

PROJECT AREA LEGAL DESCRIPTION (EXHIBIT A)

February 12, 2001

LEGAL DESCRIPTION

**CITY OF OAKLEY
PROPOSED 2001 AMENDMENTS
TO
REDEVELOPMENT AGENCY PROJECT AREA**

All that real property situate in the City of Oakley, County of Contra Costa, State of California, more particularly described as follows:

References to maps, documents, boundary lines, and ownerships are as recorded in the Office of the Recorder of Contra Costa County, State of California.

Amendment Area One

Beginning at the intersection of the southerly right of way line of Wilbur Avenue and the westerly line of Bridgehead Road, said point of beginning also lying on the common boundary between the City of Oakley and the City of Antioch; thence southerly, along said common boundary, 1,027 feet, more or less, to the northerly right of way line of the Atchinson Topeka & Santa Fe Railroad; thence, leaving said common boundary and continuing along said westerly right of way line, southerly, 1,367 feet, more or less, to the northerly right of way line of State Highway 4; thence easterly, along said northerly right of way line, 140 feet, more or less, to the centerline of Bridgehead Road, said line also being on the boundary of the Oakley Redevelopment Project as described in the legal description recorded in Book 15559 at Page 368; thence northerly and easterly, along said Project boundary, 6,100 feet, more or less, to the easterly right of way line of Big Break Road; thence, leaving said Project boundary and along said easterly right of way line, northerly, 1,565 feet, more or less, to a point on the southerly line of that certain parcel described in the deed to H.F. Lauritzen Land Company, recorded October 19, 1985, in Book 12577 of Official Records at Page 384; thence, leaving said easterly right of way and along said southerly line and its prolongation thereof, South 89° 07' 57" East, 750 feet, more or less, to the southeast corner of said H.F. Lauritzen Land Company parcel (12577OR384); thence North 00° 57' 50" East, 1,460 feet, more or less, to the boundary of the City of Oakley; thence, along said boundary, westerly and southerly, 10,500 feet, more or less, to the point of beginning.

Containing 530 acres, more or less.

Amendment Area Two

Beginning at the northwest corner of that certain parcel described in the deed to Marshall L. and Dortha F. Gary, recorded September 19, 1965, in Book 4954 of Official Records at Page 709, said point of beginning also lying on the boundary of the Oakley Redevelopment Project as described in the legal description recorded in Book 15559 at Page 368 and on the southerly right of way line of Cypress Road; thence, leaving said Project boundary and said right of way line, southerly, along the westerly line of said parcel (4954 OR 709) and its prolongation thereof, 1,386 feet, more or less, to the northeast corner of that property delineated on that certain Parcel Map recorded December 18, 1970, in Book 15 of Parcel Maps at Page 70; thence westerly, along the northerly line of said property and continuing along the northerly line, its prolongation thereof, of that property delineated on that certain Parcel Map recorded April 25, 1969, in Book 8

of Parcel Maps at Page 20, 1,430 feet, more or less, to the westerly right of way line of O'Hara Avenue; thence northerly, along said right of way line, 1,500 feet, more or less, to the southerly right of way line of Cypress Avenue, said line also being the said Project boundary; thence, easterly, along said right of way line and said Project boundary, 1,340 feet, more or less, to the point of beginning.

Containing 43.4 acres, more or less.

Amendment Area Three

Beginning at the southwest corner of Parcel B as shown on that certain Parcel Map recorded February 8, 1969, in Book 6 of Parcel Maps at Page 47, said point of beginning also lying on the boundary of the Oakley Redevelopment Project as described in the legal description recorded in Book 15559 at Page 368 and on the easterly line of Parcel C as shown on that certain map entitled MS 101-70, recorded April 21, 1971 in Book 16 of Parcel Maps at Page 20; thence, leaving said Project boundary and along said easterly line, South, 495 feet to the southeast corner of said Parcel C (16 PM 20); thence, along the southerly line of said parcel C and its prolongation thereof, West, 2,159.94 feet, more or less, to the easterly right of way line of State Highway 4; thence, along said easterly line, South, 110 feet, more or less, to its intersection with the prolongation of the southerly right of way line of Brownstone Road; thence along said prolongation and right of way line, West, 1,618 feet, more or less, to its intersection with the prolongation of the easterly line of Parcel D as delineated on that certain Parcel Map recorded April 24, 1972, in Book 21 of Parcel Maps at Page 46; thence, leaving said right of way line and along said prolongation and easterly line, North, 578.5 feet to the southwest corner of that certain parcel described in the deed to Melvin H. and Bobbie Jo Treat, recorded March 29, 1963, in Book 4333 of Official Records at Page 652, said corner also lying on said Project boundary (15559 OR 368); thence Easterly, along said boundary, 3,789 feet, more or less, to the westerly line of said parcel B (6 PM 47); thence, continuing along said boundary and westerly line, South 00° 28' 30" West, 9.85 feet to the point of beginning.

Containing 47.8 acres, more or less.

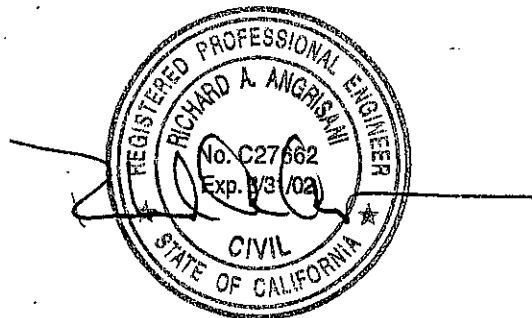


EXHIBIT "A"

OAKLEY REDEVELOPMENT PROJECT

Boundary Description

A portion of Sections 22 thru 27 and 36, T2N, R2E, and a portion of Sections 30 & 31, T2N, R3E, Mount Diablo Base and Meridian, situated in the unincorporated area of Contra Costa County, California and described as follows:

Reference to maps, documents, boundary lines, and ownerships are to Official Records of said County.

Beginning at southwest corner of Section 22, T2N, R2E at the centerline intersection of Oakley Road and Neroly Road; thence along the west line of Section 22, northerly 3,100 feet, more or less, to the westerly prolongation of the north line of Maurice and Geneva Lodge parcel recorded February 14, 1984 in Volume 11654 at page 20; thence along said prolongation, north $89^{\circ}24'$ east 30 feet, to the northwest corner of said Lodge parcel (11654 O.R. 20); thence along the boundary of said Lodge parcel, north $89^{\circ}24'$ east 625 feet and south $00^{\circ}13'$ west 430 feet, to the north line of State Highway; thence along said north line, easterly 4,300 feet, more or less, to the northeasterly line of Atchison Topeka and Santa Fe Railroad Company right of way; thence along said northeasterly line in a general southeasterly direction 12,300 feet, more or less, to the west line of Marsh Creek right of way described in PARCEL 1 to Contra Costa County Flood Control and Water Conservation District recorded December 31, 1965 in Volume 5012 at page 341; thence along the west line of Marsh Creek right of way (as described in Volume 5012 at page 341 and continued in Volume 4678 at page 485) in a general southerly direction 2,000 feet, more or less, to the south line of PARCEL "D" filed May 27, 1965 in Licensed Surveyor's Map Book 34 at page 40; thence along said south line, south $89^{\circ}54'$ west 481.58 feet, to the east line of Almond Avenue; thence along said east line in a general southerly direction 3,400 feet, more or less, to the south line of Gilda Mae Nunnally parcel recorded March 24, 1960 in Volume 3583 at page 254; thence along said south line, east 1,292.49 feet, to the west line of Subdivision MS 18-81 filed January 12, 1982 in Parcel Map Book 99, at page 21; thence along said west line, South $00^{\circ}42'05''$ west 670.87 feet, to the northwest corner of Subdivision MS 63-77 filed August 1, 1978 in Parcel Map Book 68 at page 25; thence along the boundary of MS 63-77, south $00^{\circ}46'11''$ west 652.57 feet and south $89^{\circ}29'23''$ east 1,322.24 feet, to the northeast corner of PARCEL "C" filed May 31, 1966 in Licensed Surveyor's Map Book 42 at page 43; thence along the boundary of PARCEL "C", south $00^{\circ}12'$ west 505.62 feet and west 228.82 feet; thence along the boundary of PARCEL "B" (42 LSM 43), West 215.7 feet and north $00^{\circ}28'30''$ east 9.85 feet, to the northeast corner of Subdivision MS 101-70 filed April 21, 1971 in Parcel Map Book 16 at page 20; thence along the north line of MS 101-70, south $89^{\circ}23'45''$ west 2,171.08 feet, to the east line of Almond Avenue; thence crossing Almond Avenue, westerly 53 feet, more or less, to the southeast corner of Lawrence and Lillian P. Smith parcel recorded August 7, 1967 in Volume 5426 at page 159; thence along the south line of said Smith parcel and along the prolongation thereof, west 1,565.6 feet, to the southwest corner of Melvin H. and Bobbie Jo Treat parcel recorded March 29, 1963 in Volume 4333 at page 652; thence

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along the west line of said Treat parcel and along the prolongation thereof, north 512.64 feet, to the northwest corner of subdivision MS 14-85 filed October 21, 1985 in Parcel Map Book 119 at page 8; thence along the north line of MS 14-85 and along the prolongation thereof, south 89°28'22" east 1,558 feet, to the west line of Almond Avenue; thence along said west line in a general northerly direction 5,000 feet, more or less, to the south line of PARCEL "A" Tract 6356 filed September 14, 1983 in Map Book 273 at page 3; thence along the south line and west line of said PARCEL "A", westerly and northerly a total of 1,624.61 feet, to the south line of West Cypress Road; thence along said south line in a general westerly direction 6,000 feet, more or less, to the southerly prolongation of the west line of Tract 2238 filed March 29, 1961 in Map Book 82 at page 3; thence along said prolongation and west line, north 00°53'45" east 165 feet, to the north line of Tract 2238; thence along said north line and along the prolongation thereof, south 89°14'55" east 1,047.81 feet, to the northeast corner of Lenny T. and Joanne L. Byer parcel recorded February 8, 1966 in Volume 5053 at page 81; thence along the prolongation of the east line of said Byer parcel, north 264.96 feet, to the south line of Tract 3853 filed June 30, 1969 in Map Book 126 at page 48; thence along said south line, north 89°14'30" west 30 feet, more or less, to the most southeasterly corner of Tract 6865 filed November 17, 1987 in Map book 318 at page 10; thence along the boundary of Tract 6865, north 00°53'57" east 253.74 feet, north 89°07'02" west 482.25 feet, north 00°53'57" east 1,446.97 feet, south 89°07'02" east 482.25 feet, north 00°53'57" east 156 feet, north 89°07'02" west 723.76 feet, and south 00°52'58" west 1,858.32 feet, to the southwest corner of Tract 6865, being also the southeast corner of Albert Romiti parcel recorded July 29, 1987 in Volume 13804 at page 66; thence north 89°14'44" west 282.61 feet to the southwest corner of said Romiti parcel; thence along the west line thereof and its prolongation, north 00°52'15" east 979.92 feet, to the south line of Daniel D. and Bonnie V. McLain parcel recorded April 16, 1965 in Volume 4848 at page 393; thence along said south line, west 16.5 feet, to the east line of Tract 5500 filed November 12, 1980 in Map Book 247 at page 28; thence along said east line, north 00°53'38" east 951.71 feet, to the southeast corner of Lot 85 (247 M 28); thence along the boundary of Lot 85, north 89°06'22" west 200.01 feet and north 00°53'26" east 100 feet, to the south line of Lot 83 (247 M 28); thence north 89°06'34" west 60 feet to the southeast corner of PARCEL "A" (247 M 28); thence south 78°00'43" west 325 feet, more or less, to the southwest corner of Lot 77 (247 M 28); thence crossing Gardenia Avenue, westerly 65 feet, more or less, to the northeast corner of Lot 76 (247 M 28); thence north 89°07'41" west 353.34 feet to the northwest corner of Lot 71 (247 M 28) being a point on the east line of Tract 6055 filed September 6, 1981 in Map Book 257 at page 38; thence along the boundary of Tract 6055, north 00°52'10" east 29.55 feet, north 89°07'06" west 100 feet, north 00°52'10" east 201 feet, north 89°07'06" west 403.6 feet, and south 00°53'51" west 200 feet, to the northeast corner of Tract 3932 filed June 26, 1972 in Map book 147 at page 38; thence along the north line of Tract 3932, north 89°09'35" west 170 feet, to the southeast corner of Tract 4766 filed June 17, 1981 in Map Book 253 at page 39; thence along the boundary of Tract 4766, north 00°50'06" east 199.13 feet, north

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88°58'39" west 169.76 feet, southwesterly 31.46 feet along the arc of a curve concave to the southeast with a radius of 20 feet, and south 00°53'10" west 179.68 feet, to the southwest corner of Tract 4766; thence crossing Teakwood Drive, north 89°09'35" west 60 feet, to the northeast corner of Lot 1, Tract 3932; thence along the boundary of Tract 3932, North 89°09'35" west 200 feet, and north 00°53'10" east 5 feet, north 89°09'35" west 200 feet, and south 00°53'10" west 648.52 feet, to northeast corner of Tract 6010 filed January 10, 1983 in Map Book 267 at page 50; thence along the north line of Tract 6010, north 89°03'58" west 479.12 feet, to the northeast corner of Tract 4617 filed August 31, 1977 in Map Book 202 at page 9; thence along the north line of Tract 4617, north 89°03'58" west 154.96 feet, south 60°26'56" west 136.34 feet, and south 86°14'26" west 530.77 feet, to the east line of Empire Avenue; thence south 86°14'26" west 56 feet, more or less, to the west line of Empire Avenue; thence along said west line, north 1,000 feet, more or less, to the south line of Oakley Road; thence along said south line, west 5,255 feet, more or less, to the centerline of Neroly Road on the west line of Section 27, T2N, R2E; thence along said west line, northerly 30 feet, to the southwest corner of Section 22, the Point of Beginning.

EXCLUDING THEREFROM:

Tract 4454 (Eagle Park No. 1) filed in map book 195 at page 47; Tract 5674 (Walnut Estates) filed in Map book 251 at page 4, and all except Lot 134 of Tract 6634 (Oakley Ranch) filed in Map Book 306 at page 23.

Containing 916 acres of land, more or less.

IH:drg
wo5561.legal
December 22, 1989

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