014-245280
AND 2014-245281, TO BE QUITCLAIMED
AREA=2.78 AC±

PARCEL TWO
DN 2014-245281

EXISTING ACCESS
EASEMENT PER
DN 2014-245280
AND 2014-245281
TO REMAIN

S85°12'17"E 697.22'

N85°12'42"W 1268.31'

DN 2024
-96818

ALA-60-EDC
2013-199826

PARCEL 1
2022-201678

S33°27'04"W(R)

N85°12'42"W 1585.90'

SEE ABOVE

SEE SHEET 2 FOR LINE AND CURVE TABLES

SHEET 1 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PORTION OF ACCESS EASEMENT TO BE QUITCLAIMED - PER 2014-245280 AND 2014-245281

ALAMEDA POINT
ALAMEDA, CALIFORNIA

FEBRUARY 19, 2025



CIVIL ENGINEERS • SURVEYORS • PLANNERS
EXHIBIT D

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

| LINE TABLE | | |
|------------|-------------|---------|
| NO | BEARING | LENGTH |
| L1 | N47°37'35"W | 60.11' |
| L2 | N04°47'18"E | 7.47' |
| L3 | N04°47'18"E | 64.50' |
| L4 | S85°12'42"E | 32.71' |
| L5 | S85°12'42"E | 288.07' |
| L6 | S85°12'42"E | 55.95' |
| L7 | N04°47'18"E | 3.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L8 | S85°12'42"E | 60.50' |
| L9 | S04°47'18"W | 4.91' |
| L10 | S85°12'42"E | 15.60' |
| L11 | S43°19'44"E | 31.90' |
| L12 | S85°12'42"E | 44.35' |
| L13 | S00°33'45"W | 86.12' |

| CURVE TABLE | | | |
|-------------|---------|-----------|---------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 30.00' | 37°35'07" | 19.68' |
| C2 | 100.00' | 61°20'14" | 107.05' |
| C3 | 295.50' | 28°39'46" | 147.83' |
| C4 | 40.00' | 79°11'35" | 55.29' |
| C5 | 40.00' | 46°34'03" | 32.51' |

| CURVE TABLE | | | |
|-------------|---------|-----------|---------|
| NO | RADIUS | DELTA | LENGTH |
| C6 | 20.00' | 89°44'58" | 31.33' |
| C7 | 30.00' | 90°00'00" | 47.12' |
| C8 | 328.00' | 41°52'58" | 239.77' |
| C9 | 105.00' | 41°52'58" | 76.75' |
| C10 | 15.00' | 74°32'02" | 19.51' |

SHEET 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

PORTION OF ACCESS EASEMENT TO BE QUITCLAIMED - PER 2014-245280 AND 2014-245281

ALAMEDA POINT
ALAMEDA, CALIFORNIA

FEBRUARY 19, 2025



CIVIL ENGINEERS • SURVEYORS • PLANNERS
EXHIBIT D

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Staff Recommendation for Middle School Social Studies and Secondary World Language (French and Spanish) Curriculum Adoptions (20 Mins/Public Hearing/Information)

Item Type: Public Hearing/Information

Background: Staff are bringing to the Board their recommendation for the Middle School Social Studies and Secondary World Language (French and Spanish) curriculum adoptions. Tonight's presentation will touch upon the committee process, adoption goals, recommendation, and cost for the recommended curricula.

This is an informational item and will be brought back for Board approval on the consent calendar of the May 27th BOE meeting.

AUSD LCAP Goals: 1. Eliminate barriers to student success and maximize learning time.| 2a. Support all students in becoming college and career ready.| 2b. Support all English Learners (ELs) in becoming college and career ready.| 3. Support parent/guardian development as knowledgeable partners and effective advocates for student success.| 4. Ensure that all students have access to basic services.

Fund Codes: 01 General Fund

Fiscal Analysis

Amount (Savings) (Cost): Social Studies Total Cost for 3 years = \$266,984.72 and Spanish and French Total Cost for 3 years = \$332,064.92 (All quotes are attached to this agenda item.)

Recommendation: This item is presented for information and will return to the Board for approval at a subsequent meeting.

AUSD Guiding Principle: #1 - All students have the ability to achieve academic and personal success.| #2 - Teachers must challenge and support all students to reach their highest academic and personal potential.| #3 - Administrators must have the knowledge, leadership skills and ability to ensure student success.| #5 - Accountability, transparency, and trust are necessary at all levels of the organization.| #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Kirsten Zazo, Assistant Superintendent of Educational Services

ATTACHMENTS:

Description

Upload Date

Type

| | | | |
|---|---|----------|-----------------|
| □ | Presentation: Recommendation for MS Social Studies and Secondary World Languages Curriculum Adoptions_5.13.25 | 5/8/2025 | Presentation |
| □ | Quote_TCI_Social Studies | 5/7/2025 | Backup Material |
| □ | Quote_Klett World Languages | 5/8/2025 | Backup Material |

Staff Recommendation for Middle School Social Studies and Secondary World Language (French and Spanish) Curriculum Adoptions

Shana Riehart, Coordinator of Language and Literacy
Teachers Judy Ganley and Eric Lowy, Teacher

May 13, 2025

Presentation Overview

- **6th/7th Social Studies**
 - Committee Process
 - Adoption Goals
 - Our Recommendation
 - Cost
- **6th-12th World Languages (Spanish and French)**
 - Committee Process
 - Adoption Goals
 - Our Recommendation
 - Cost
- **Timeline**

6th/7th Social Studies Committee Process, Adoption Goals, Recommendation, and Cost

Social Studies Committee Process

2023-2024

- Committee of social studies teachers, TSAs, and district staff (general education and special education).
- Developed rubrics to refine criteria.
- Reviewed materials from Discovery Education, McGraw Hill, National Geographic, Savvas (formerly Pearson), and TCI).

Social Studies Committee Process

2024-2025

- Reviewed data from 2023-2024 committee work. Three curricula had the strongest consensus- Discovery Education (DiscoveryEd), TCI, and Savvas: My World. These were the ones selected to pilot.
- Each middle school grade level team selected one representative per grade level to pilot.
- All teachers were invited to the vendor trainings and,
- Teachers not piloting were encouraged to collaborate with the pilot teachers to provide input on the materials.
- Pilot teachers agreed to complete the rubric using both their experiences and the thoughts of their peers.
- Student surveys.

Adoption Goals

- Content
- Inquiry
- Literacy
- Citizenship
- Assessment
- Access and Engagement
- Usability and Tech Integration

Alameda Unified: 6-7 History Social Science Curriculum Evaluation Rubric

The expectations of the [CA History Social Science Framework](#) specify the four priority shifts: **Content**, **Inquiry**, **Literacy**, and **Citizenship**. The following evaluation rubric codifies the committee's priorities for curricula, and it represents our hopes for a high-quality, framework-aligned curriculum that meets the needs of our diverse students and supports teachers, from novice to seasoned, in their long-term and daily planning.

Our rubric has 20 indicators. Each indicator can receive a score ranging from 0 - 3, with 0 for "not present" and 3 for "exceeds expectations." Therefore an excellent score need not be a "60," but rather anything in the vicinity of "40." Acknowledging that no single curriculum will be able to meet all criteria, this rubric will help us compare strengths and weaknesses across the multiple curricula on review.

For a short excerpt explaining the four shifts, click [HERE](#).

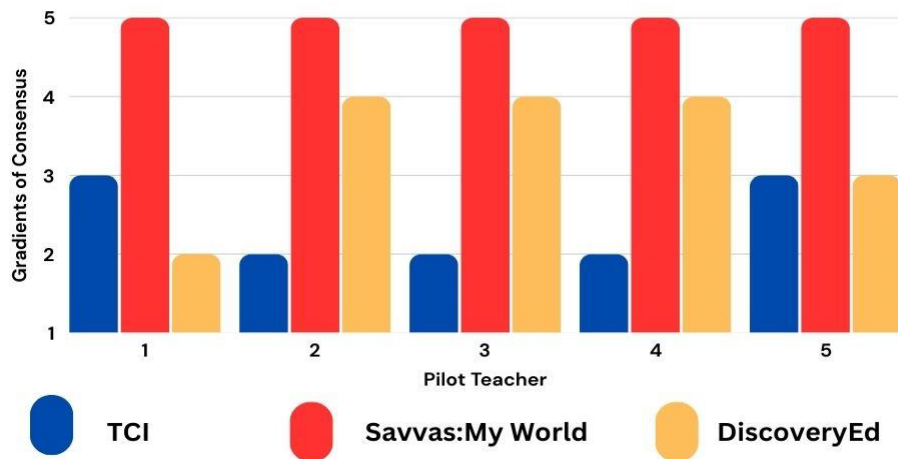
| Category | Indicator | Evidence and Criteria Rating (0=not, 1=partially, 2=yes, 3=exceeds) |
|----------|--|---|
| Content | a. Reflects multiple perspectives of events, including history and contributions of historically marginalized groups (for instance: people of color, LGBTQ people, and people with disabilities). Source: FAIR Education Act | |
| | b. Takes an anti-racist approach and challenges historically inaccurate, stereotypical representations. Avoids mythologizing and hagiography. A hagiography is a type of biography that puts the subject in a very flattering light. | |
| | c. Includes primary and secondary sources, and lesson/activity guidance for how to support students to access and engage in these sources. | |
| | d. Is responsive to current cultural topics, priorities, movements, and scholarship. | |
| | e. Includes geographic ("Where are people and things located, and what are the consequences?") and economic reasoning ("How are resources allocated, and what are the consequences?") | |
| | f. Includes multidisciplinary connections to math, science, ELA, etc. | |
| Inquiry | a. Incorporates inquiry around questions of significance where students investigate and use | |

Recommendation

Adopt TCI for the 6th/7th Grade Social Studies Curriculum

CONSENSUS VOTE

1. Whole-hearted Endorsement - "I really like it!"
2. Agreement with a Minor Point of Contention - "Not perfect, but it's good enough."
3. Support with Reservations - "I can live with it."
4. Don't Like But Will Support - "It's not great, but I will the group's decision."
5. Serious Disagreement - "I cannot support this decision"



Staff identified strengths:

- Student engagement
- Accessibility
- Familiarity
- Strong supports for new teachers

Student feedback:

"I think it's easy to follow and you can go back and find information easily if you need to."

"It is very resourceful and has lots of information."

"I think TCI is a helpful and reliable resource."

Cost: Year 1, 2 and 3

| Product Name | Cost / Year 1 | Cost / Year 2 | Cost / Year 3 |
|---|---------------------|--------------------|--------------------|
| Middle School (6-8) Social Studies Teacher License (1 year - digital) | \$0.00 | \$0.00 | \$0.00 |
| HA! Ancient World: Teacher's Guide | \$0.00 | | |
| HA! Ancient World: Placards | \$0.00 | | |
| HA! Ancient World: Notebook | \$5,336.00 | \$5,336.00 | \$5,336.00 |
| HA! Ancient World: MS Student Materials (1 yr - licenses and consumables) | \$65,366.00 | | |
| HA! Medieval World & Beyond: Teacher's Guide | \$0.00 | | |
| HA! Medieval World & Beyond: Placards | \$0.00 | | |
| HA! Medieval World & Beyond: Notebook | \$5,072.00 | \$5,072.00 | \$5,072.00 |
| HA! Medieval World & Beyond: Student Bundle (1 yr - licenses and consumables) | \$62,132.00 | | |
| Middle School (6-8) Social Studies: Student License (1 yr) | | 41,632.00 | 41,632.00 |
| Shipping = \$7,936.10 (5%) | | | |
| Sales Tax = \$17,062.61 (10.75%) | | | |
| Total Cost = \$266,984.72 (Year 1, 2 & 3) | \$137,906.00 | \$52,040.00 | \$52,040.00 |

6th-12th World Languages Committee Process, Adoption Goals, Recommendation, and Cost

World Languages Committee Process

2024-2025

- Committee of middle and high school French and Spanish teachers, and district office staff.
- Developed rubrics to refine criteria.
- Reviewed materials from Klett World Languages, Vista Higher Learning, and Voces.
- Selected Klett: Reporteros (Spanish) and Reporteros Francophones and Vista: Senderos (Spanish) and Chemins (French) to pilot.
- Pilot began in January 2025.
- Student surveys.

Adoption Goals

- Connections
- Culture
- Communications
- Techniques
- Assessments

World Languages Adoption Curriculum Rubric

Directions: For each of the criteria provide a score of 0-4. 0 for “not present” and 4 for “exceeds expectations.”

Acknowledging that no single curriculum will be able to meet all criteria, this rubric will help us compare strengths and weaknesses across the multiple curricula on review. An important element in that process is providing evidence/rationale for our scoring. Along with a rubric, there is a checklist. The items in the checklist can be evaluated on a yes or no scale. Yes, signifying that the item is present. No, signifying that the item is not present.

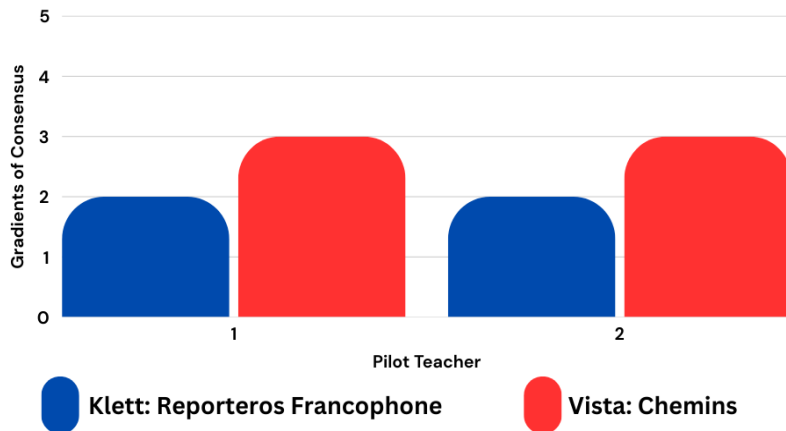
| | Descriptions | Score | Evidence/Rationale |
|-------------|---|----------------------|--------------------|
| Connections | Connectivity to previous years: Have a review at the beginning of each chapter that reviews tenses and vocab to prep for the new vocab/unit, small reviews from previous chapters to keep the material continued through the year | <input type="text"/> | |
| | Connects clearly to the world language standards | | |
| | Connection to first language(s) | | |

Recommendation

Adopt Klett Reporteros for the Spanish Curriculum and Reporteros Francophones for the French Curriculum

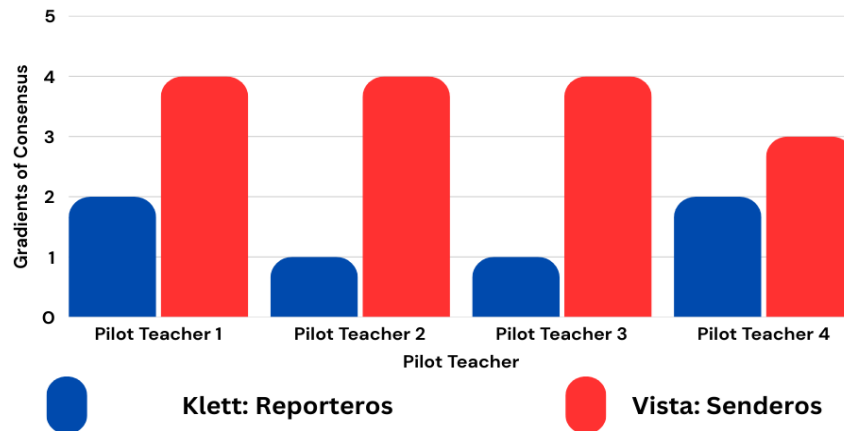
FRENCH CONSENSUS VOTE

1. **Whole-hearted Endorsement** - "I really like it!"
2. **Agreement with a Minor Point of Contention** - "Not perfect, but it's good enough."
3. **Support with Reservations** - "I can live with it."
4. **Don't Like But Will Support** - "It's not great, but I will the group's decision."
5. **Serious Disagreement** - "I cannot support this decision"



SPANISH CONSENSUS VOTE

1. **Whole-hearted Endorsement** - "I really like it!"
2. **Agreement with a Minor Point of Contention** - "Not perfect, but it's good enough."
3. **Support with Reservations** - "I can live with it."
4. **Don't Like But Will Support** - "It's not great, but I will the group's decision."
5. **Serious Disagreement** - "I cannot support this decision"



Recommendation

Staff identified strengths:

- Project based
- Authentic experiences
- Content matches with culture
- Real life relevant engagement opportunities for students
- Assessments

Student feedback :

“The Reporteros curriculum... [takes].. real life stories, events, and history and then incorporate the grammar into that. I really enjoyed the units on music, marine conservation, and medical technology that we got to do. They were interesting and taught me about things that I didn't previously know. Who knew I'd learn so much about how scientists are combating Dengue fever in Spanish class? Or the differences between la cumbia and merengue”

Cost: Year 1, 2 and 3

| Product Name | Cost / Year 1 | Cost / Year 2 | Cost / Year 3 |
|---|---------------------|--------------------|--------------------|
| Spanish | | | |
| Reporteros Student Textbooks (Levels 1-4) | \$63,619.20 | \$0.00 | \$0.00 |
| Reporteros Student Licenses (Levels 1-4) | \$47,044.60 | \$42,240.75 | \$42,240.75 |
| Reporteros Student Workbooks (Levels 1-4) | \$19,482.40 | \$17,493.00 | \$17,493.00 |
| Reporteros Teacher Licenses (Levels 1-4) | \$0.00 | \$0.00 | \$0.00 |
| Reporteros Teacher Editions (Levels 1-4) | \$0.00 | \$0.00 | \$0.00 |
| Spanish Sub Total = \$249,613.70 (Year 1, 2 & 3) | \$130,146.20 | \$59,733.75 | \$59,733.75 |
| French | | | |
| Reporteros Francophone Student Textbooks (Levels 1-3) | \$15,242.10 | \$0.00 | \$0.00 |
| Reporteros Francophone Student Licenses (Levels 1-3) | \$11,429.85 | \$11,429.85 | \$11,429.85 |
| Reporteros Francophone Teacher Licenses (Levels 1-3) | \$0.00 | \$0.00 | \$0.00 |
| Reporteros Francophone Student Workbooks (Levels 1-3) | \$4,733.40 | \$4,733.40 | \$4,733.40 |
| Reporteros Francophone Teacher Editions (Levels 1-3) | \$0.00 | \$0.00 | \$0.00 |
| French Sub Total = \$63,731.85 (Year 1, 2 & 3) | \$31,405.35 | \$16,163.25 | \$16,163.25 |
| Shipping | \$7,009.12 | \$1,429.22 | \$1,429.22 |
| Sales Tax | \$6,184.63 | \$1,333.59 | \$1,333.59 |
| Total Cost = \$332,064.92 (Year 1, 2 & 3) | \$174,745.30 | \$78,659.81 | \$78,659.81 |

Timeline

- May 13, 2025: Presentation of Recommendation and opened for Public Hearing
- May 27, 2025: Individually brought back for approval of the Board on the consent calendar
- 2025-26 SY: Implementation
 - Professional Development
 - Materials in Use

Recognizing Pilot Teachers

6th/7th Grade Social Studies

- Michelle Mason (EJHS)
- Amy Kesner (LMS)
- Yael Friedman (LMS)
- Judy Ganley (WMS)
- Ben Cislowski (WMS)

World Languages

- Alison Speckles (AHS)
- Eric Lowy (AHS)
- Zach Dorsen (AHS)
- Leslie Rivas Palacios (EJHS)
- Andrea Krautler (EJHS)
- Britt Falls (LMS)

Staff Recommendation for Curriculum Adoptions

Board Discussion

Date: April 28, 2025

To: Shana Riehart
Alameda Unified School District
2060 Challenger Dr
Alameda, CA 94501

Re: Purchase of TCI Products and Services

Teachers' Curriculum Institute LLC, a Delaware limited liability company ("TCI"), is pleased to work with Alameda Unified School District ("District") and its implementation of TCI Curriculum and related products and services. This letter agreement shall govern the provision and receipt of such products and services (this "Agreement"). Each of TCI and District agree as follows:

1. TCI's Business Terms found at <https://www.teachtci.com/tci-business-terms/> (the "Business Terms") are hereby incorporated herein by reference and shall govern the purchase of any and all products and services by District. District acknowledges that the Business Terms are subject to change and that the terms and conditions in effect at the time of TCI's acceptance of each new order shall be those on the website at the time of such order.
2. The products and services subject to this agreement are as follows:
History Alive! The Ancient World
History Alive! The Medieval World (CA Edition)
3. This Agreement starts July 1, 2025 and ends June 30, 2028
4. District will compensate TCI in a 3-year payment plan as listed on quote #Q-39714-5
5. Shipping costs, shipping timeline, and taxes are included on quote #Q-39714-5
6. Professional Development costs are included on quote #Q-39747-2. TCI is offering two 8-hour in-person training sessions and two 2-hour virtual training sessions annually for the life of the adoption.
7. This Agreement, together with the Business Terms incorporated herein, constitutes the entire agreement between TCI and District with respect to the matters contained herein and supersedes all prior oral or written representations and agreements. This Agreement may only be modified by a written agreement signed by an authorized representative of TCI.

**Quote #: Q-39714-5**

Date: 4/25/2025

Expires On: 7/31/2025

Prepared By: Michael Washington

Email: mwashington@teachtci.com

Phone:

Quote for:

Alameda Unified School Dist

Shana Riehart

sriehart@alamedaunified.org

Ship to:

Shana Riehart

Alameda Unified School Dist

2060 Challenger Dr

Alameda, CA 94501

Ship to district warehouse

Year One

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|--------------|--|----------------|------------|----------------|----------|----------------|
| MS-SS-TL-01 | Middle School (6-8) Social Studies: Teacher License (1 Yr) | Digital | \$289.00 | \$0.00 | 18 | \$0.00 |
| 256-0 | HA! Ancient World: Teacher's Guide | Print English | \$149.00 | \$0.00 | 9 | \$0.00 |
| 216-0 | HA! Ancient World: Placards | Print English | \$149.00 | \$0.00 | 9 | \$0.00 |
| 218-4 | HA! Ancient World: Notebook | Print English | \$8.00 | \$8.00 | 667 | \$5,336.00 |
| CA-2153-1 | HA! Ancient World: MS Student Materials (1 Yr) | Bundle English | \$98.00 | \$98.00 | 667 | \$65,366.00 |
| 258-4 | HA! Medieval World & Beyond: Teacher's Guide | Print English | \$149.00 | \$0.00 | 9 | \$0.00 |
| 233-7 | HA! Medieval World and Beyond: Placards | Print English | \$149.00 | \$0.00 | 9 | \$0.00 |
| 239-9 | HA! Medieval World and Beyond: Notebook | Print English | \$8.00 | \$8.00 | 634 | \$5,072.00 |
| CA-2320-1 | HA! Medieval World and Beyond: Student Bundle (1 Yr) | Bundle English | \$98.00 | \$98.00 | 634 | \$62,132.00 |

Year One Shipping: \$6,895.30 **Year One SUBTOTAL:** \$137,906.00**Year Two**

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|--------------|--|---------------|------------|----------------|----------|----------------|
| MS-SS-TL-01 | Middle School (6-8) Social Studies: Teacher License (1 Yr) | Digital | \$289.00 | \$0.00 | 18 | \$0.00 |
| MS-SS-SL-01 | Middle School (6-8) Social Studies: Student License (1 Yr) | Digital | \$32.00 | \$32.00 | 1301 | \$41,632.00 |
| 218-4 | HA! Ancient World: Notebook | Print English | \$8.00 | \$8.00 | 667 | \$5,336.00 |
| 239-9 | HA! Medieval World and Beyond: Notebook | Print English | \$8.00 | \$8.00 | 634 | \$5,072.00 |

Year Two Shipping: \$520.40 **Year Two SUBTOTAL:** \$52,040.00**Year Three**

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|--------------|--|---------------|------------|----------------|----------|----------------|
| MS-SS-TL-01 | Middle School (6-8) Social Studies: Teacher License (1 Yr) | Digital | \$289.00 | \$0.00 | 18 | \$0.00 |
| MS-SS-SL-01 | Middle School (6-8) Social Studies: Student License (1 Yr) | Digital | \$32.00 | \$32.00 | 1301 | \$41,632.00 |
| 218-4 | HA! Ancient World: Notebook | Print English | \$8.00 | \$8.00 | 667 | \$5,336.00 |

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|--------------|---|---------------|------------|----------------|----------|----------------|
| 239-9 | HA! Medieval World and Beyond: Notebook | Print English | \$8.00 | \$8.00 | 634 | \$5,072.00 |

Year Three Shipping: \$520.40 **Year Three SUBTOTAL:** \$52,040.00

| | |
|---------------|---------------------|
| TOTAL: | \$241,986.00 |
|---------------|---------------------|

Shipping (5%) \$7,936.10

Sales Tax (10.75%) \$17,062.61

| | |
|--------------------|---------------------|
| Grand Total | \$266,984.72 |
|--------------------|---------------------|

Gratis

Gratis offer and/or customer pricing are valid for this quote only and contingent upon purchase order total matching or exceeding the quote total. Gratis items must be included on your purchase order.

Gratis Total \$20,970.00

Comments

Year One Total (including shipping and tax): \$160,367.44 Year Two Total (including shipping and tax): \$53,735.20 Year Three Total (including shipping and tax): \$53,735.20 Payment Terms: Net 30 from invoice date after order is fulfilled.

Terms and Conditions

Business Terms

TCI's Business Terms apply to all orders. View details at <https://www.teachtci.com/tci-business-terms>

How to Order

Please include a copy of this quote with your purchase order to expedite your order and ensure you receive the pricing quoted above. Adjustments cannot be made after the order has been fulfilled. Place orders online at <https://shop.teachtci.com> or send using one of the following options:

- Email: info@teachtci.com
- Fax: 800-343-6828
- Address: 3790 El Camino Real #1224, Palo Alto CA 94306
- If paying by check, send payment to PO Box 6004, Whittier CA 90607

Download a copy of TCI's W-9 at <https://www.teachtci.com/w9>

License Contact

Set-up information for all licenses purchased will be sent to the contact email above unless otherwise noted.

Shipping and Timeline

Shipping and handling fees do not apply to teacher and student license-only products.

- For Ground Shipping: allow three business days for order processing and 7–10 business days for shipping.
- For Expedited Shipping: allow three business days for order processing and 3–5 business days for shipping.
- Expect shipping delays (up to 1–2 additional weeks) for orders placed or requested ship dates from mid-July through the end of August.

Print Subscriptions

If your order includes multi-year subscriptions to print materials, you must receive delivery of the full annual quantity for the duration of your subscription. Any adjustments below the annual quantity cannot be used as a credit for future year shipments. Changes that exceed the original annual quantity must be accompanied by a new purchase order.

Student Journal Bundles

If your order contains fewer than 20 multi-year student journal bundles for any program, journals for the entire duration of the bundle will be shipped to you upfront.

Sales Tax

Sales tax provided is an estimate only. Actual amount will be calculated and added to the invoice based on the delivery address.

**Quote #: Q-39747-2**

Date: 4/25/2025

Expires On: 7/31/2025

Prepared By: Michael Washington

Email: mwashington@teachtci.com

Phone:

Quote for:

Alameda Unified School Dist

Shana Riehart

sriehart@alamedaunified.org

Ship to:

Shana Riehart

Alameda Unified School Dist

2060 Challenger Dr

Alameda, CA 94501

Ship to district warehouse

Year One

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|-----------------------|-----------------------------------|--------------|------------|----------------|----------|----------------|
| PD-ORIENTAT ION-IP | TCI In-Person Product Orientation | Digital | \$4,500.00 | \$4,500.00 | 2 | \$9,000.00 |
| PD-ORIENTAT ION | TCI Virtual Product Orientation | Digital | \$2,000.00 | \$0.00 | 4 | \$0.00 |

Year One Shipping:

\$0.00

Year One SUBTOTAL:

\$9,000.00

Year Two

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|-----------------------|-----------------------------------|--------------|------------|----------------|----------|----------------|
| PD-ORIENTAT ION-IP | TCI In-Person Product Orientation | Digital | \$4,500.00 | \$4,500.00 | 2 | \$9,000.00 |
| PD-ORIENTAT ION | TCI Virtual Product Orientation | Digital | \$2,000.00 | \$0.00 | 4 | \$0.00 |

Year Two Shipping:

\$0.00

Year Two SUBTOTAL:

\$9,000.00

Year Three

| Product Code | Product Name | Product Type | List Price | Customer Price | Quantity | Extended Price |
|-----------------------|-----------------------------------|--------------|------------|----------------|----------|----------------|
| PD-ORIENTAT ION-IP | TCI In-Person Product Orientation | Digital | \$4,500.00 | \$4,500.00 | 2 | \$9,000.00 |
| PD-ORIENTAT ION | TCI Virtual Product Orientation | Digital | \$2,000.00 | \$0.00 | 4 | \$0.00 |

Year Three Shipping:

\$0.00

Year Three SUBTOTAL:

\$9,000.00

TOTAL:**\$27,000.00**

Shipping (5%)

\$0.00

Grand Total**\$27,000.00****Gratis**

Gratis offer and/or customer pricing are valid for this quote only and contingent upon purchase order total matching or exceeding the quote total. Gratis items must be included on your purchase order.

Terms and Conditions

Business Terms

TCI's Business Terms apply to all orders. View details at <https://www.teachtci.com/tci-business-terms>

How to Order

Please include a copy of this quote with your purchase order to expedite your order and ensure you receive the pricing quoted above. Adjustments cannot be made after the order has been fulfilled. Place orders online at <https://shop.teachtci.com> or send using one of the following options:

- Email: info@teachtci.com
- Fax: 800-343-6828
- Address: 3790 El Camino Real #1224, Palo Alto CA 94306
- If paying by check, send payment to PO Box 6004, Whittier CA 90607

Download a copy of TCI's W-9 at <https://www.teachtci.com/w9>

License Contact

Set-up information for all licenses purchased will be sent to the contact email above unless otherwise noted.

Shipping and Timeline

Shipping and handling fees do not apply to teacher and student license-only products.

- For Ground Shipping: allow three business days for order processing and 7–10 business days for shipping.
- For Expedited Shipping: allow three business for order processing and 3–5 business days for shipping.
- Expect shipping delays (up to 1–2 additional weeks) for orders placed or requested ship dates from mid-July through the end of August.

Print Subscriptions

If your order includes multi-year subscriptions to print materials, you must receive delivery of the full annual quantity for the duration of your subscription. Any adjustments below the annual quantity cannot be used as a credit for future year shipments. Changes that exceed the original annual quantity must be accompanied by a new purchase order.

Student Journal Bundles

If your order contains fewer than 20 multi-year student journal bundles for any program, journals for the entire duration of the bundle will be shipped to you upfront.

Sales Tax

If applicable, sales tax will be assessed when your order is processed. Actual amount will be calculated and added to the invoice based on the delivery address.



This Agreement is hereby executed and delivered by the authorized representatives of each party as of the date first set forth above:

Teachers' Curriculum Institute LLC

Alameda Unified School District

Signature

Signature

Print Name and Title

Print Name and Title

Date

Date

QUOTE SUMMARY



QUOTE #: ZQ004869

ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

Internal Quote reference:5380245000166605043

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Series | Details | Total Retail | Extended Total |
|------------|---|---------------|----------------|
| Reporteros | <p>Student textbooks: Reporteros 1 (x640), 2 (x445), 3 (x290), 4 (x65)</p> <p>Student licenses - for one year. Paid annually with multi-year agreement - additional quotes will have additional licenses for the next two years. Reporteros 1 (x630), 2 (x435), 3 (x290), 4 (x65)</p> <p>Student workbooks - for one year. Paid annually with multi-year agreement - additional quotes will have additional workbooks for the next two years. Reporteros 1 (x630), 2 (x435), 3 (x290), 4 (x65)</p> <p>3-year Teacher licenses with the KWL Hub: Reporteros 1 (x5), 2 (x4), 3 (x3), 4 (x2)</p> <p>Annotated Teacher's Editions Reporteros 1 (x5), 2 (x4), 3 (x3), 4 (x2)</p> <p>Complimentary onboarding</p> | \$ 358,442.25 | \$ 161,551.55 |

| Series | Details | Total Retail | Extended Total |
|------------------------|--|--------------|----------------|
| Reporters francophones | <p>Student textbooks: Reporters francophones 1 (x135), 2 (x135), 3 (x75)</p> <p>Student licenses - for one year. Paid annually with multi-year agreement - additional quotes will have additional licenses for the next two years. Reporters francophones 1 (x135), 2 (x135), 3 (x75)</p> <p>Student workbooks - for one year. Paid annually with multi-year agreement - additional quotes will have additional workbooks for the next two years. Reporters francophones 1 (x135), 2 (x135), 3 (x75)</p> <p>3-year Teacher licenses with the KWL Hub: Reporters francophones 1 (x2), 2 (x2), (x2)</p> <p>Annotated Teacher's Editions: Reporters francophones 1 (x2), 2 (x2), (x2)</p> <p>Complimentary onboarding</p> | | |
| Sales Tax | | | \$ 6,184.63 |
| Total Cost Summary | | | \$ 174,745.30 |

QUOTE



ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

QUOTE #: 5380245000166605043

Internal Quote reference:5380245000166605043

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Sales Consultant | Sales Consultant Email | Expiration Date |
|------------------|------------------------|-----------------|
| Brooke Campbell | bcampbell@klettwl.com | Dec 31, 2025 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|------------|------------|-------------|
| 9788418224263 | Reporteros 1: Textbook | 640 | \$ 99.95 | \$ 44.18 | \$ 28275.20 |
| 9788418907036 | Reporteros 2: Textbook | 445 | \$ 99.95 | \$ 44.18 | \$ 19660.10 |
| 9788418907067 | Reporteros 3: Textbook | 290 | \$ 99.95 | \$ 44.18 | \$ 12812.20 |
| 9788418907098 | Reporteros 4: Textbook | 65 | \$ 99.95 | \$ 44.18 | \$ 2871.70 |
| 9788418907128 | Reporters francophones 1: Textbook | 135 | \$ 99.95 | \$ 44.18 | \$ 5964.30 |
| 9788418907210 | Reporters francophones 2: Textbook | 135 | \$ 99.95 | \$ 44.18 | \$ 5964.30 |
| 9788411571135 | Reporters francophones 3: Textbook | 75 | \$ 99.95 | \$ 44.18 | \$ 3313.50 |
| NP12818224263 | Reporteros 1: 12-Month The KWL Hub for Students (Premium) | 630 | \$ 74.95 | \$ 33.13 | \$ 20871.90 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|------------|------------|-------------|
| NP12818907036 | Reporteros 2: 12-Month The KWL Hub for Students (Premium) | 435 | \$ 74.95 | \$ 33.13 | \$ 14411.55 |
| NP12818907067 | Reporteros 3: 12-Month The KWL Hub for Students (Premium) | 290 | \$ 74.95 | \$ 33.13 | \$ 9607.70 |
| NP12818907098 | Reporteros 4: 12-Month The KWL Hub for Students (Premium) | 65 | \$ 74.95 | \$ 33.13 | \$ 2153.45 |
| 9788419273437 | Reporters francophones 1: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |
| 9788419273581 | Reporters francophones 2: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |
| 9788411571180 | Reporters francophones 3: 12-Month The KWL Hub for Students (Premium) | 75 | \$ 74.95 | \$ 33.13 | \$ 2484.75 |
| 9788418625336 | Reporteros 1: Workbook | 630 | \$ 24.95 | \$ 13.72 | \$ 8643.60 |
| 9788418907050 | Reporteros 2: Workbook | 435 | \$ 24.95 | \$ 13.72 | \$ 5968.20 |
| 9788418907081 | Reporteros 3: Workbook | 290 | \$ 24.95 | \$ 13.72 | \$ 3978.80 |
| 9788418907111 | Reporteros 4: Workbook | 65 | \$ 24.95 | \$ 13.72 | \$ 891.80 |
| 9788418907142 | Reporters francophones 1: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788418907234 | Reporters francophones 2: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788411571159 | Reporters francophones 3: Workbook | 75 | \$ 24.95 | \$ 13.72 | \$ 1029 |
| NP36818625343 | Reporteros 1: 3-Year The KWL Hub for Teachers | 5 | \$ 74.95 | \$ 0.00 | GRATIS |
| NP36818907043 | Reporteros 2: 3-Year The KWL Hub for Teachers | 4 | \$ 74.95 | \$ 0.00 | GRATIS |
| NP36818907074 | Reporteros 3: 3-Year The KWL Hub for Teachers | 3 | \$ 74.95 | \$ 0.00 | GRATIS |
| NP12818907104 | Reporteros 4: 12-Month The KWL Hub for Teachers | 2 | \$ 29.95 | \$ 0.00 | GRATIS |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|-------------|-------------|------------|
| 9788419273451 | Reporters francophones 1: 3-Year The KWL Hub for Teachers (The KWL Hub) | 2 | \$ 74.95 | \$ 0.00 | GRATIS |
| 9788419273604 | Reporters francophones 2: 3-Year The KWL Hub for Teachers | 2 | \$ 74.95 | \$ 0.00 | GRATIS |
| 9788411571203 | Reporters francophones 3: 3-Year The KWL Hub for Teachers | 2 | \$ 74.95 | \$ 0.00 | GRATIS |
| 9788418625343 | Reporteros 1: Annotated Teacher's Edition | 5 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788418907043 | Reporteros 2: Annotated Teacher's Edition | 4 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788418907074 | Reporteros 3: Annotated Teacher's Edition | 3 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788418907104 | Reporteros 4: Annotated Teacher's Edition | 2 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788418907135 | Reporters francophones 1: Annotated Teacher's Edition | 2 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788418907227 | Reporters francophones 2: Annotated Teacher's Edition | 2 | \$ 114.95 | \$ 0.00 | GRATIS |
| 9788411571142 | Reporters francophones 3: Annotated Teacher's Edition | 2 | \$ 114.95 | \$ 0.00 | GRATIS |
| PD0104 | Initial Onboarding Training | 1 | \$ 0.00 | \$ 0.00 | GRATIS |
| S01001 | Shipping | 1 | \$ 7,009.12 | \$ 7,009.12 | \$ 7009.12 |
| SALESTAX | Sales Tax | 1 | \$ 6,184.63 | \$ 6,184.63 | \$ 6184.63 |

| | |
|-------|---------------|
| Total | \$ 174,745.30 |
|-------|---------------|

Digital Fulfillment notes (if applicable):
KWL Hub, integration Clever

Note: Sales tax may be applied at time of purchase.If you have a tax exemption certificate, please include it with your purchase order

TERMS TO NOTE

1. Upon the customer's acceptance of this quote by signing below or providing a purchase order for the items, quantities, and amounts indicated herein, Klett World Languages, Inc. ("KWL") will proceed to fulfill available items.
2. By accepting this quote, the customer acknowledges that it accurately and fully represents the product and services mix and quantities of items that KWL owes to the customer in exchange for the amounts indicated herein.

3. By accepting this quote, the customer agrees to pay KWL for any products included herein that KWL fulfills to the customer and any services included herein that KWL renders to the customer. KWL will issue an invoice on net 30 terms upon the fulfillment of products or services. KWL may issue partial invoices for partial deliveries according to sale prices specified in this quote. In such a situation, the payment for each invoice shall be due in full within 30 days of the invoice date.

4. Without written permission from Klett the customer may not make any unauthorized reproduction or engage in distribution of Klett's copyrighted materials, which include, but are not limited to, materials such as books, publications, computer software (including object code and source code), online curricula, Web content, diagrams, photos, testing materials, exams, text, images, and graphics published by Klett in any format.

5. All sales are subject to the return policy published at <https://klettworld.com/wp-content/uploads/2024/07/KWL-Return-Policy.pdf>.

All sales of licenses for digital books and materials are final, non-returnable, and non-refundable after the delivery of such materials to the customer.

Within the adoption dates, 2026-2029, the customer may purchase additional quantities of licenses for digital books and materials listed in this quote at the same sale price as specified herein.

Standard shipping, which may involve Ground parcel shipments and/or LTL freight shipments, will be billed at 8% of the sale price for print materials, net of any discounts applicable for such materials. Expedited options are available and, if requested by the customer, will be billed to the customer at cost incurred by Klett World Languages, Inc.

Shipping is estimated to take 7-10 business days for delivery to the designated site after the order has been placed.

TERMS AND CONDITIONS

1. Customer will be billed after indicating acceptance of this quote
2. Payment will be due 30 days net of billing
3. Shipping estimate not to exceed 10% of full price print materials

Customer Acceptance (sign below) if no purchase order is sent:

X _____

Print Name:

If you have any questions about this price quote, please contact:

Brooke Campbell, , bcampbell@klettwl.com

Purchase Orders may be sent to orders@klettwl.com. Please CC bcampbell@klettwl.com

Thank You For Your Business!

QUOTE SUMMARY



QUOTE #: ZQ004326

ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

Internal Quote reference:5380245000150725237

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Series | Details | Total Retail | Extended Total |
|------------|---|---------------|----------------|
| Reporteros | <p>Student licenses - for one year. Paid annually with multi-year agreement - additional quote will have additional licenses for the final year.</p> <p>Reporteros 1 (x540), 2 (x380), 3 (x290), 4 (x65)</p> <p>Student workbooks - for one year. Paid annually with multi-year agreement - additional quote will have additional workbooks for the final year.</p> <p>Reporteros 1 (x540), 2 (x380), 3 (x290), 4 (x65)</p> | \$ 161,838.00 | \$ 75,897.00 |

| Series | Details | Total Retail | Extended Total |
|------------------------|--|--------------|----------------|
| Reporters francophones | <p>Student licenses - for one year. Paid annually with multi-year agreement - additional quote will have additional licenses for the final year.</p> <p>Reporters francophones 1 (x135), 2 (x135), 3 (x75)</p> <p>Student workbooks - for one year. Paid annually with multi-year agreement - additional quotes will have additional workbooks for the final year.</p> <p>Reporters francophones 1 (x135), 2 (x135), 3 (x75)</p> | | |
| Sales Tax (SALESTAX) | | \$ 1,333.59 | \$ 1,333.59 |
| Total Cost Summary | | | \$ 78,659.81 |

QUOTE



ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

QUOTE #: 5380245000150725237

Internal Quote reference:5380245000150725237

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Sales Consultant | Sales Consultant Email | Expiration Date |
|------------------|------------------------|-----------------|
| Brooke Campbell | bcampbell@klettwl.com | Dec 31, 2025 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|------------|------------|-------------|
| NP12818224263 | Reporteros 1: 12-Month The KWL Hub for Students (Premium) | 540 | \$ 74.95 | \$ 33.13 | \$ 17890.20 |
| NP12818907036 | Reporteros 2: 12-Month The KWL Hub for Students (Premium) | 380 | \$ 74.95 | \$ 33.13 | \$ 12589.40 |
| NP12818907067 | Reporteros 3: 12-Month The KWL Hub for Students (Premium) | 290 | \$ 74.95 | \$ 33.13 | \$ 9607.70 |
| NP12818907098 | Reporteros 4: 12-Month The KWL Hub for Students (Premium) | 65 | \$ 74.95 | \$ 33.13 | \$ 2153.45 |
| 9788419273437 | Reporters francophones 1: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|-------------|--------------|------------|
| 9788419273581 | Reporters francophones 2: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |
| 9788411571180 | Reporters francophones 3: 12-Month The KWL Hub for Students (Premium) | 75 | \$ 74.95 | \$ 33.13 | \$ 2484.75 |
| 9788418625336 | Reporteros 1: Workbook | 540 | \$ 24.95 | \$ 13.72 | \$ 7408.80 |
| 9788418907050 | Reporteros 2: Workbook | 380 | \$ 24.95 | \$ 13.72 | \$ 5213.60 |
| 9788418907081 | Reporteros 3: Workbook | 290 | \$ 24.95 | \$ 13.72 | \$ 3978.80 |
| 9788418907111 | Reporteros 4: Workbook | 65 | \$ 24.95 | \$ 13.72 | \$ 891.80 |
| 9788418907142 | Reporters francophones 1: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788418907234 | Reporters francophones 2: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788411571159 | Reporters francophones 3: Workbook | 75 | \$ 24.95 | \$ 13.72 | \$ 1029 |
| S01001 | Shipping | 1 | \$ 1,429.22 | \$ 1,429.22 | \$ 1429.22 |
| SALESTAX | Sales Tax | 1 | \$ 1,333.59 | \$ 1,333.59 | \$ 1333.59 |
| Total | | | | \$ 78,659.81 | |

Digital Fulfillment notes (if applicable):
KWL Hub, integration Clever

Note: Sales tax may be applied at time of purchase.If you have a tax exemption certificate, please include it with your purchase order

TERMS TO NOTE

1. Upon the customer's acceptance of this quote by signing below or providing a purchase order for the items, quantities, and amounts indicated herein, Klett World Languages, Inc. ("KWL") will proceed to fulfill available items.
2. By accepting this quote, the customer acknowledges that it accurately and fully represents the product and services mix and quantities of items that KWL owes to the customer in exchange for the amounts indicated herein.
3. By accepting this quote, the customer agrees to pay KWL for any products included herein that KWL fulfills to the customer and any services included herein that KWL renders to the customer. KWL will issue an invoice on net 30 terms upon the fulfillment of products or services. KWL may issue partial invoices for partial deliveries according to sale prices specified in this quote. In such a situation, the payment for each invoice shall be due in full within 30 days of the invoice date.
4. Without written permission from Klett the customer may not make any unauthorized reproduction or engage in distribution of Klett's copyrighted materials, which include, but are not limited to, materials such as books, publications, computer software (including object code and source code), online curricula, Web content, diagrams, photos, testing materials, exams, text, images, and graphics published by Klett in any format.
5. All sales are subject to the return policy published at <https://klettwl.com/wp-content/uploads/2024/07/KWL-Return-Policy.pdf>

All sales of licenses for digital books and materials are final, non-returnable, and non-refundable after the delivery of such materials to the customer.

Within the adoption dates, 2026-2029, the customer may purchase additional quantities of licenses for digital books and materials listed in this quote at the same sale price as specified herein.

Standard shipping, which may involve Ground parcel shipments and/or LTL freight shipments, will be billed at 8% of the sale price for print materials, net of any discounts applicable for such materials. Expedited options are available and, if requested by the customer, will be billed to the customer at cost incurred by Klett World Languages, Inc.

TERMS AND CONDITIONS

1. Customer will be billed after indicating acceptance of this quote
2. Payment will be due 30 days net of billing
3. Shipping estimate not to exceed 10% of full price print materials

Customer Acceptance (sign below) if no purchase order is sent:

X _____

Print Name:

If you have any questions about this price quote, please contact:

Brooke Campbell, , bcampbell@klettwl.com

Purchase Orders may be sent to orders@klettwl.com. Please CC bcampbell@klettwl.com

Thank You For Your Business!

QUOTE SUMMARY



QUOTE #: ZQ004327

ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

Internal Quote reference:5380245000150725300

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Series | Details | Total Retail | Extended Total |
|------------------------|---|---------------|----------------|
| Reporteros | Student licenses - for one year. Paid annually with multi-year agreement Reporteros 1 (x540), 2 (x380), 3 (x290), 4 (x65) Student workbooks - for one year. Paid annually with multi-year agreement Reporteros 1 (x540), 2 (x380), 3 (x290), 4 (x65) | \$ 161,838.00 | \$ 75,897.00 |
| Reporters francophones | Student licenses - for one year. Paid annually with multi-year agreement Reporters francophones 1 (x135), 2 (x135), 3 (x75) Student workbooks - for one year. Paid annually with multi-year agreement Reporters francophones 1 (x135), 2 (x135), 3 (x75) | | |
| Sales Tax | | \$ 1,333.59 | \$ 1,333.59 |

| | |
|---------------------------|---------------------|
| Total Cost Summary | \$ 84,385.26 |
|---------------------------|---------------------|

QUOTE



ATTN:
Klett World Languages, Inc.
320 W Ohio St
Ste. 3W
Chicago, IL,60654

QUOTE #: 5380245000150725300

Internal Quote reference:5380245000150725300

Bill To

Alameda Unified School District (CA)
Attn:
Alameda, California 97501
United States

Ship To

Alameda Unified School District (CA)
ATTN: Shana Riehart
2060 Challenger Dr
Alameda, California 97501
United States

| Sales Consultant | Sales Consultant Email | Expiration Date |
|------------------|------------------------|-----------------|
| Brooke Campbell | bcampbell@klettwl.com | Dec 31, 2025 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|------------|------------|-------------|
| NP12818224263 | Reporteros 1: 12-Month The KWL Hub for Students (Premium) | 540 | \$ 74.95 | \$ 33.13 | \$ 17890.20 |
| NP12818907036 | Reporteros 2: 12-Month The KWL Hub for Students (Premium) | 380 | \$ 74.95 | \$ 33.13 | \$ 12589.40 |
| NP12818907067 | Reporteros 3: 12-Month The KWL Hub for Students (Premium) | 290 | \$ 74.95 | \$ 33.13 | \$ 9607.70 |
| NP12818907098 | Reporteros 4: 12-Month The KWL Hub for Students (Premium) | 65 | \$ 74.95 | \$ 33.13 | \$ 2153.45 |
| 9788419273437 | Reporters francophones 1: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |

| ISBN | Title | Quantity | Base Price | Sale Price | Total |
|---------------|---|----------|-------------|--------------|------------|
| 9788419273581 | Reporters francophones 2: 12-Month The KWL Hub for Students (Premium) | 135 | \$ 74.95 | \$ 33.13 | \$ 4472.55 |
| 9788411571180 | Reporters francophones 3: 12-Month The KWL Hub for Students (Premium) | 75 | \$ 74.95 | \$ 33.13 | \$ 2484.75 |
| 9788418625336 | Reporteros 1: Workbook | 540 | \$ 24.95 | \$ 13.72 | \$ 7408.80 |
| 9788418907050 | Reporteros 2: Workbook | 380 | \$ 24.95 | \$ 13.72 | \$ 5213.60 |
| 9788418907081 | Reporteros 3: Workbook | 290 | \$ 24.95 | \$ 13.72 | \$ 3978.80 |
| 9788418907111 | Reporteros 4: Workbook | 65 | \$ 24.95 | \$ 13.72 | \$ 891.80 |
| 9788418907142 | Reporters francophones 1: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788418907234 | Reporters francophones 2: Workbook | 135 | \$ 24.95 | \$ 13.72 | \$ 1852.20 |
| 9788411571159 | Reporters francophones 3: Workbook | 75 | \$ 24.95 | \$ 13.72 | \$ 1029 |
| S01001 | Shipping | 1 | \$ 1,429.22 | \$ 1,429.22 | \$ 1429.22 |
| SALESTAX | Sales Tax | 1 | \$ 1,333.59 | \$ 1,333.59 | \$ 1333.59 |
| Total | | | | \$ 78,659.81 | |

Digital Fulfillment notes (if applicable):
KWL Hub, integration Clever

Note: Sales tax may be applied at time of purchase.If you have a tax exemption certificate, please include it with your purchase order

TERMS TO NOTE

1. Upon the customer's acceptance of this quote by signing below or providing a purchase order for the items, quantities, and amounts indicated herein, Klett World Languages, Inc. ("KWL") will proceed to fulfill available items.
2. By accepting this quote, the customer acknowledges that it accurately and fully represents the product and services mix and quantities of items that KWL owes to the customer in exchange for the amounts indicated herein.
3. By accepting this quote, the customer agrees to pay KWL for any products included herein that KWL fulfills to the customer and any services included herein that KWL renders to the customer. KWL will issue an invoice on net 30 terms upon the fulfillment of products or services. KWL may issue partial invoices for partial deliveries according to sale prices specified in this quote. In such a situation, the payment for each invoice shall be due in full within 30 days of the invoice date.
4. Without written permission from Klett the customer may not make any unauthorized reproduction or engage in distribution of Klett's copyrighted materials, which include, but are not limited to, materials such as books, publications, computer software (including object code and source code), online curricula, Web content, diagrams, photos, testing materials, exams, text, images, and graphics published by Klett in any format.
5. All sales are subject to the return policy published at <https://klettwl.com/wp-content/uploads/2024/07/KWL-Return-Policy.pdf>

All sales of licenses for digital books and materials are final, non-returnable, and non-refundable after the delivery of such materials to the customer.

Within the adoption dates, 2026-2029, the customer may purchase additional quantities of licenses for digital books and materials listed in this quote at the same sale price as specified herein.

Standard shipping, which may involve Ground parcel shipments and/or LTL freight shipments, will be billed at 8% of the sale price for print materials, net of any discounts applicable for such materials. Expedited options are available and, if requested by the customer, will be billed to the customer at cost incurred by Klett World Languages, Inc.

TERMS AND CONDITIONS

1. Customer will be billed after indicating acceptance of this quote
2. Payment will be due 30 days net of billing
3. Shipping estimate not to exceed 10% of full price print materials

Customer Acceptance (sign below) if no purchase order is sent:

X _____

Print Name:

If you have any questions about this price quote, please contact:

Brooke Campbell, , bcampbell@klettwl.com

Purchase Orders may be sent to orders@klettwl.com. Please CC bcampbell@klettwl.com

Thank You For Your Business!

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: 2025-2026: Budget Adoption Process - Budget Assumptions, Site Discretionary Funds, Categorical Programs, and Parcel Taxes (20 Mins/Information)

Item Type: Information

Background: Tonight’s presentation is intended to provide a comprehensive overview of key components in the proposed 2025–2026 budget. Topics will include:

- Budget assumptions used to estimate revenue
- Staffing and discretionary funding for school sites
- State and federal Categorical Programs
- Local Parcel Tax revenue and spending

Budget assumptions help the district estimate how much funding will be available for the next school year. Some of these assumptions are based on projections from the State, such as the cost-of-living adjustment (COLA) and pension contribution rates. Others, like enrollment and average daily attendance, are forecasted by the district based on local data.

The presentation will also explain how staffing is allocated to each school site and how discretionary funds—which schools can use to support site-specific priorities—are distributed. This ensures that all schools are resourced based on consistent, districtwide standards.

The district receives additional funding through federal and state Categorical Programs, which are designed to support the unique needs of students not fully served by general education funding. Each school accounts for these funds through their Single Plan for Student Achievement, ensuring the funds are used to meet student needs effectively.

Finally, local parcel taxes are an essential funding source for our schools. Tonight’s presentation includes a breakdown of how parcel tax revenues are used and the important role they play in supporting district programs and balancing the overall budget.

A public hearing on the full 2025–2026 budget will take place at the Board of Education meeting on June 10, 2025. The Board will be presented the budget for adoption at its June 24, 2025 meeting.

****NOTE: The presentation for this item will be uploaded by 5:00pm on Friday, May 9, 2025.***

AUSD LCAP Goals: 4. Ensure that all students have access to basic services.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost):

Recommendation: This item is presented for information and will return to the Board for approval at a subsequent meeting.

AUSD Guiding Principle: #3 - Administrators must have the knowledge, leadership skills and ability to ensure student success.| #5 - Accountability, transparency, and trust are necessary at all levels of the organization.| #6 - Allocation of funds must support our vision, mission, and guiding principles.

Submitted By: Shariq Khan, Assistant Superintendent of Business Services

ALAMEDA UNIFIED SCHOOL DISTRICT
BOARD AGENDA ITEM

Item Title: Island High School: Reimagining Continuing Education in Alameda Unified School District (AUSD) (10 Mins/Information)

Item Type: Information

Background: In 2024, Island High School was reviewed by the Western Association of Schools and Colleges (WASC). Their report covered three main areas for improvement.

1. Attendance
2. Building School Community
3. Parent and Community Engagement

Tonight, staff bring to the Board of Education a brief report of the work done by the Redesign Committee, the Possibilities and Next Steps in the effort to "Reimagine Island High School and Continuing Education in AUSD".

AUSD LCAP Goals: 1. Eliminate barriers to student success and maximize learning time.| 2a. Support all students in becoming college and career ready.| 2b. Support all English Learners (ELs) in becoming college and career ready.| 4. Ensure that all students have access to basic services.

Fund Codes:

Fiscal Analysis

Amount (Savings) (Cost): N/A

Recommendation: This item is presented for information only.

AUSD Guiding Principle: #1 - All students have the ability to achieve academic and personal success.| #2 - Teachers must challenge and support all students to reach their highest academic and personal potential.| #3 - Administrators must have the knowledge, leadership skills and ability to ensure student success.

Submitted By: Kirsten Zazo, Assistant Superintendent of Educational Services

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|--------------|
| ❑ Presentation_Island Update_5.13.25 | 5/7/2025 | Presentation |

Island High School: Reimagining Continuing Education in Alameda Unified School District

Vernon L. Walton Jr., Ed.D., Director of Secondary Education
Jorge Melgoza, Principal Island High School

May 13, 2025

Agenda

- Why are we reimagining Island High School?
- Initial Assessment 2024-2025
- Addressing WASC Recommendations
- Redesign Committee Work
- Redesign Framework
- Possibilities

“Excellence and Equity”



Why Reimagine Island High School?

The Island redesign offers an opportunity to reimagine Island HS as a place where equity is not only a value, but a lived experience—where students are seen, supported, and set up for lifelong success.

We are seeking more creative and responsive ways to improve academic outcomes, build career readiness, cultivate a positive school culture, and foster stronger community involvement.

WASC Report (2024)

- ❖ Attendance
- ❖ Building School Community
- ❖ Parent and Community Engagement

“In an equitable system, you get what you need when you need it.”

- Jeffrey Duncan Andrade

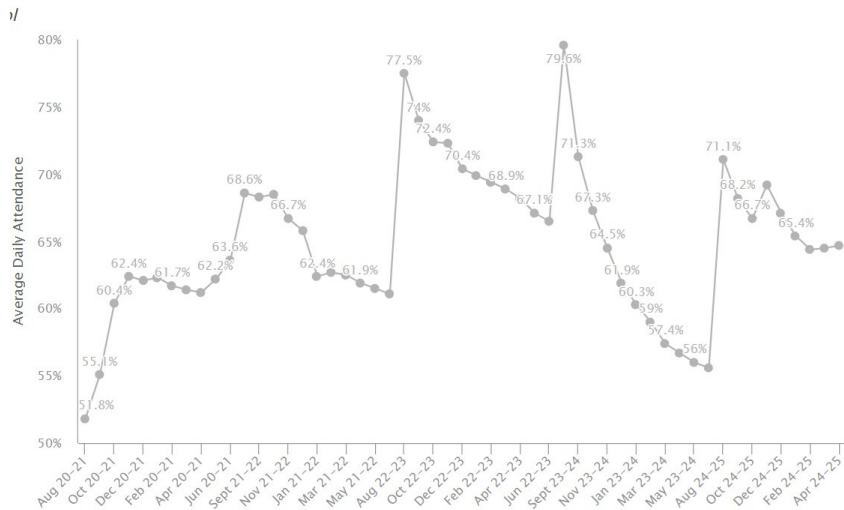
Initial Assessment 2024-2025

- ***The Island Student*** is a leader, resilient, caring, creative, thoughtful, insightful, forgiving, compassionate
- ***The Island Teachers and Staff*** are leaders, caring, committed, thoughtful, problem solvers, resourceful, visionary, fearless, champions for all students and families
- ***The Island Parents*** are loving, thoughtful and passionate about their child's success

“If there is a book you really want to read, but it hasn't been written yet, then you must write it.” - Toni Morrison

WASC Recommendation 1: Increasing Attendance

Average Daily Attendance



- Overall Daily Attendance rose from 57.4% (2023-24) to 64.9% (2024-25)
- African American/Black student Daily Attendance increased from 51.5% to 66%, now surpassing the schoolwide average
- Daily Attendance improved for all grades, with the most notable gains among juniors (from 63.6% to 74.3%)
- Overall Daily attendance has significantly increased across all grade levels compared to March of last year

WASC Recommendation 1: Increasing Attendance - Actions

- ❖ Reviewed policies, systems, structures and practices for coherence
- ❖ Used detailed spreadsheet created by Attendance Clerk to explore patterns
- ❖ Attendance Clerk made daily phone calls for students falling below the 50% attendance threshold
- ❖ Counselor and SPED Case Manager scheduled meetings with most chronically absent students to understand and address root causes
- ❖ Reviewed attendance data with Climate and Culture Team, COST, ALT, SLT and in staff meetings to understand scope of problem
- ❖ Counselor and Student Support Provider made home visits targeting most chronically absent
- ❖ Aligned district and site policies
- ❖ Used the metaphor of the Window and Mirror to determine alignment of the Island Way Hand Book with district best practices
- ❖ Provided Attendance PD
- ❖ Revisited student attendance requirement for contracts, Cyber High and Work Study
- ❖ Created Community Days to foster student engagement and increase attendance
- ❖ Updated SPSA to address attendance
- ❖ Revisiting role of advisory

WASC Recommendation 2: Building School Community

Theoretical Framework - “Courageous Conversations” Glenn Singleton

- ❖ Phi Beta Sigma, Inc. - Sigma Beta Club (Youth Mentoring Program)
- ❖ IHS and ACDC - Building connections through Service Learning
- ❖ “All Good Living” and Boys and Girls Club - strengthening connections
- ❖ Staff Driven Pickle Ball Courts
- ❖ Staff led efforts for campus beautification
- ❖ IHS and AEF - Strengthening connection between Island High and AEF
- ❖ Began a Book Club

Island High School Teacher Collaboration Impact Data Fall / Spring 2024 - 2025

What have you valued about your PLC's learning and collaboration this year?

“The effort and sincerity in ensuring the students’ needs are addressed and met, getting feedback and insight on thoughts and ideas and figuring out solutions; people not afraid to speak their minds ... disagreements resolved in a civil manner.” -
Island High Teacher

WASC Recommendation 3: Community Engagement

Developing and Strengthening School and Community Partnership

- ❖ **Community Day 1:** Ashanti Branch - Ever Forward Club
- ❖ **Community Day 2:** Precious Knowledge - Documentary
- ❖ **Community Day 3:** Delinda Hansen - Leaders Within
- ❖ **Community Day 4:** Vicky Smith - Community Leaders: Passing the Baton
- ❖ **Community Day 5:** Shanti Croom - Ancestors and Descendants

Island High School Teacher Collaboration Impact Data Fall / Spring 2024 - 2025

What have you valued about your PLC's learning and collaboration this year?

"I value the time we spend together to share our concerns, build on our existing structures, and discuss how to improve what we have. I also appreciate our conversations about the changes we believe are necessary to move in a new direction." - Island High Teacher

Redesign Committee Work

- The Redesign Committee met several times to probe policies, systems, structures and practices focusing on recommendations from the WASC report to inform the work and develop an action plan
- Identified Model Continuation High School visits aligned with WASC Report Recommendations
 - Visited three Model Continuation High Schools
- Attended conferences
 - Stem4Real Conference San Diego, October 2024
 - California Consortium for Independent Studies Conference South San Francisco, January 2025
 - CCEA Plus Conference in San Diego, April 2025
- Made recommendation about reimagining Island High

*“You may say I'm a dreamer
But I'm not the only one
I hope someday you'll join us
And the world will be as one”*
- John Lennon

Framework

Articulate defined and integrated options for each Island student to meet graduation minimums.



Framework Redesign

Redesigning High Schools - Ten features for Success

Linda Darling Hammond Learning Policy Institute, March 2022

- ❖ Positive developmental relationships
- ❖ Safe, inclusive school climate
- ❖ Culturally responsive and sustained teaching
- ❖ Deeper learning curriculum
- ❖ Student centered pedagogy
- ❖ Authentic assessment
- ❖ Well prepared and supported teachers
- ❖ Authentic family engagement
- ❖ Community connections and integrated support
- ❖ Shared decision making and leadership

"If we are serious about improving education for all children, we must be willing to address the deep and abiding inequalities that shape our schools. Equity is not a byproduct of good intentions; it is the result of intentional, collective action focused on justice." - Gloria Ladson-Billings

Possibilities

“A Holistic Approach to Each Island Student”

Island Continuation High School

- ❖ Credit Recovery: Focus on individual student needs - 140 credit graduation option
 - 30 English Credits
 - 30 Social Science Credits
 - 20 Math Credits
 - 20 Science Credits
 - 20 Physical Education Credits
 - 20 Elective Credits

Island High School Pathways

- ❖ Career Technical Education (CTE)
 - Arts Entertainment Media
 - Education Child Development, and Family Services
 - Engineering and Architecture
- ❖ Trades and Apprenticeships
 - College of Alameda Guided Pathways
 - Construction / Skilled trades
 - Auto Mechanic / Diesel Mechanic
 - Dental assistance and dental field
 - Electronic Specialist
 - Aviation Maintenance Technology

Contextualized / Alternative Means

Could the minimum coursework required be completed through more contextualized or alternative means?

Meet the goal of minimum requirements...

- 30 English Credits
- 30 Social Science Credits
- 20 Math Credits
- 20 Science Credits
- 20 Physical Education Credits
- 20 Elective Credits

Through alternative means i.e. Project Based Learning

- Practical demonstration of skills and competencies
- Supervised work experience or other outside school experience
- Career technical education classes offered in high schools
- Courses offered by Regional Occupational Centers or Programs
- Interdisciplinary study
- Independent study
- Credit earned at a postsecondary institution

Codifying Multiple and Individualized Paths to Completion (an example)

| | Traditional/Core Academics | Project-Based and Contextualized Learning | Independent and Supervised Online Learning | Concurrent Enrollment in Post Secondary Coursework | Workforce Preparation, Internships, Career Technical Education |
|-------------------------------|----------------------------|---|--|--|--|
| 30 English Credits | 20 | | 10 | | |
| 30 Social Science Credits | | 10 | | 10 | 10 |
| 20 Math Credits | 10 | 10 | | | |
| 20 Science Credits | 10 | 10 | | | |
| 20 Physical Education Credits | | 10 | | 10 | |
| 20 Elective Credits | 10 | 10 | 10 | | 10 |

Education Code

The governing board, with the active involvement of parents, administrators, teachers, and pupils, shall adopt alternative means for pupils to complete the prescribed course of study.

Requirements for graduation and specified alternative modes for completing the prescribed course of study shall be made available to pupils, parents, and the public. (Education Code 51225.3)

Board has authority, discretion, and flexibility to adopt alternative means of meeting graduation minimums.

Possibilities

“A Holistic Approach to Each Island Student”

Island Alternative School

- ❖ A-G
- ❖ Independent Study/Home Hospital
- ❖ Dual Enrollment - College of Alameda
- ❖ Coordination with Alameda High School and Encinal Jr/Sr High School courses

Counseling, Student Support and Wellness Center

- ❖ LCSW Social Worker
- ❖ College Career Counselor - As a 2nd Counselor
- ❖ BCBA Behavior Specialist

"The only way we will achieve equity in education is if educators work collectively to challenge the structures that perpetuate inequality and commit to doing whatever it takes to meet the needs of every child. Leadership is not about managing the status quo—it is about changing it." - Pedro Noguera

Next Steps

- 2025-2026 - continue meeting with the Redesign Committee
- Propose a 140 unit graduation requirement for continuation school
- Collaborate with the Comprehensive High Schools to support early intervention for credit deficient students
- Build upon CTE, trade apprenticeships, and A-G course options for Island students
- Create a cohesive robust student support system through PBIS, COST, Advisory and the counselor

Board Discussion