

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Tuesday, February 8, 2022

7:00 PM

Virtual: Zoom Platform

City Council

SPECIAL CITY COUNCIL MEETING

COVID-19 Notice: Consistent with Assembly Bill 361/Government Code section 54953(e), the City Council meeting includes teleconference participation by all members.

How to observe the Meeting:

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

How to submit written Public Comment:

1. Use eComment on the City's Meeting & Agenda Center webpage at: <https://hayward.legistar.com/Calendar.aspx>. eComments are directly sent to the iLegislate application used by City Council and City staff. Comments received before 3:00 p.m. the day of the meeting will be exported into a report, distributed to the City Council and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda.

2. Send an email to List-Mayor-Council@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the City Council and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Documents received after 3:00 p.m. through the adjournment of the meeting will be included as part of the meeting record and published the following day.

How to provide live Public Comment during the City Council Meeting:

Click link below to join the meeting:

<https://hayward.zoom.us/j/81725986935?pwd=aXlPYlhHWXhjRHltSm1ZbGJBQ1l6dz09>

Meeting ID: 817 2598 6935

Passcode: CCS2/8@7pm

or

Dial: +1 669 900 6833 or +1 346 248 7799 or 833 548 0282 (Toll Free)

Meeting ID: 817 2598 6935

Password: 8187527715

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER: Mayor Halliday

Pledge of Allegiance: Council Member Wahab

ROLL CALL

PRESENTATION

Black History Month

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

CITY MANAGER'S COMMENTS

An oral report from the City Manager on upcoming activities, events, or other items of general interest to Council and the Public.

ACTION ITEMS

The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.

CONSENT

1. [CONS 22-088](#) Adopt a Resolution: (1) Declaring Specified City-Owned Properties Associated with the Former 238 Bypass Project Exempt Surplus Lands; and (2) Declaring Parcel Group 4 as Surplus Lands Pursuant to Government Code Section 54221

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)
[Attachment III Exhibit A to Resolution](#)

PUBLIC HEARING

2. [PH 22-006](#) Andina Affordable Housing Project TEFRA Hearing: Public Tax and Equity Fiscal Responsibility Act Hearing as Required by the Internal Revenue Code of 1986, and Adoption of a Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Amount Not-to-Exceed \$45 Million to Finance or Refinance the Acquisition, Rehabilitation, Improvement and Equipping of a Multifamily Rental Housing Project Located at 1180-1182 E Street, Hayward, California (Report from Finance Director Claussen)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Members can provide oral reports on attendance at intergovernmental agency meetings, conferences, seminars, or other Council events to comply with AB 1234 requirements (reimbursable expenses for official activities).

COUNCIL REFERRALS

Council Members may bring forward a Council Referral Memorandum (Memo) on any topic to be considered by the entire Council. The intent of this Council Referrals section of the agenda is to provide an orderly means through which an individual Council Member can raise an issue for discussion and possible direction by the Council to the appropriate Council Appointed Officers for action by the applicable City staff.

3. [RPT 22-016](#) City Council Referral: Pan African Flag Referral (Report from Council Members Andrews, Marquez, and Wahab)

Attachments: [Attachment I Council Referral Memo](#)

ADJOURNMENT

NEXT MEETING, February 15, 2022, 7:00 PM

PUBLIC COMMENT RULES

Any members of the public desiring to address the Council shall limit their remarks to three (3) minutes unless less or further time has been granted by the Presiding Officer or in accordance with the section under Public Hearings. The Presiding Officer has the discretion to shorten or lengthen the maximum time members may speak. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council adopted Resolution No. 87-181 C.S., which imposes the 90-day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the City website, Cable Channel 15 - KHRT, and YouTube. ****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or cityclerk@hayward-ca.gov.

Assistance will be provided to those requiring language assistance. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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File #: CONS 22-088

DATE: February 8, 2022

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT

Adopt a Resolution: (1) Declaring Specified City-Owned Properties Associated with the Former 238 Bypass Project Exempt Surplus Lands; and (2) Declaring Parcel Group 4 as Surplus Lands Pursuant to Government Code Section 54221

That Council adopts a resolution inclusive of Exhibit A (Attachments II and III): (1) declaring specified City-owned properties associated with the former 238 Bypass Project exempt Surplus Lands; and (2) declaring Parcel Group 4 as surplus lands pursuant to Government Code Section 54221.

SUMMARY

In the mid-1960s, the California State Department of Transportation (Caltrans) purchased more than 400 parcels of property for the construction of a 14-mile Route 238 Corridor Bypass Freeway to run through the City of Hayward (City) and parts of unincorporated Alameda County. In 1971, a lawsuit, filed in federal court on behalf of residents to be displaced by the freeway construction, blocked the project. Caltrans subsequently abandoned the freeway plan and began to individually auction off these properties with the sole purpose of disposing of the land, without any larger land use or community considerations. To ensure the productive development of this land in a manner that maximizes land value, while balancing public benefits and the desires of the surrounding neighborhood and larger community, the City entered into a Purchase and Sale Agreement with Caltrans in 2016 (2016 PSA) to manage the disposition and development of the 238 corridor properties. The 2016 PSA divides the properties into 10 parcel groups. The disposal of the 238 corridor properties to and by the City is authorized subject to conditions established by the Local Alternative Transportation Improvement Program statutes under Government Code Sections 14528.6 and 14528.65 (LATIP Statutes).

Caltrans has transferred these properties to the City in trust subject to the City managing the disposition and development of these former 238 parcel groups on behalf of and for the benefit of Caltrans with the goals of removing blight, enhancing community involvement in the development process, and creating economic and public benefits. As the City sells or transfers particular parcels, the City is obligated to repay Caltrans the negotiated purchase prices for the various parcel groups under the 2016 PSA.

Pursuant to the Surplus Lands Act, the City must declare land as either surplus or exempt surplus prior to the disposition process. While the transfers of the 238 corridor properties are subject to the LATIP Statutes, staff also proposes a parcel group-by-parcel group approach that additionally complies with the terms of the Surplus Lands Act for the remaining City-owned 238 corridor properties, including Parcel Group 3 (excluding the portions being retained by the City for park use), as well as Parcel Groups 4, 5, 6, 8, and 9. The proposed approach has been preliminarily vetted and confirmed by the California Housing and Community Development Department (HCD), the arm of the State that oversees and enforces the Surplus Lands Act. As a result, City staff recommends that Council adopts a resolution inclusive of Exhibit A (Attachments II and III): (1) declaring specified City-owned properties associated with the former 238 Bypass Project exempt Surplus Lands; and (2) declaring Parcel Group 4 as surplus lands pursuant to Government Code Section 54221.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Exhibit A to Resolution



DATE: February 8, 2022

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Adopt a Resolution: (1) Declaring Specified City-Owned Properties Associated with the Former 238 Bypass Project Exempt Surplus Lands; and (2) Declaring Parcel Group 4 as Surplus Lands Pursuant to Government Code Section 54221

RECOMMENDATION

That Council adopts a resolution inclusive of Exhibit A (Attachments II and III): (1) declaring specified City-owned properties associated with the former 238 Bypass Project exempt Surplus Lands; and (2) declaring Parcel Group 4 as surplus lands pursuant to Government Code Section 54221.

SUMMARY

In the mid-1960s, the California State Department of Transportation (Caltrans) purchased more than 400 parcels of property for the construction of a 14-mile Route 238 Corridor Bypass Freeway to run through the City of Hayward (City) and parts of unincorporated Alameda County. In 1971, a lawsuit, filed in federal court on behalf of residents to be displaced by the freeway construction, blocked the project. Caltrans subsequently abandoned the freeway plan and began to individually auction off these properties with the sole purpose of disposing of the land, without any larger land use or community considerations. To ensure the productive development of this land in a manner that maximizes land value, while balancing public benefits and the desires of the surrounding neighborhood and larger community, the City entered into a Purchase and Sale Agreement with Caltrans in 2016 (2016 PSA) to manage the disposition and development of the 238 corridor properties. The 2016 PSA divides the properties into 10 parcel groups. The disposal of the 238 corridor properties to and by the City is authorized subject to conditions established by the Local Alternative Transportation Improvement Program statutes under Government Code Sections 14528.6 and 14528.65 (LATIP Statutes).

Caltrans has transferred these properties to the City in trust subject to the City managing the disposition and development of these former 238 parcel groups on behalf of and for the benefit of Caltrans with the goals of removing blight, enhancing community involvement in the development process, and creating economic and public benefits. As the City sells or transfers

particular parcels, the City is obligated to repay Caltrans the negotiated purchase prices for the various parcel groups under the 2016 PSA.

Pursuant to the Surplus Lands Act, the City must declare land as either surplus or exempt surplus prior to the disposition process. While the transfers of the 238 corridor properties are subject to the LATIP Statutes, staff also proposes a parcel group-by-parcel group approach that additionally complies with the terms of the Surplus Lands Act for the remaining City-owned 238 corridor properties, including Parcel Group 3 (excluding the portions being retained by the City for park use), as well as Parcel Groups 4, 5, 6, 8, and 9. The proposed approach has been preliminarily vetted and confirmed by the California Housing and Community Development Department (HCD), the arm of the State that oversees and enforces the Surplus Lands Act. As a result, City staff recommends that Council adopts a resolution inclusive of Exhibit A (Attachments II and III): (1) declaring specified City-owned properties associated with the former 238 Bypass Project exempt Surplus Lands; and (2) declaring Parcel Group 4 as surplus lands pursuant to Government Code Section 54221.

BACKGROUND

In the mid-1960s, Caltrans purchased more than 400 parcels of property for the construction of a 14-mile Route 238 Corridor Bypass Freeway to run through the City and parts of unincorporated Alameda County. In 1971, a lawsuit, filed in federal court on behalf of residents to be displaced by the freeway construction, blocked the project. Caltrans subsequently abandoned the freeway plan and began to individually auction off these properties with the sole purpose of disposing of the land, without any larger land use or community considerations.

To ensure the productive development of this land in a manner that maximizes land value, while balancing public benefits and the desires of the surrounding neighborhood and larger community, the City entered into the 2016 PSA with Caltrans to manage the disposition and development of these properties. The PSA divides the properties into 10 parcel groups. Additionally, the LATIP Statutes under Government Code Sections 14528.6 and 14528.65 were enacted to govern the disposition of the surplus 238 Parcels and to implement an agreement to settle the lawsuit.

Caltrans has transferred these properties to the City subject to the City managing the disposition and development of these former 238 corridor properties with the goals of removing blight, enhancing community involvement in the development process, and creating economic and public benefits lacking as a result of years of under investment. As the City sells or transfers particular parcels, the City is obligated to repay Caltrans the negotiated purchase prices for the various parcel groups under the 2016 PSA.

Pursuant to the Surplus Lands Act, the City must declare land as either surplus or exempt surplus prior to the disposition process. While the transfers of the 238 corridor properties are subject to the LATIP Statutes, staff also proposes a parcel group-by-parcel group approach that complies with the terms of the Surplus Lands Act for the remaining City-owned 238

corridor properties, including Parcel Group 3 (excluding the portions being retained by the City for park use), as well as Parcel Groups 4, 5, 6, 8, and 9. The proposed approach has been preliminarily vetted and confirmed by HCD, the arm of the State that oversees and enforces the Surplus Lands Act. A summary of the proposed approach for complying with the Surplus Lands Act for each remaining Parcel Group is provided below under the Discussion section.

DISCUSSION

The following provides a summary of the proposed approach for disposition of the remaining 238 corridor properties that was preliminarily vetted and confirmed by HCD as consistent with the Surplus Lands Act:

- **Parcel Groups 3 and 5** – Process Parcel Groups 3 and 5 collectively with the City declaring the property “exempt surplus land” in compliance with the Surplus Lands Act consistent with *Government Code §37364*, which requires adherence to the following provisions:
 - Not less than 80 percent of the area of any parcel of property disposed of pursuant to this section shall be used for development of housing.
 - Not less than 40 percent of the total number of those housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households, and at least half of which shall be affordable to very low income households. In other words, at least 20 percent of the units must be affordable to households earning 60 percent, or below, of the area median income (AMI) and 20 percent of the units must be affordable to households earning less than 50 percent of AMI.
 - Affordable units must be restricted by a regulatory agreement for at least 30 years.

As combined, Groups 3 and 5 meet the above provisions. As currently planned, the combined Parcel Groups 3 and 5 consist of a total of 258 units [176 in Parcel Group 3 and 82 in Parcel Group 5, including eight deed restricted Accessory Dwelling Units (ADUs)] comprised of 148 units (or 59%) that qualify for the exemption described above. The distribution of the units to be made affordable to very-low-income households between the two Parcel Groups required by the above provisions is still yet-to-be determined, but may require adding deed restricted ADUs affordable to very-low-income households to the Parcel Group 5 project to comply with the Surplus Lands Act.

Parcel Group 3 for purposes of the Surplus Lands Act compliance only includes the portions being transferred to developers since the remaining portions of Parcel Group 3 are being retained by the City for open space and park use.

The above outlined approach will allow the City to generate critically needed housing at several income levels dispersed across the collective area. Moreover, approaching the development as a whole allows for greater economic and social opportunities for a more inclusive and well-planned community. Additionally, this approach will be the most expedient manner to produce housing in the area as it capitalizes on the City's previous efforts to develop the area. Accordingly, staff believes that Council can make the finding that this approach is in the best interest of the City.

- **Parcel Group 4** – Declare Parcel Group 4 surplus, and upon approval of the Council, release a Notice of Availability in accordance with *Government Code §54220* for the purpose of developing low- and moderate-income housing to certain required public agencies and housing sponsors that have provided notice to HCD of their interest in acquiring surplus land. Interested parties have 60 days to respond. If responses are received, the City must negotiate in good faith for a minimum of 90 days. The Surplus Land Act does not prevent the local agency from obtaining fair market value for the sale/lease of surplus properties. If there are no responses or if negotiations fail to result in a sale or lease, the City can proceed with the marketing and sale or lease to a third-party.
- **Parcel Group 6** – Declare Parcel Group 6 “exempt surplus land” under *Government Code §54221(f)(1)(F)(ii)*, which requires the City put the property out to open, competitive bid for a mixed-use development that is more than one acre in area, includes not less than 300 housing units, and that restricts at least 25 percent of the residential units to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing.
- **Parcel Group 8 (Open Space Sub-Parcel)** – Declare the Parcel Group 8 Open Space Sub-Parcel “exempt surplus land” consistent with *Government Code §54221(f)(1)(D)* and/or *Government Code §54221(b)(1),(c)(1),&(d)* because the land will be transferred to another local, state, or federal agency for conservation and/or open-space purposes or retained for open spaces purposes. In this case, the City is in discussions with the Hayward Area Recreation District for the potential transfer of this Sub-Parcel for an expansion of the Carlos Bee Park.
- **Parcel Group 8 (Affordable and Market Rate Sub-Parcels)** – Declare these two Sub-Parcels of Parcel Group 8 “exempt surplus land” in compliance with the Surplus Lands Act consistent with *Government Code §37364*, which is described in detail above under the combined approach to Parcel Groups 3 and 5. As currently proposed, the nonprofit affordable housing developer, Resources for Community Development (RCD), will provide 109 units of affordable housing by developing 96 new units and converting 13 units of naturally occurring affordable housing to restricted affordable housing. The project is proposed to include twenty 60% AMI and eight-three 50% AMI housing units for Parcel Group 8 (Affordable Sub-Parcel). Any future development of the Parcel Group

8 (Market Rate Sub-Parcel) together with the Parcel Group 8 (Affordable Sub-Parcel) would need to collectively comply with the provisions of **Government Code §37364**.

The above outlined approach will allow the City to generate critically needed housing at several income levels dispersed across the collective area, possibly inclusive of Parcel Group 9, as discussed below. Moreover, approaching the development as a whole allows for greater economic and social opportunities for a more inclusive and well-planned community. Additionally, this approach will be the most expedient manner to produce housing in the area as it capitalizes on the City's previous efforts to develop the area and its efforts to avoid displacement. Accordingly, staff believes that Council can make the finding that this approach is in the best interest of the City.

- **Parcel Group 9** - Declare Parcel Group 9 “exempt surplus land” in compliance with the Surplus Lands Act consistent with **Government Code §37364**, which is described in detail above under the approach to the combined Parcel Groups 3 and 5 sub-group. Any future development of Parcel Group 9 together with the Parcel Group 8 (Affordable and Market Rate Sub-Parcels) would need to collectively comply with the provisions of **Government Code §37364**. If this is not possible for Parcel Group 9, then the City may elect in the future to declare this property surplus in accordance with Government Code §54220 or pursue another qualified exemption consistent with the Surplus Lands Act.

In sum, staff recommends that Council adopts a resolution inclusive of Exhibit A (Attachments II and III): (1) declaring specified City-owned properties associated with the former 238 Bypass Project exempt Surplus Lands; and (2) declaring Parcel Group 4 as surplus lands pursuant to Government Code Section 54221.

ECONOMIC IMPACT

Resale of the 238 corridor properties parcel groups may partially return them to the tax rolls, provide an opportunity for new residential development needed to address the goals of the Housing Element and provide new commercial development opportunities.

STRATEGIC ROADMAP

The proposed project supports the Strategic Priorities of Preserve, Protect, and Preserve Housing for All, as well as of Grow the Economy, and specifically, relates to the implementation of the following project:

Project 5, Part 5.a-c: Facilitate disposition and development of Route 238 Corridor lands.

FISCAL IMPACT

The sales proceeds will be utilized by the City to repay Caltrans as required under the PSA and any excess to sales proceeds will be retained by the City. The revenues generated through the

sale of the 238 corridor properties is required to be used by Caltrans to fund certain local alternative transportation improvement projects.

NEXT STEPS

Upon approval of the resolution, the City Manager will transmit a copy of the resolution to HCD and continue implementation of the disposition and development process for the remaining City-owned 238 corridor properties.

Prepared and Recommended by: Jennifer Ott, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', written over a horizontal line.

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 22-_____

Introduced by Council Member _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD DECLARING SPECIFIED CITY-OWNED PROPERTIES ASSOCIATED WITH THE FORMER 238 BYPASS PROJECT EXEMPT SURPLUS LAND AND DECLARING PARCEL GROUP 4 AS SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221

WHEREAS, the City of Hayward (the "City") is the owner of those parcels of real property more particularly described in the attached Exhibit A, located in the City of Hayward (the "City Properties"); and

WHEREAS, the City previously declared the City Properties exempt surplus land on December 14, 2021 and promptly transmitted a copy of that Resolution to the California Department of Housing and Community Development ("HCD") on December 16, 2021; and

WHEREAS, following transmittal, HCD and the City commenced discussions whereby additional exemptions were identified that were applicable to the City Properties; and

WHEREAS, under Government Code §54221(f)(1)(A) "exempt surplus land" is defined to include surplus land that is transferred pursuant to Government Code §37364; and

WHEREAS, under Government Code §37364, whenever a City determines that its property can be used for the provision of affordable housing to families of low or moderate income as defined in Health & Safety Code § 50093, and that the use is in the City's best interest, the City may sell or otherwise convey the property under whatever terms and conditions it deems appropriate as long as at least 80% of the area of the property being disposed is used for the development of housing, and that at least 40% of the total housing units are restricted to low and very low incomes as specified under §37364(c-d); and

WHEREAS, at least 80% of the developable area of geographically clustered Parcel Groups 8 (excluding the Open Space Subparcel as shown separately in Exhibit A and addressed separately below) and 9 will be used for the generation of housing, and at least 40% of the residential units will be affordable as specified under §37364(c-d); and

WHEREAS, the generation of mixed income housing in a holistic manner over Parcel Groups 8 (excluding the Open Space Subparcel) & 9 is in the best interest of the City as it avoids detrimental impacts often associated with the concentration of poverty and provides the greatest economic, social, and educational opportunities to all residents of Hayward regardless of income; and

WHEREAS, at least 80% of the developable area of geographically clustered Parcel Groups 3 and 5 (separated only by Parcel Group 4 which is separately addressed below) will be used for the generation of housing, and at least 40% of the residential units will be affordable as specified under §37364(c-d); and

WHEREAS, the generation of mixed income housing in a comprehensive manner over Parcel Groups 3 & 5 is in the best interest of the City as it allows the housing to be built in an expedient manner with project components that are nearly shovel ready and as it avoids detrimental impacts often associated with the concentration of poverty and provides the greatest economic, social, and educational opportunities to all residents of Hayward regardless of income; and

WHEREAS, under Government Code § 54221(f)(1)(D) & (G), “exempt surplus land” is defined to include surplus land that is transferred to another local, state, or federal agency for the agency’s use or to a federally recognized California tribe, and land that has a valid legal restriction, not imposed by the local agency, preventing the development of housing; and

WHEREAS, under Government Code § 54221, surplus land does not include land necessary for an “agency’s use” which includes land being used for conservation purposes and/or for “Open-space purposes” as defined in § 54221(b)(1), (c)(1), and (d); and

WHEREAS, the Open Space Subparcel of Parcel Group 8 was created pursuant to State authorization dated March 29, 2021 and was restricted by the State for Open-Space purposes and will be either retained or transferred to another agency for Open-Space purposes or for conservation thereby rendering it exempt or non-surplus property; and

WHEREAS, under Government Code §54221(f)(1)(F)(ii) “exempt surplus land” is also defined to include surplus land that is put out to a competitive bid for a mixed-use development that is more than one acre and includes at least 300 residential units, 25% of them restricted to lower income households as set forth in Health & Safety Code §§ 50079.5, 50052.5, and 50053, for a minimum of 55 years for rental housing and 45 years for ownership housing; and

WHEREAS, Parcel Group 6 will be put out to an open competitive bid to all entities identified in the applicable HCD Expression-of-interest list under Government Code §54222(a); and

WHEREAS, Parcel Group 6 is approximately 29 acres and the proposed development will produce at least 300 residential units, with 25% of the units restricted to lower income households for a minimum of 55 years for rental housing and 45 years for ownership housing, thereby satisfying the requirements of §54221(f)(1)(F)(ii) and providing a comprehensive development addressing the needs of housing, economic development, and provision of services and infrastructure that arose following the State’s abandonment of the Route 238 project; and

WHEREAS, the City has determined that Parcel Group 4 is not necessary for the City's use as such term is used in Government Code Section 54221, and therefore desires to cause the development of Parcel Group 4 for residential use; and

WHEREAS, the City desires to declare Parcel Group 4 "surplus", despite any applicable exemption.

NOW, THEREFORE, BE IT RESOLVED, that Parcel Group 4 is hereby declared "surplus land" as defined in Government Code Section 54221.

BE IT FURTHER RESOLVED, that the City Manager shall release a Notice of Availability, in accordance with the Surplus Property Land Act (Gov. Code § 54220 et seq.), and proceed with negotiations with respondents of such notice in connection with the possible disposition of Parcel Group 4;

BE IT FURTHER RESOLVED, that Parcel Groups 3 and 5 are hereby declared "exempt surplus land" because the land will be transferred to provide affordable housing pursuant to Government Code section 37364, as the sale of these parcels for the generation of housing is in the City's best interest as set forth above and in the Staff Report accompanying this Resolution;

BE IT FURTHER RESOLVED, that Parcel Group 6 is hereby declared "exempt surplus land" because the land will be disposed of pursuant to Government Code §54221(f)(1)(F)(ii);

BE IT FURTHER RESOLVED, that Parcel Group 8 (excluding the Open Space Subparcel as shown separately in Exhibit A) is hereby declared "exempt surplus land" because the land will be transferred to provide affordable housing pursuant to Government Code section 37364;

BE IT FURTHER RESOLVED, that the Open Space Subparcel Group 8 (as shown separately in Exhibit A)) is hereby declared "exempt surplus land" pursuant to Government Code section 54221(f)(1)(D) because the land will be transferred to another local, state, or federal agency for conservation and/or Open-Space purposes pursuant to § 54221(b)(1), (c)(1), and (d);

BE IT FURTHER RESOLVED, that Parcel Group 9 is hereby declared "exempt surplus land" because the land will be transferred to provide affordable housing pursuant to Government Code section 37364; and

BE IT FURTHER RESOLVED, that the City Council directs the City Manager to transmit a copy of this Resolution to the California Department of Housing and Community Development no later than thirty (30) days prior to the disposition of the City Properties.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2022

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Attachment III
Exhibit A to Resolution

PARCEL GROUP 3

(PORTIONS TO BE TRANSFERRED TO DEVELOPER)

EXHIBIT 'A'
Legal Description
Affordable Housing Property

All that real property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being a portion of that certain parcel of land described in the Director's Deed from the State of California to the City of Hayward recorded 15-November-2017, as Document No. 2017252113, Official Records of said County, more particularly described as follows:

Commencing at the southwesterly corner of Parcel P of Tract 7620 filed 03-May-2016 in Book 339 of Maps at Page 46, Alameda County Records, said point being the southerly terminus of that certain course shown as North 01°08'44" East 1392.60 feet on said Tract 7620;

1. Thence South 78°26'02" West 376.34 feet along the southerly line of said lands of the City of Hayward (2017252113) to the most southwesterly corner thereof;
2. Thence North 11°17'05" West 171.19 feet along the westerly line of said lands of the City of Hayward (2017252113) to the **Point of Beginning**;

Thence along said westerly line the following two (2) courses;

3. North 11°17'05" West 298.36 feet;
4. North 14°54'28" West 398.67 feet to the southeasterly line described in the deed to Pine & Co. recorded 19-October-1955 in Book 7819 at Page 333 (AK-113734), Official Records of said County;
5. Thence South 57°25'47" West 5.33 feet along last said line to the lands of the City of Hayward described in the deed recorded 29-December-1965 on Reel 1673 at Image 982 (AX-177888), Official Records of said County;
6. Thence North 23°40'14" West 498.46 feet along last said line to the beginning of a non-tangent curve concave southerly and having a radius of 109.72 feet (a radial line of said curve through said point bears North 20°14'48" West);
7. Thence easterly and southeasterly 113.59 feet along said curve through a central angle of 59°19'00" to the beginning of a non-tangent curve concave westerly and having a radius of 1666.21 feet (a radial line of said curve through said point bears North 59°24'38" East);
8. Thence southerly 298.63 feet along said curve through a central angle of 10°16'08" to the beginning of a reverse curve concave northeasterly and having a radius of 862.55 feet;
9. Thence southeasterly 429.43 feet along said curve through a central angle of 28°31'32" to the beginning of a reverse curve concave southwesterly and having a radius of 1063.72 feet;
10. Thence southeasterly 178.52 feet along said curve through a central angle of 09°36'57";
11. Thence South 52°24'45" West 100.60 feet;
12. Thence South 37°28'08" East 1.62 feet;
13. Thence South 52°31'52" West 31.50 feet;
14. Thence South 37°28'08" East 115.00 feet;
15. Thence North 52°31'52" East 18.00 feet;

EXHIBIT 'A'
Legal Description
Affordable Housing Property

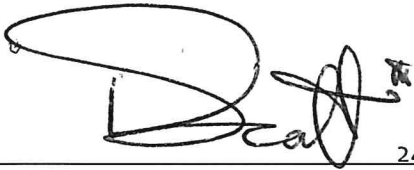
16. South $37^{\circ}28'08''$ East 57.63 feet to the beginning of a curve concave westerly and having a radius of 26.00 feet;
17. Thence southerly and southwesterly 30.33 feet along said curve through a central angle of $66^{\circ}50'40''$ to the beginning of reverse curve concave easterly and having a radius of 46.00 feet;
18. Thence southerly 29.16 feet along said curve through a central angle of $36^{\circ}19'01''$ to the beginning of a reverse curve concave westerly and having a radius of 26.50 feet;
19. Thence southerly and southwesterly 27.51 feet along said curve through a central of $59^{\circ}28'21''$;
20. Thence South $37^{\circ}28'08''$ East radial to last said curve 13.50 feet;
21. Thence South $52^{\circ}31'52''$ West 25.38 feet;
22. Thence South $77^{\circ}07'18''$ West 230.63 feet to the **Point of Beginning**.

Containing 4.551 acres, more or less

End of Description

Surveyor's Statement

This description was prepared pursuant to Section 8726 of the Business and Professions Code of the State of California, by or under the supervision of:

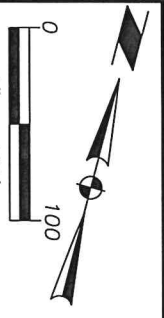


24-September-2021

Dan S. Scott III, PLS L7840

Date



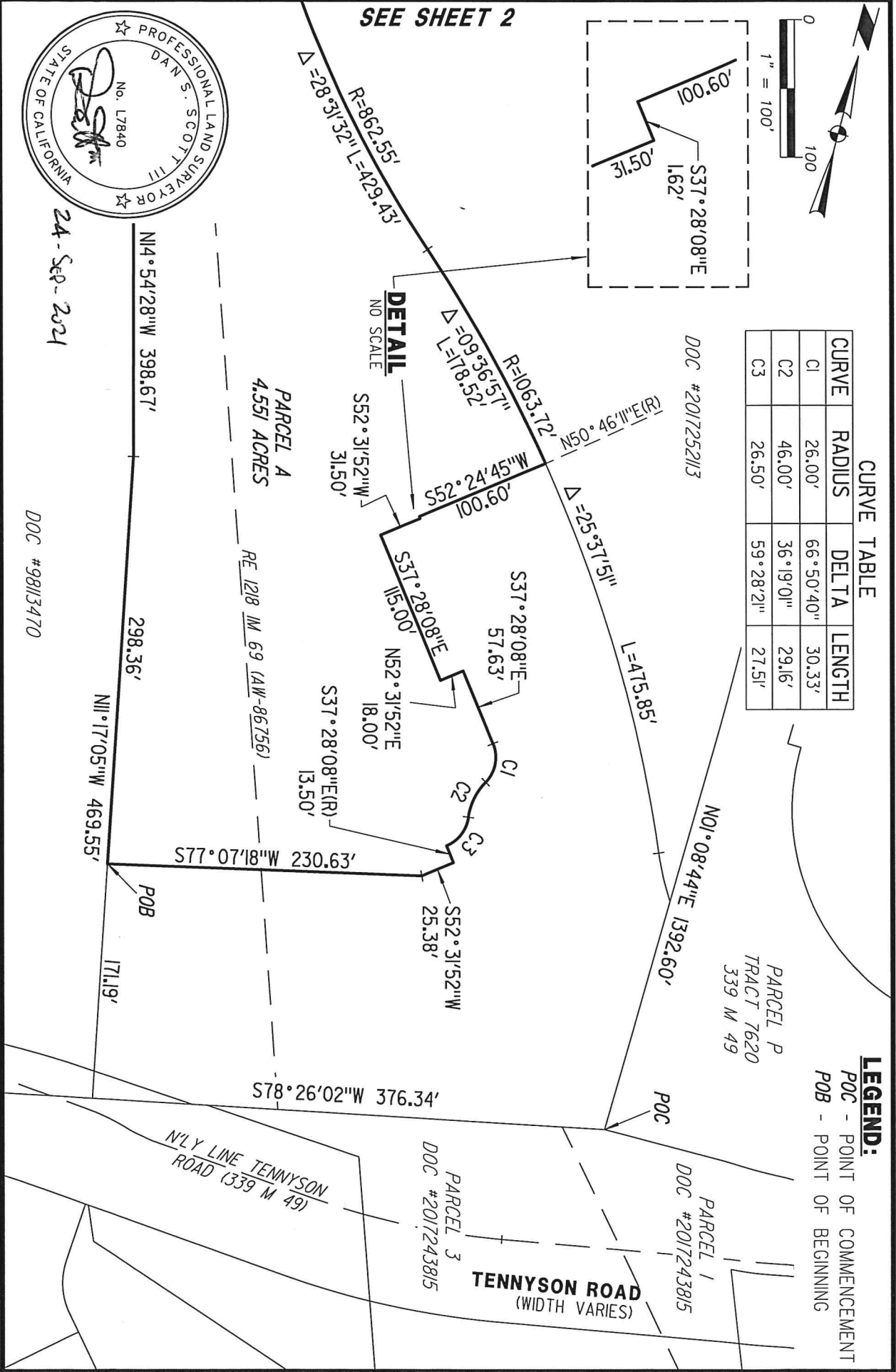


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	26.00'	66° 50' 40"	30.33'
C2	46.00'	36° 19' 01"	29.16'
C3	26.50'	59° 28' 21"	27.51'

DOC #20172521/3

SEE SHEET 2



24-Sep-2021

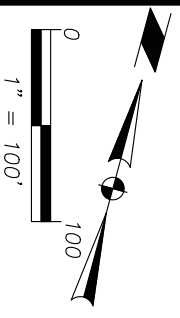
DOC #98113470

LEGEND:

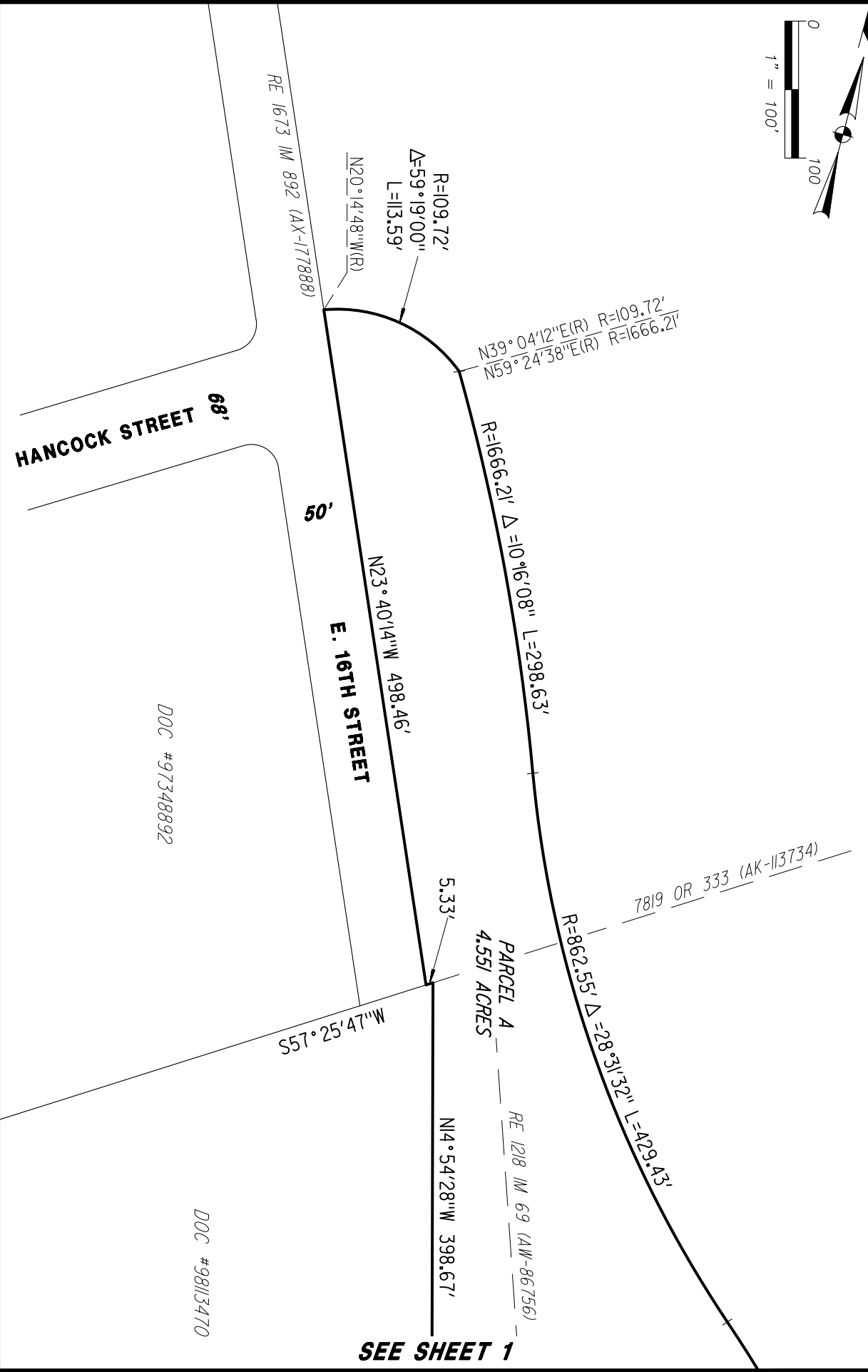
POC - POINT OF COMMENCEMENT
 POB - POINT OF BEGINNING

CITY OF HAYWARD ENGINEERING DIVISION		EXHIBIT B PLAT TO ACCOMPANY LEGAL DESCRIPTION FEE PARCEL		
DRAWN BY: DSS	DATE: SEPTEMBER 2021	PORTIONS OF APNS 078C-0626-003-09, 078C-0626-016, AND 078C-0626-001-07 ALAMEDA COUNTY CALIFORNIA		
CHECKED BY: DSS	SCALE: 1" = 100'			
APPD. BY: DSS	APPROVED			
REV	DATE	BY	CITY SURVEYOR	DIR. PUBLIC WORKS

DWG. NO.	FILED
1 OF 2	



DOC #2017252113



DOC #97348892

DOC #9813470

SEE SHEET 1

CITY OF HAYWARD ENGINEERING DIVISION		EXHIBIT B PLAT TO ACCOMPANY LEGAL DESCRIPTION FEE PARCEL		DWG. NO. FILED
		PORTIONS OF APNS 078C-0626-003-09, 078C-0626-016, AND 078C-0626-001-07 ALAMEDA COUNTY CALIFORNIA		
REV	DATE	BY	DIR. PUBLIC WORKS	SHI. 2 OF 2
DRAWN BY: DSS		DATE: SEPTEMBER 2021		
CHECKED BY: DSS		SCALE: 1" = 100'		
APPD. BY: DSS		APPROVED		
CITY SURVEYOR		DIR. PUBLIC WORKS		

EXHIBIT 'A'
Legal Description
School Property

All that real property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being portions of Parcel 1 and Parcel 3 as described in the Director's Deed from the State of California to the City of Hayward recorded 03-November-2017, as Document Number 2017243815, together with that certain parcel of land described in the Director's Deed from the State of California to the City of Hayward recorded 15-November-2017, as Document No. 2017252113, both of Official Records of said County, more particularly described as follows:

Beginning at the southwestern corner of Parcel P of Tract 7620 filed 03-May-2016 in Book 339 of Maps at Page 46, Alameda County Records;

1. Thence North 89°39'02" East 349.50 feet along southerly line of said Parcel P to the northerly line of Tennyson Road, as said road is shown on said Tract 7620, said point being the beginning of a non-tangent curve concave northerly and having a radius of 720.00 feet, (a radial bearing of said curve through said point bearing South 28°09'31" East);

Thence along said northerly line of Tennyson Road the following three (3) courses;

2. Westerly 198.77 feet along said curve through a central angle of 15°49'02";
3. South 79°55'21" West 216.36 feet to the beginning of a curve concave northerly and having a radius of 570.00 feet;
4. Westerly 103.75 feet along said curve and last said line through a central angle of 10°29'45" to the easterly line of Parcel 2, as said parcel is shown on Parcel Map No. 500, filed 20-August-1969 in Book 61 of Parcel Maps, at Page 47, Alameda County Records;
5. Thence North 19°22'35" West 41.87 feet along last said line to the northerly line of said Parcel 2;

Thence along said northerly line the following two (2) courses;

6. North 86°21'23" West 117.94 feet to an angle point in last said line;
7. South 78°26'02" West 83.58 feet to the westerly line of said Director 's Deed (2017252113);
8. Thence North 11°17'05" West 171.19 feet along last said line;
9. Thence North 77°07'18" East 230.63 feet;
10. Thence North 52°31'52" East 25.38 feet;
11. Thence North 37°28'08" West 13.50 feet to the beginning of a non-tangent curve concave westerly and having a radius of 26.50 feet (a radial bearing of said curve through said point bearing South 37°28'08" East);
12. Thence northeasterly and northerly 27.51 feet along said curve through a central angle of 59°28'21" to the beginning of a reverse curve concave easterly and having a radius of 46.00 feet;
13. Thence northerly 29.16 feet along said curve through a central angle of 36°19'01" to the beginning of a reverse curve concave westerly and having a radius of 26.00 feet;

EXHIBIT 'A'
Legal Description

- beginning of a reverse curve concave northwesterly and having a radius of 26.00 feet;
15. Thence northerly 30.33 feet along said curve through a central angle of 66°50'40";
 16. Thence North 37°28'08" West 57.63 feet;
 17. Thence South 52°31'52" West 18.00 feet;
 18. Thence North 37°28'08" West 115.00 feet;
 19. Thence North 52°31'52" East 31.50 feet;
 20. Thence North 37°28'08" West 1.62 feet;
 21. Thence North 52°24'45" East 100.60 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 1063.72 feet (a radial bearing of said curve through said point bearing North 50°46'11" East);
 22. Thence southeasterly 297.32 feet along said curve through a central angle of 16°00'54" to the beginning of a reverse curve concave northeasterly and having a radius of 214.30 feet;
 23. Thence southeasterly 36.39 feet along said curve through a central angle of 09°43'49" to the westerly line of said Parcel P;
 24. Thence South 01°08'44" West 173.32 feet along last said line to the **Point of Beginning**.

Containing 3.232 acres, more or less

End of Description

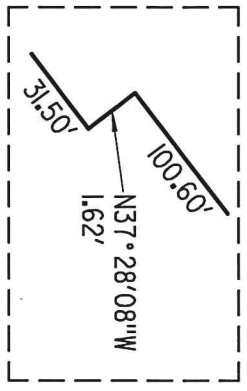
Surveyor's Statement

This description was prepared pursuant to Section 8726 of the Business and Professions Code of the State of California, by or under the supervision of:

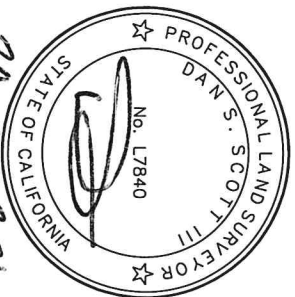


Dan S. Scott III, PLS L7840 24-September-2021
Date

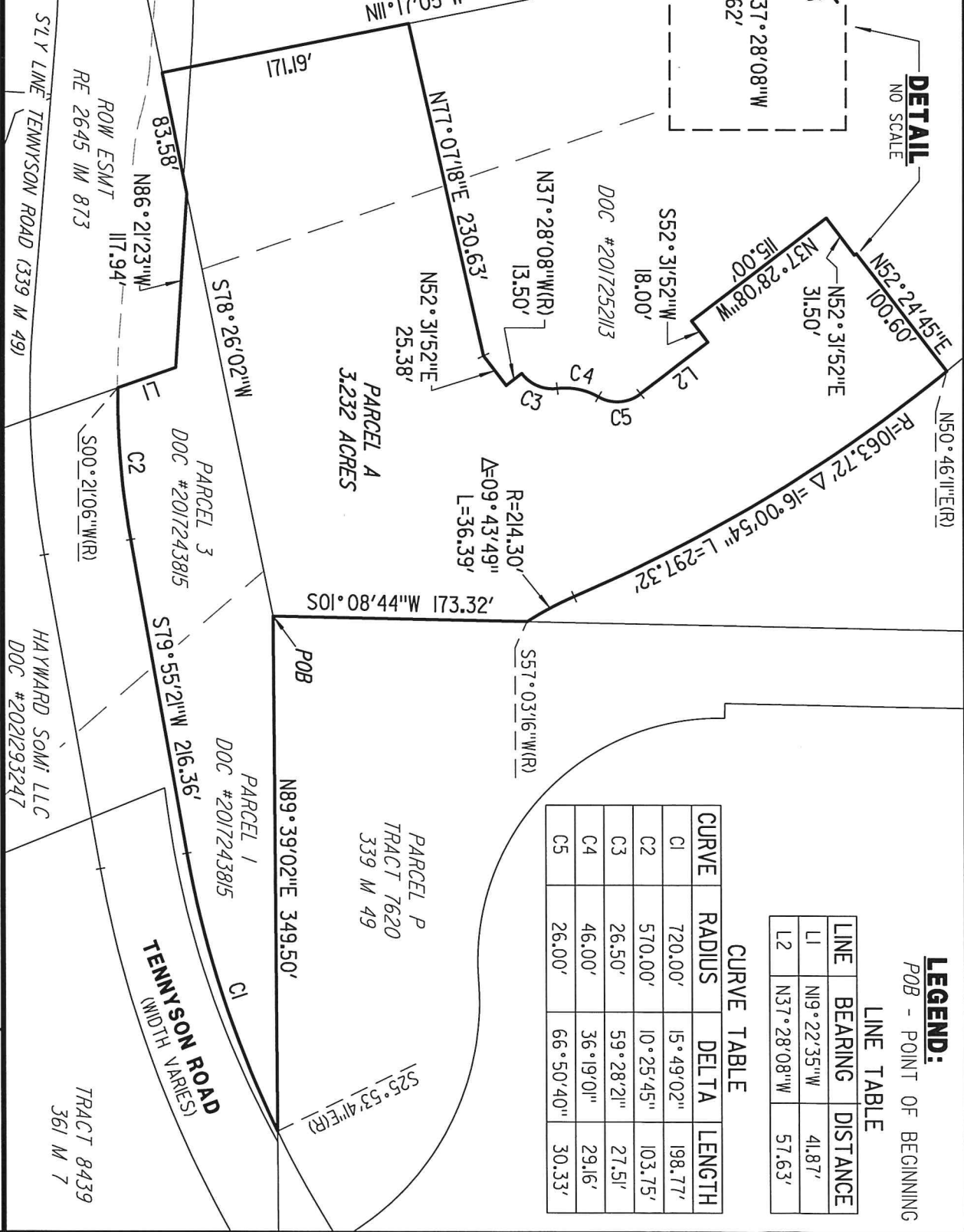




MISSION HEIGHTS ASSOCIATES, L.P.
DOC #98113470



24 SEP 2021



LEGEND:
POB - POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°22'35"W	41.87'
L2	N37°28'08"W	57.63'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	720.00'	15°49'02"	198.77'
C2	570.00'	10°25'45"	103.75'
C3	26.50'	59°28'21"	27.51'
C4	46.00'	36°19'01"	29.16'
C5	26.00'	66°50'40"	30.33'

CITY OF HAYWARD ENGINEERING DIVISION		EXHIBIT B PLAT TO ACCOMPANY LEGAL DESCRIPTION FEE PARCEL	
DRAWN BY: DSS	DATE: SEPTEMBER 2021	PORTIONS OF APNS 078C-0626-003-09, 078C-0461-012, AND 078C-0461-010 ALAMEDA COUNTY	
CHECKED BY: DSS	SCALE: 1" = 100'	CALIFORNIA	
APPD. BY: DSS	APPROVED	SH. 1 OF 1	
CITY SUPERVISOR	DIR. PUBLIC WORKS	DWG. NO.	
REV	DATE	BY	

EXHIBIT A

LEGAL DESCRIPTION

Those parcels of land, in the City of Hayward, County of Alameda, State of California, as described below:

Lot 5, in Block K, together with Lots 6, 8, 9, 10, 11, 12, and 13, in Block L, together with Lots 1, 4, 5, 6, 7, 8, 9, and 10, in Block M, as shown on said Map, recorded July 13, 1925, in Book 4 of Maps at Page 80, filed in the Office of the County Recorder of Alameda County.

TOGETHER WITH,

That parcel of land as described in said Grant Deed 39082, recorded November 12, 1970, in Reel 2730, Image 13, Document Number 70-124437, Official Records of Alameda County, described therein:

"The northeastern 82.20 feet of Lots 9 and 10, in Block "K", as said lots and block are shown on the map of "City of Alta Vista, Eden Township, Alameda Co., California", filed July 13, 1925, in Book 4 of Maps, page 80, in the office of the County Recorder of Alameda County."

TOGETHER WITH,

Said Parcels 2 and 3, as described in said Executor's Deed, described therein:

'Parcel 2:

Lot 8, and the southwesterly 40 feet of Lots 11 and 12, in Block "K", as said lots and block are shown on the Map of "City of Alta Vista, Eden Township, Alameda Co., California", filed July 13, 1925, in Book 4 of Maps, page 80, in the office of the County Recorder of Alameda County.

Parcel 3:

The northeasterly 82.20 feet of Lots 11 and 12, in Block "K", as said lots and block are shown on the Map of "City of Alta Vista, Eden Township, Alameda Co., California", filed July 13, 1925, in Book 4 of Maps, page 80, in the office of the County Recorder of Alameda County.'

PARCEL GROUP 4

**(LESS REMNANT PARCEL TRANSFERRED
TO PARCEL GROUP 5)**

Exhibit "A"

Those parcels of land, in the City of Hayward, County of Alameda, State of California, described in Grant Deeds: 31035 (32596), 39075, 42372-FIRST], 45415, 45416, 45417, and 45418, described as follows:

Parcels 1, 2, 3 and 4, as described in said Grant Deed 31035 (32596), recorded March 11, 1964, in Reel 1146, Image 292, Document Number AW39833, Official Records of Alameda County, described therein:

"PARCEL 1:

COMMENCING at a post marked "E" on the northerly boundary line of the Rancho Arroyo de la Alameda at the northeastern corner of the property formerly known as the estate of John Zeile; thence along western line of land, formerly belonging to Daniel Culp, S. 30°40'53" E., 3370.80 feet to a line of fence; thence along said line of fence, S. 64°49'16" W., 466.84 feet; thence N. 19°16'32" W., 355.47 feet; thence N. 56°52'17" W., 126.21 feet; thence N. 1°56'52" W., 261.88 feet; thence N. 33°02'30" W., 205.92 feet; thence N. 10°55'55" W., 303.21 feet; thence N. 25°58'38" W., 402.75 feet; thence N. 13°33'53" W., 201.00 feet to a point being distant 137.00 feet westerly measured at right angles from the "M" line at Engineer's Station 363+00 of the Department of Public Works' survey for the State freeway in Alameda County, Road IV-Ala-5-D, Hay, C, Unc, Fmt.; thence N.37°01'13" W., 105.00 feet; thence N. 19°16'32" W., 100.00 feet; thence N. 6°50'16" W., 266.41 feet; thence N. 25°13'32" W., 89.15 feet; thence N. 79°10'34" W., 248.59 feet; thence N. 34°59'07" W., 70.47 feet; thence N. 11°48'50" W., 275.59 feet; thence N. 34°59'23" W., 401.36 feet; thence N. 46°32'56" W., 202.00 feet to the northern boundary line of the Rancho Arroyo de la Alameda; thence along last said line, N. 79°44'48" E., 214.92 feet to the point of commencement.

The bearings and distances used in the above description are on the California Coordinate System, Zone 3. Multiply the above distances by 1.0000823 to obtain ground level distances, as to Parcel 1 above.

PARCEL 2:

Beginning at a post marked "E" on the northerly boundary line of Rancho Arroyo de la Alameda, at the northeastern corner of the property formerly known as the estate of John Zeile, and running thence north 77-1/2° east along the aforesaid boundary line 625.02 feet to a post at the corner of the lands now or formerly owned by Daniel Culp and one Hauschildt; thence south 43°50' east 844.80 feet to the center of Zeile Creek from which a double black alder tree marked

Number
DD-031035-01-02

B.T. bears south 61° east 5.94 feet; thence down said creek, south 68°30' west 104.28 feet; south 89° west 16.50 feet; south 78°30' west 66.00 feet; south 71°35' west 188.10 feet; north 71°30' west 73.26 feet; south 68°50' west 166.32 feet; south 73°50' west 132.00 feet; south 29°45' west 71.28 feet to the easterly line of Zeile property; thence along said last mentioned line north 32°55' west 858.00 to the point of beginning.

Being a portion of Plot 2, as said plot is shown on the "Map of a part of the Rancho Arroyo de la Alameda", etc., filed November 24, 1884, in Book 7 of Maps, page 70, in the office of the County Recorder of Alameda County.

PARCEL 3:

Beginning on the Northern line of the Vallejo Ranch, at the post at the southeastern corner of the Soho Ranch; thence along the said Northern line of the Vallejo Ranch, North 78°30' east 1241.46 feet to a fence corner; thence north 44°30' west, 806.52 feet to an angle in the fence line; thence following a fence line the following courses and distances, North 82°43' west 151.70 feet, south 73°31' west 300.43 feet, south 43°07' west 173.46 feet, north 36°31' west, 246.73 feet, north 10°22' west 39.04 feet to a point; thence leaving said fence line south 56°41' west 521.20 feet to a point in a fence line; thence along said fence line south 40°28' east 763.12 feet to the point of beginning.

Being all of that certain parcel of land lying in the southeast corner of that certain 80.55 acre Tract described in that certain Deed from Faxon D. Atherton to Daniel Culp, dated September 25, 1868 and recorded September 25, 1868, in Book 35 of Deeds, at pages 589 and 590, in the office of the County Recorder of the said County of Alameda.

CONTAINING 49.8 acres, more or less, lying within the above described Parcels 1, 2 and 3.

PARCEL 4:

A portion of the 80.55 acre tract in Rancho San Lorenzo, described in the deed by Faxon D. Atherton to Daniel Culp, dated September 25, 1868 and recorded September 25, 1868, in Book 35 of Deeds, at page 589, Alameda County Records, bounded as follows:

Beginning at a point in the eastern line of said 80.55 acre tract, distant thereon north 44°30' west 799.92 feet from the southeastern corner thereof; and running thence along said eastern line North 44°30' west 948.42 feet to a stake in a small ravine; thence along said ravine south 33°30' west 147.18 feet; south 17°15' west 186.78 feet; south 12°30' east 390.72 feet and south 37°40' east 246.18 feet to a stake set in the south bank of an intersecting ravine; thence along the last mentioned ravine, north 42°10' east 174.24 feet; north 80°40' east 99.00 feet and north

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DD-031035-01-02

66°15' east 188.10 feet to a stake; and thence north 83°15' east 180.84 feet to the point of beginning."

EXCEPTING THEREFROM:

Those portions of said Parcels 3 and 4, lying northwesterly of the following described Line:

COMMENCING at the beginning of said Parcel 4; thence along said eastern line North 43°17'41" West 223.77 feet to the point of intersection of said eastern line and a line offset 55.00 feet northerly from the Construction Centerline of Harder Road per Sheets 6 and 7, of "Plans for the extension and improvement of Harder Road from Mission Boulevard into the Campus of the California State College at Hayward, Eden Township, Alameda County, California", filed in the City of Hayward Engineering Division on August 18, 1972, as File Number E-430, Sheet 1 cover sheet filed February 3, 1969, as File Number E-430, said point of intersection being the BEGINNING of the herein described Line consisting of the following 4 courses:

- 1) From a radial line bearing North 05°40'22" East; thence westerly and southwesterly along the arc of a 655.00 foot radius curve concave southeasterly, through a central angle of 38°11'25" an arc distance of 436.59 feet thence;
- 2) South 57°28'57" West 308.07 feet thence;
- 3) Southwesterly along the arc of a 655.00 foot radius curve concave southeasterly, through a central angle of 25°24'51" an arc distance of 290.53 feet thence;
- 4) South 32°04'06" West 45.17 feet to the southwesterly line of said Parcel 3.

The bearings and distances used in the above exception description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 1.0000823 to obtain ground level distances.

ALSO,

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all abutter's rights, including access rights as described by said Grant Deed with Document Number AW39833.

That parcel as described in said Grant Deed 39075, recorded September 5, 1975, in Reel 4089, Image 74, Document Number 75-127621, Official Records of Alameda County, described therein:

"COMMENCING at the westerly corner of Lot 14, in Block I, as said lot and block are shown on the map entitled "City of Alta Vista", filed July 13, 1925, in Book 4 of Maps, at page 80, in the

Number
DD-031035-01-02

office of the County Recorder of Alameda County; thence along the northwesterly line of said lot N. $64^{\circ}49'16''$ E., 269.72 feet; thence S. $30^{\circ}48'29''$ E., 24.09 feet; thence S. $20^{\circ}37'18''$ W., 175.41 feet; thence S. $19^{\circ}03'30''$ E., 196.51 feet to the general southerly line of said lot; thence along last said line N. $75^{\circ}35'53''$ W., 86.35 feet and S. $70^{\circ}09'07''$ W., 84.07 feet to the westerly line of said lot; thence along last said line N. $20^{\circ}04'44''$ W., 279.93 feet to the point of commencement.

CONTAINING 56,982 square feet, more or less."

"The bearings and distances used in the above description are on the California Coordinate System, Zone 3. Multiply the above distances by 1.0000823 to obtain ground level distances."

ALSO,

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all abutter's rights, including access rights as described by said Grant Deed with Document Number 75-127621.

ALSO,

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all interest lying within Clay Street, as shown on said Map recorded July 13, 1925, in Book 4 of Maps at Page 80.

Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 5, as described in said Grant Deed 42372-FIRSTj, recorded March 8, 1974, in Reel 3625, Image 451, Document Number 74-27240, Official Records of Alameda County, described therein:

"PARCEL 1:

COMMENCING at the southwesterly corner of the 26.55 acre tract conveyed by D. S. Culp et al, to Mary Rose, by deed dated January 10, 1911 and recorded in Book 1822 of Deeds, Page 455, Alameda County Records; said corner being on the easterly boundary line of tract now or formerly of John Zeile Estate; and running thence north $47^{\circ}10'$ east 203.46 feet to the point of beginning of this description.

Thence from this last said point of beginning north $47^{\circ}10'$ east 316.83 feet; thence north $32^{\circ}15'$ west 1338.01 feet; thence south $71^{\circ}35'$ west 115.45 feet; thence north $71^{\circ}30'$ west 73.26 feet; thence south $68^{\circ}50'$ west 155.90 feet; thence south $32^{\circ}15'$ east 1510.50 feet to the point of beginning.

PARCEL 2:

Number
DD-031035-01-02

COMMENCING at the southwestern corner of the 26.55 acre tract conveyed by D. S. Culp et al., to Mary Rose by Deed dated January 10, 1911, and recorded in Book 1822 of Deeds, Page 455, Alameda County Records, said corner being on the easterly boundary line of tract now or formerly of John Zeile Estate; and running thence along said Zeile line north 32°15' west 1200 feet to the point of beginning of this description.

Thence from this last said point of beginning and along the said Zeile line north 32°15' west 352.98 feet to the center of Zeile Creek, being the southwest corner of 12.138 acre tract conveyed by Daniel Culp to Jose Coelbo Silva, by deed dated September 24, 1910 and recorded in Book 740 of Deeds page 140; thence up the center of Zeile Creek, north 29°45' east 71.28 feet; north 73°50' east 132 feet; thence north 68°50' east 10.42 feet; thence leaving said creek south 32°15' east 347.87 feet; and thence south 57°45' west 200 feet to the point of beginning.

Parcel 3:

Beginning at the southwest corner of the 26.55 acre tract conveyed by D. S. Culp, et al., to Mary M. Rose, by deed dated January 10, 1911 and recorded in Book 1822 of Deeds, Page 455, said corner being on the easterly boundary line of tract now or formerly of John Zeile Estate, running thence along a line north 47°10' east 520.29 feet to the point of beginning of this description.

Thence from this last said point of beginning along line north 32°15' west 1338.01 feet to the center of Zeile Creek; thence up the center of Zeile Creek north 71°35' east 72.65 feet north 78°30' east 1.00 chain; north 89° east 25 links; north 68°30' east 1.58 chains to a point in the center of Zeile Creek, being the northeast corner of Silva Tract; from which point a double black alder tree bears south 61° east distant 9 links; thence up the center of said Zeile Creek following all the meanderings thereof 20.00 chains to a laurel tree, being the northwest corner of said Rose Tract; thence along the westerly boundary line of said Rose Tract south 26° west 3.4 chains to a stake on said wire fence; south 28°35' west 95 links to a stake on said fence line; south 45°55' west 78 links to a stake on said fence line; south 48°13' west 1.07 chains to a stake on said fence line; south 47°10' west 176.67 feet to the point of beginning.

PARCEL 4:

From a point at the southwestern corner of the 26.55 acre tract conveyed by D. S. Culp, et al., to Mary Rose by deed dated January 10, 1911, and recorded in Book 1822 of Deeds, Page 455, Alameda County Records, said corner being on the easterly boundary line of tract now or formerly of John Zeile Estate, and thence from this point of beginning of this description. From this point along the Zeile line north 32°15' west 200 feet; thence north 57°45' east 200 feet; thence south 32°15' east 162.63 feet; thence south 47°10' west 203.46 feet to the point of beginning.

Number
DD-031035-01-02

PARCEL 5:

A right of way, for road purposes, for the purpose of ingress and egress, over a parcel of land of a uniform width of 50 feet; described as follows, to wit:

Beginning at the most northern corner of the above described PARCEL 2 and running thence south 68°50' west 10.42 feet; thence south 73°50' west 15.37 feet; thence south 32°15' east 1521.43 feet; thence north 47°10' east 342.26 feet; thence north 32°15' west 50.86 feet; thence south 47°10' west 291.40 feet; thence north 32°15' west 1450.07 feet and thence south 68°59' west 25.48 feet.

Excepting therefrom that portion lying within PARCELS 1, 2 and 4."

Parcel 1, and Parcel 2, as described in said Grant Deed Number 45415, recorded January 30, 1974, in Reel 3599, Image 973, Document Number 74-11231, Official Records of Alameda County, described therein:

"PARCEL 1

COMMENCING at the southwestern corner of the 26.55 acre tract conveyed by D. S. Culp, et al, to Mary Rose by deed dated January 10, 1911 and recorded in Book 1822 of Deeds at Page 455, Alameda County Records, said corner being on the easterly line of tract now or formerly of John Zeile Estate; and running thence along the said Zeile line north 32°15' west 950 feet to the point of beginning of this description. Thence, from this last said point of beginning and along the said Zeile line north 32° 15' west 250 feet; thence leaving the said line north 57°45' east 200 feet; thence south 32°15' east 250 feet and thence south 57°45' west 200 feet to the point of beginning.

PARCEL 2

A right of way, for road purposes, for the purpose of ingress and egress, over a parcel of land of a uniform width of 50 feet, described as follows to wit: Beginning at the most northern corner of the above described parcel and running thence south 57°45' west 25 feet; thence south 32°15' east 1167.30 feet; thence north 47°10' east 342.26 feet; thence north 32°15' west 50.86 feet; thence south 47°10' west 291.40 feet; thence north 32°15' west 1107.10 feet and thence south 57°45' west 25 feet to the point of beginning."

Parcel 1, and Parcel 2, as described in said Grant Deed Number 45416, recorded January 28, 1974, in Reel 3598, Image 338, Document Number 74-10174, Official Records of Alameda County, described therein:

"Parcel 1:

Number
DD-031035-01-02

COMMENCING at the southwestern corner of the 26.55 acre tract conveyed by D. S. Culp, et al., to Mary Rose by deed dated January 10, 1911 and recorded in Book 1822 of Deeds at page 455, Alameda County Records; said corner being on the easterly boundary line of tract now or formerly of John Zeile Estate; and running thence along said Zeile line north 32°15' west 700 feet to the point of beginning of this description.

Thence from this last said point of beginning and along the said Zeile line north 32°15' west 250 feet; thence leaving said line north 57°45' east 200 feet; thence south 32°15' east 250 feet; and thence south 57°45' west 200 feet to the point of beginning.

Parcel 2:

A right of way, for road purpose of ingress and egress, over a parcel of land of a uniform width of 50 feet; described as follows to wit:

Beginning at the most northern corner of the parcel of land described in the above instrument; running thence south 57°45' west, 25 feet; thence south 32°15' east, 917.30 feet; thence north 47°10' east 342.26 feet; thence north 32°15' west, 50.86 feet; thence south 47°10' west 291.40 feet; thence north 32°15' west, 857.10 feet; and thence south 57°45' west, 25 feet to the point of beginning."

That parcel as described in said Grant Deed Number 45417, recorded February 4, 1974, in Reel 3602, Image 980, Document Number 74-13129, Official Records of Alameda County, described therein as follows:

"COMMENCING at the southwestern corner of the 26.55 acre tract of land conveyed by D. S. Culp, et al., to Mary Rose, by deed dated January 10, 1911 and recorded in Book 1822 of Deeds, at page 455, Alameda County Records; said corner being on the eastern boundary line of the tract now or formerly of John Zeile Estate; running thence along said Zeile line north 32°15' west 450 feet to the point of beginning; running thence along the said Zeile line north 32°15' west 250 feet; thence north 57°45' east 200 feet; thence south 32°15' east 250 feet; thence south 57°45' west 200 feet to the point of beginning.

Together with a right of way, for road purposes, for the purpose of ingress and egress, over a parcel of land of a uniform width of 50 feet, described as follows:

Beginning at the most northern corner of the above described parcel of land and running thence south 57°45' west 25 feet; thence south 32°15' east 667.30 feet; thence north 47°10' east 342.26 feet; thence north 32°15' west 50.86 feet; thence south 47°10' west 291.40 feet; thence north 32°15' west 607.10 feet; thence south 57°45' west 25 feet to the point of beginning.

Number
DD-031035-01-02

Excepting therefrom that portion thereof lying within the parcel of land firstly hereinabove described."

That parcel as described in said Grant Deed Number 45418, recorded February 4, 1974, in Reel 3602, Image 982, Document Number 74-13130, Official Records of Alameda County, described therein as follows:

"COMMENCING at the southwestern corner of the 26.55 acre tract of land conveyed by D. S. Culp, et al., to Mary Rose, by deed dated January 10, 1911 and recorded in Book 1822 of Deeds, page 455, Alameda County Records; said corner being on the eastern boundary line of the tract of land now or formerly of John Ziele Estate; running thence along said Ziele line north 32°15' west 200 feet to the point of beginning; running thence along said Ziele line north 32°15' west 250 feet; thence north 57°45' east 200 feet; thence south 32°15' east 200 feet; thence south 57°45' west 200 feet to the point of beginning.

Together with a right of way, for road purposes, for the purpose of ingress and egress, over a parcel of land of the uniform width of 50 feet described as follows:

Beginning at the most northern corner of the above described parcel of land and running thence south 57°45' west 25 feet; thence south 32°15' east 417.30 feet; thence north 47°10' east 342.26 feet; thence north 32°15' west 50.86 feet; thence south 47°10' west 291.40 feet; thence north 32°15' west 357.10 feet; thence south 57°45' west 25 feet to the point of beginning.

Excepting therefrom that portion thereof lying within the parcel of land firstly hereinabove described."

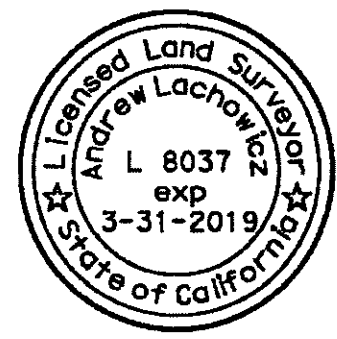
Containing in total 79.46 acres, more or less, exclusive of any underlying fee interest, if any, appurtenant to all of the above described parcels.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

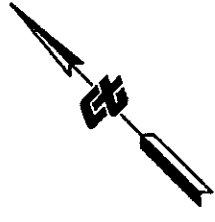
Signature Andrew Lachowicz

Licensed Land Surveyor

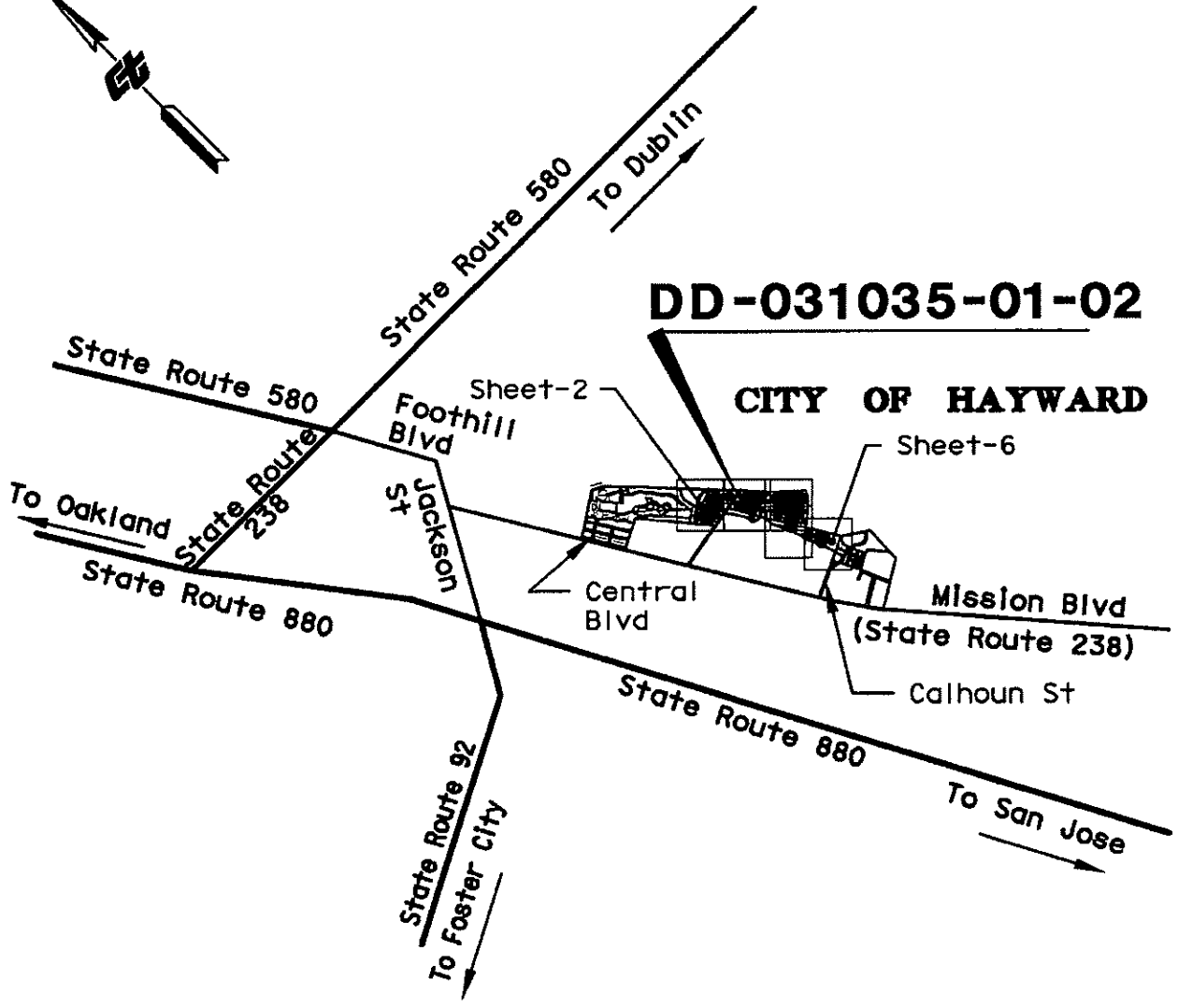
Date 10-31-2017



COUNTY OF ALAMEDA



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DD-031035-01-02

CITY OF HAYWARD

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02

No Scale

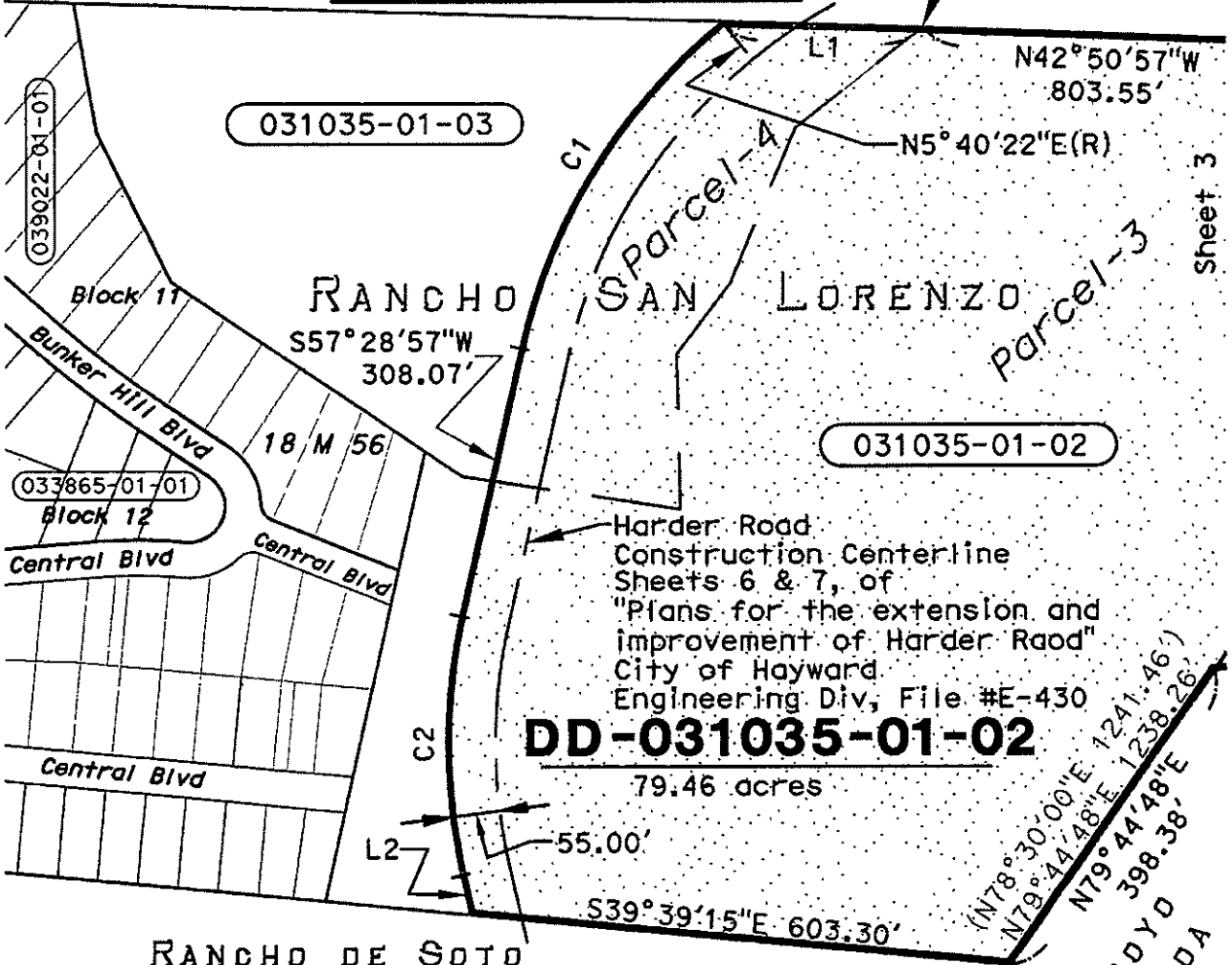
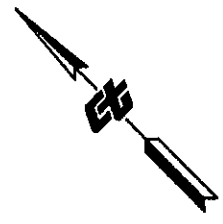
R-167

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	10.8x-11.7x	1	6

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

43 ROS 98

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	N43°17'41"W	223.77'
L2	S32°04'06"W	45.17'



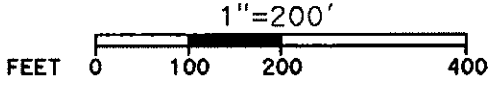
Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

CURVE DATA TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	655.00'	38°11'25"	436.59'
C2	655.00'	25°24'51"	290.53'

DD-031035-01-02

79.46 acres

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	11.7X	2	6

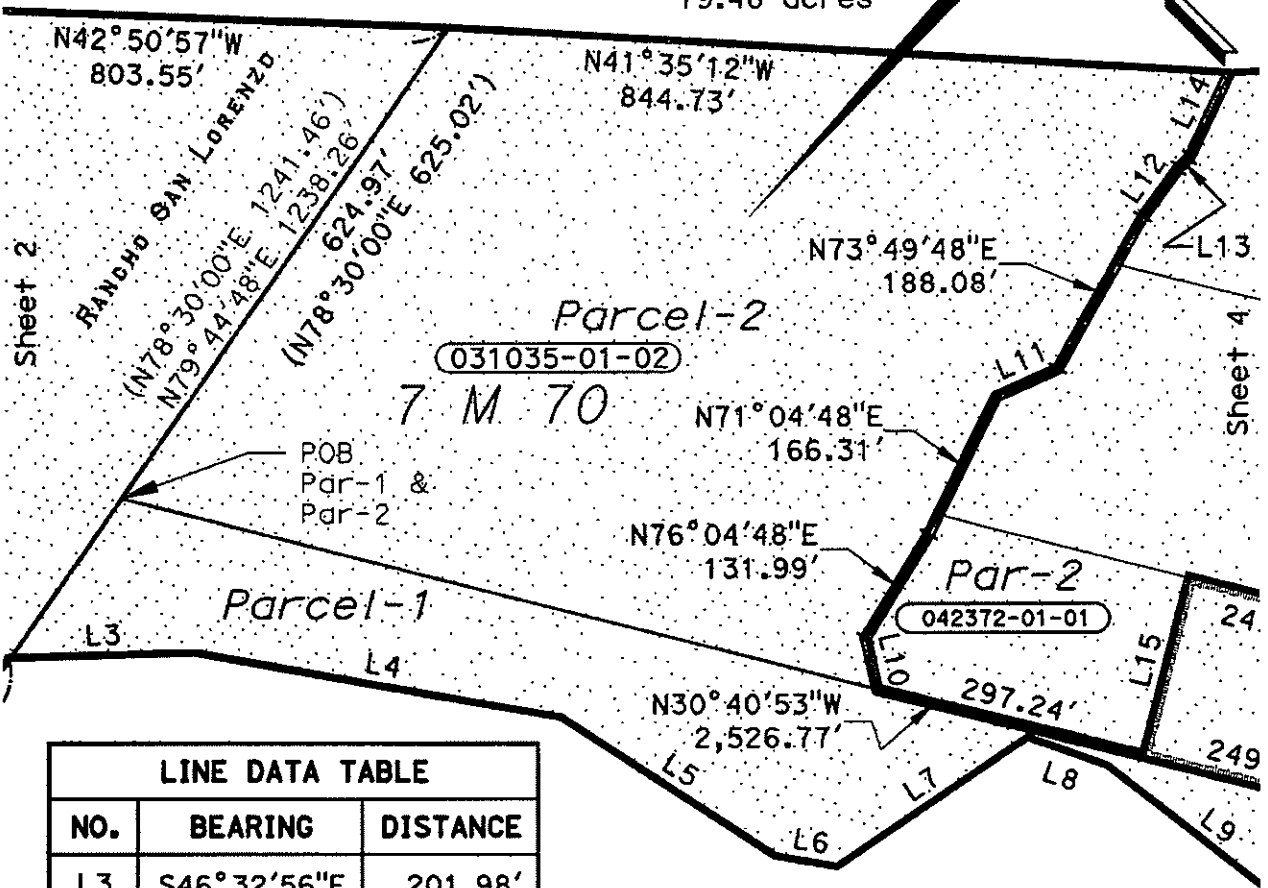
R-167.12

43 ROS 98

DD-031035-01-02

79.46 acres

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L3	S46°32'56"E	201.98'
L4	S34°59'23"E	401.36'
L5	S11°48'50"E	275.59'
L6	S34°59'07"E	70.47'
L7	S79°10'34"E	248.59'
L8	S25°13'32"E	89.15'
L9	S06°50'16"E	266.41'
L10	N31°59'48"E	57.27'
L11	S69°15'12"E	73.25'
L12	N80°44'48"E	65.99'
L13	S88°45'12"E	16.50'
L14	N70°44'48"E	104.27'
L15	S59°19'07"W	199.98'

RANCHO ARROYO DE LA ALAMEDA
7 ROS 26

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02

1"=200'

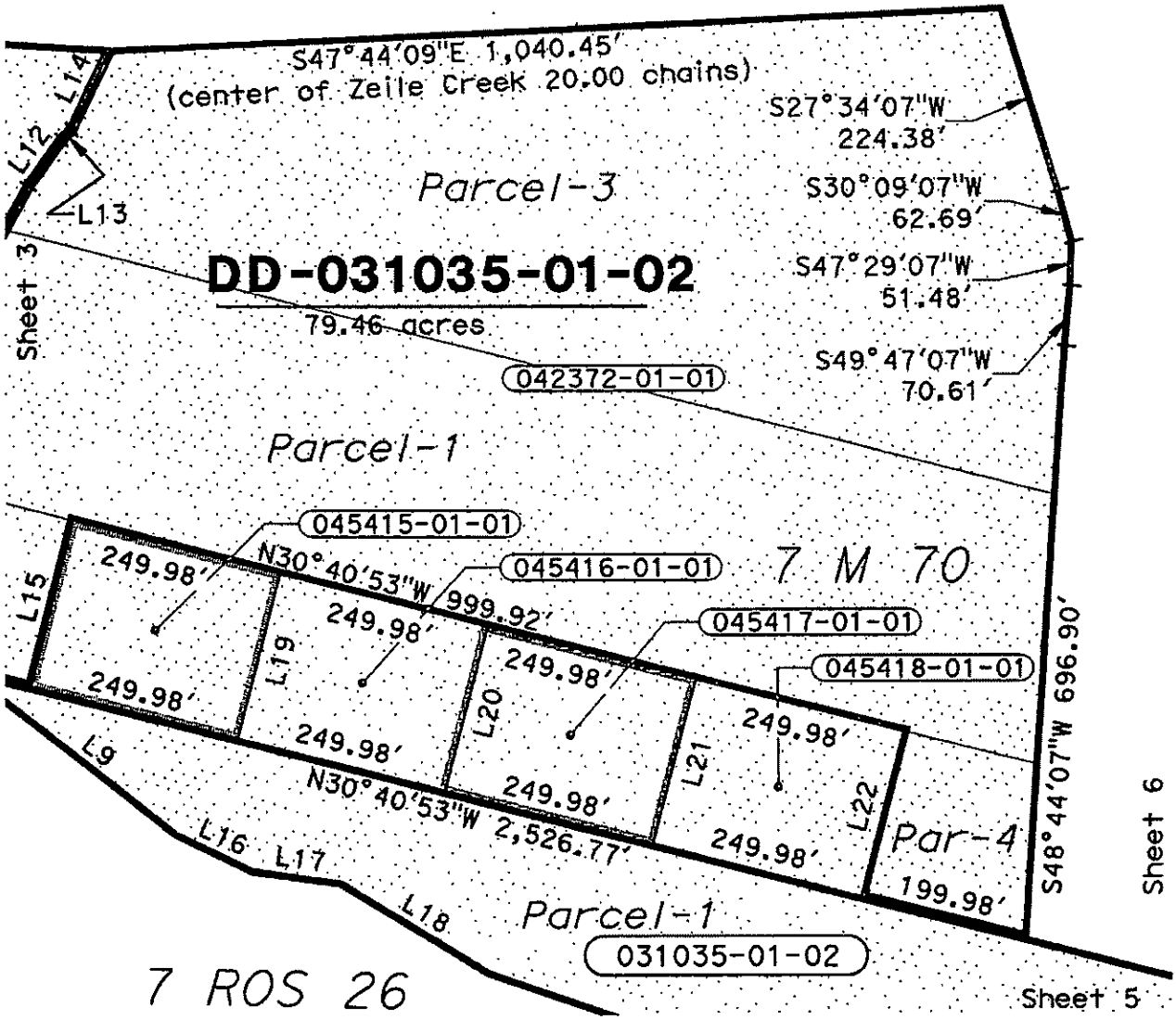
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	11.4x	3	6

R-167.13

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

R-167.14



LINE DATA TABLE		
NO.	BEARING	DISTANCE
L12	N80°44'48"E	65.99'
L13	S88°45'12"E	16.50'
L14	N70°44'48"E	104.27'
L15	S59°19'07"W	199.98'
L16	S19°16'32"E	100.00'
L17	S37°01'13"E	105.00'
L18	S13°33'53"E	201.00'

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L19	S59°19'07"W	199.98'
L20	S59°19'07"W	199.98'
L21	S59°19'07"W	199.98'
L22	N59°19'07"E	199.98'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02

1"=200'

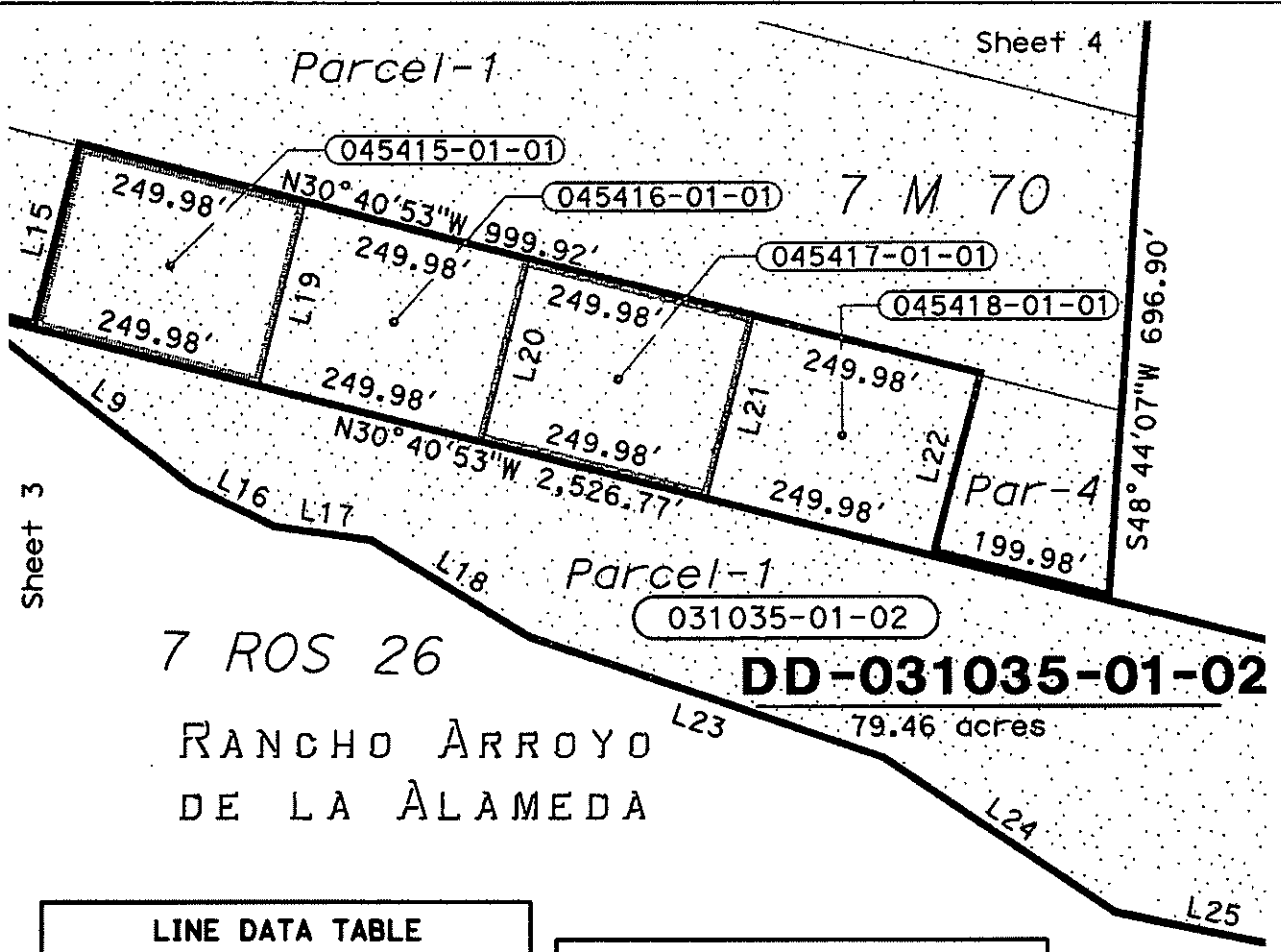
FEET 0 100 200 400

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	11.1X	4	6

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

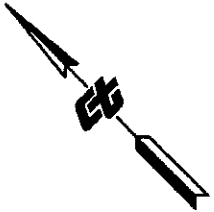
Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

R-167.14



LINE DATA TABLE		
NO.	BEARING	DISTANCE
L9	S06°50'16"E	266.41'
L15	S59°19'07"W	199.98'
L16	S19°16'32"E	100.00'
L17	S37°01'13"E	105.00'
L18	S13°33'53"E	201.00'
L23	S25°58'38"E	402.75'
L24	S10°55'55"E	303.21'
L25	S33°02'30"E	205.92'

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L19	S59°19'07"W	199.98'
L20	S59°19'07"W	199.98'
L21	S59°19'07"W	199.98'
L22	N59°19'07"E	199.98'



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02

1"=200'

FEET 0 100 200 400

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	11.1X	5	6

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

R-167.15

Sheet 4

Sheet 5

7 M 70

DD-031035-01-02

79.46 acres

Parcel-1

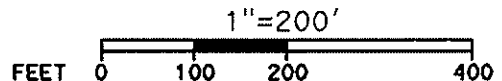
031035-01-02

7 ROS 26

RANCHO ARROYO DE LA ALAMEDA

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L25	S33°02'30"E	205.92'
L26	S56°52'17"E	126.21'
L27	N30°48'29"W	24.09'
L28	S20°37'18"W	175.41'
L29	S19°03'30"E	196.51'
L30	N75°35'53"W	86.35'
L31	S70°09'07"W	84.07'
L32	N20°04'44"W	279.93'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-02



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	10.8X	6	6

PARCEL GROUP 5

**(INCLUDING REMNANT PARCEL TRANSFERRED
FROM PARCEL GROUP 4)**

Number
DD-031035-01-03

Exhibit "A"

Portions of Parcels 3 and 4, in the City of Hayward, County of Alameda, State of California, as described in that Grant Deed 31035 (32596), recorded March 11, 1964, in Reel 1146, Image 292, Document Number AW39833, Official Records of Alameda County, described therein:

"PARCEL 3:

Beginning on the Northern line of the Vallejo Ranch, at the post at the southeastern corner of the Soho Ranch; thence along the said Northern line of the Vallejo Ranch, North 78°30' east 1241.46 feet to a fence corner; thence north 44°30' west, 806.52 feet to an angle in the fence line; thence following a fence line the following courses and distances, North 82°43' west 151.70 feet, south 73°31' west 300.43 feet, south 43°07' west 173.46 feet, north 36°31' west, 246.73 feet, north 10°22' west 39.04 feet to a point; thence leaving said fence line south 56°41' west 521.20 feet to a point in a fence line; thence along said fence line south 40°28' east 763.12 feet to the point of beginning.

Being all of that certain parcel of land lying in the southeast corner of that certain 80.55 acre Tract described in that certain Deed from Faxon D. Atherton to Daniel Culp, dated September 25, 1868 and recorded September 25, 1868, in Book 35 of Deeds, at pages 589 and 590, in the office of the County Recorder of the said County of Alameda.

CONTAINING 49.8 acres, more or less, lying within the above described Parcels 1, 2 and 3.

PARCEL 4:

A portion of the 80.55 acre tract in Rancho San Lorenzo, described in the deed by Faxon D. Atherton to Daniel Culp, dated September 25, 1868 and recorded September 25, 1868, in Book 35 of Deeds, at page 589, Alameda County Records, bounded as follows:

Beginning at a point in the eastern line of said 80.55 acre tract, distant thereon north 44°30' west 799.92 feet from the southeastern corner thereof; and running thence along said eastern line North 44°30' west 948.42 feet to a stake in a small ravine; thence along said ravine south 33°30' west 147.18 feet; south 17°15' west 186.78 feet; south 12°30' east 390.72 feet and south 37°40' east 246.18 feet to a stake set in the south bank of an intersecting ravine; thence along the last mentioned ravine, north 42°10' east 174.24 feet; north 80°40' east 99.00 feet and north 66°15' east 188.10 feet to a stake; and thence north 83°15' east 180.84 feet to the point of beginning."

EXCEPTING THEREFROM:

Those portions of said Parcels 3 and 4, lying southeasterly of the following described Line:

COMMENCING at the beginning of said Parcel 4; thence along said eastern line North 43°17'41" West 223.77 feet to the point of intersection of said eastern line and a line offset 55.00 feet northerly from the Construction Centerline of Harder Road per Sheets 6 and 7, of "Plans for the extension and improvement of Harder Road from Mission Boulevard into the Campus of the California State College at Hayward, Eden Township, Alameda County, California", filed in the City of Hayward Engineering Division on August 18, 1972, as File Number E-430, Sheet 1 cover sheet filed February 3, 1969, as File Number E-430, said point of intersection being the BEGINNING of the herein described Line consisting of the following 4 courses:

- 1) From a radial line bearing North 05°40'22" East; thence westerly and southwesterly along the arc of a 655.00 foot radius curve concave southeasterly, through a central angle of 38°11'25" an arc distance of 436.59 feet thence;
- 2) South 57°28'57" West 308.07 feet thence;
- 3) Southwesterly along the arc of a 655.00 foot radius curve concave southeasterly, through a central angle of 25°24'51" an arc distance of 290.53 feet thence;
- 4) South 32°04'06" West 45.17 feet to the southwesterly line of said Parcel 3.

The bearings and distances used in the above exception description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 1.0000823 to obtain ground level distances.

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all abutter's rights, including access rights as described by said Grant Deed with Document Number AW39833.

Containing in total 6.08 acres, more or less, exclusive of any underlying fee interest, if any, appurtenant to all of the above described parcels.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

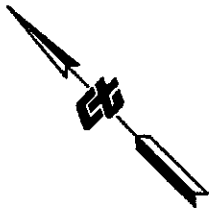
Signature Andrew Lachowicz

Licensed Land Surveyor

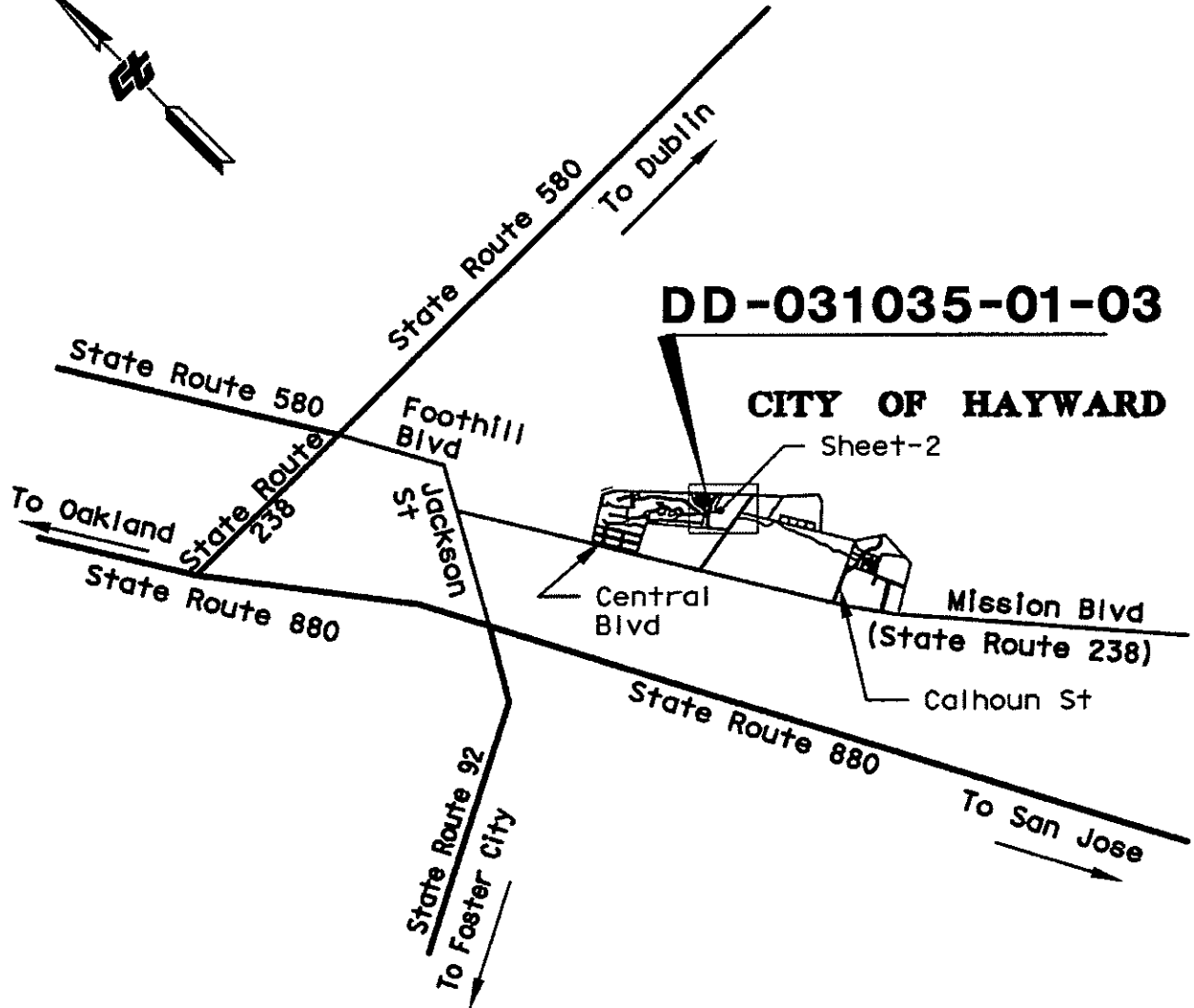
Date 4-11-2017



COUNTY OF ALAMEDA



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DD-031035-01-03

CITY OF HAYWARD

Sheet-2

Central Blvd

Mission Blvd

(State Route 238)

Calhoun St

State Route 880

To San Jose

State Route 92
To Foster City

State Route 880

To Oakland

State Route 580

State Route 580
To Dublin

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031035-01-03

No Scale

R-167

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
AL	4-6-2017	4	ALA	238	11.7x	1	2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

43 ROS 98

43 ROS 98

CURVE DATA TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	655.00'	25°24'51"	290.53'
C2	655.00'	38°11'25"	436.59'

DD-031035-01-03

6.08 acres

031035-01-03

039022-01-07

033865-01-01

031035-01-02

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	N43°17'41"W	223.77'
L2	N34°53'32"E	147.17'
L3	N18°38'42"E	186.76'
L4	S32°04'06"W	45.17'
L5	N39°39'15"W	161.65'
L6	S57°28'57"W	308.07'

Harder Road Construction Centerline Sheets 6 & 7, of "Plans for the extension and improvement of Harder Road" City of Hayward Engineering Div, File #E-430

RANCHO DE SOTO

RANCHO ARROYO DE LA ALAMEDA

N42°50'57"W
803.55'

N5°40'22"E(R)
L1

N43°17'41"W 721.90'

N11°06'48"W
341.22'

N57°28'57"E 514.16'

S39°39'15"E 603.30'

Parcel-2

7 M 70

Parcel-1

Parcel-4

Parcel-3

POB Par-3

POB Par-4

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
MAP_TYPE
DD-031035-01-03
1"=200'

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

DRAFTED BY	AL	DATE	4-6-2017	DISTRICT	4	COUNTY	ALA	ROUTE	238	SHEET	PM	SHEET NO.	2	TOTAL SHEETS	2
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Exhibit "A"

Those parcels of land, in the City of Hayward, County of Alameda, State of California, described as follows:

Portions of Blocks 11, 12 and 13, as shown on that Map "East 14th Street Home Sites, Eden Township, Alameda County, California, 1927", recorded February 8, 1928, in Book 18 of Maps at Pages 56 and 57, filed in the Office of the County Recorder of Alameda County, described as follows:

Said Portions of Block 11, consisting of Lots 1 and 2, and Lots 5 through 45,

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 13 through 16, a portion of Lot 19, and Lots 20 through 22, as described in that Grant Deed to the State of California recorded February 16, 1971, in Reel 2787, Image 164, Document Number 71-16742, Official Records of Alameda County, described therein as follows:

"Lots 13, 14, 15, 16, 19, 20, 21 and 22, Block 12, Map of East 14th Street Home Sites, filed February 8, 1928, Map Book 18, page 56, Alameda County Records.

Excepting therefrom that portion thereof described in the deed to the City of Hayward, recorded November 10, 1967, Reel 2072 OR, Image 840, Series No. AZ/116253, described as follows:

Portions of Lot 19, Block 12, Map of East 14th Street Home Sites, filed February 8, 1928, Map Book 18, page 56, Alameda County Records, described as follows:

Commencing at the point of intersection of the center line of State Highway Route 5, presently 100.00 feet in width, known as Mission boulevard, with the center line of Hillary Street or County Road No. 7785, formerly Hill Road 50.00 feet in width; run thence along said center line of Hillary Street the five following courses: North 57°37'55" East, (North 57°37'55" East being taken as the bearing of said center line of Hillary Street for the purpose of making this description), a distance of 530.23 feet to a point of curve; thence northeasterly and easterly along the arc of last said curve to the right having a 800.00 feet, tangent to last said course, a distance of 250.78 feet; thence

tangent to last said curve North 75°35'35" East 179.54 feet to a point of curve; thence easterly along the arc of last said curve to the right having a radius of 320.00 feet, tangent to last said curve, a distance of 191.96 feet; and thence tangent to last said curve South 70°02'15" East 293.72 feet to a point of curve therein; thence leaving said center line of Hillary Street, at right angles, South 19°57'45" West 67.00 feet; thence at right angles, South 70°02'15" East 357.14 feet to a point of curve; thence easterly along the arc of last said curve to the right having a radius of 1445.00 feet, tangent to last said curve, a distance of 36.53 feet to a point on the Northwestern line of Lot 19 in Block 12, as said lot and block are shown on that certain map entitled "E. 14th Street Home Sites" etc., filed February 8, 1928, in Book 18 of Maps, at pages 56 and 57, in the office of the County Recorder of Alameda County, last said point being the actual point of beginning of the parcel of land to be described; and running thence continuing easterly along the arc of said curve to the right having a radius of 1445.00 feet a distance of 11.64 feet to the Southwestern line of said Hillary Street; thence along last said line North 62°57'05" West 11.59 feet to said Northwestern line of Lot 19; thence along last said line South 27°02'55" West 1.10 feet to the actual point of beginning."

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 17 and 18, as described in that Grant Deed to the State of California recorded November 13, 1967, in Reel 2073, Image 155, Document Number AZ116442, Official Records of Alameda County, described therein as follows:

"Lots 17 and 18 in Block 12, as said lots and blocks are shown on the Map of "E. 14th St. Home Sites, Eden Township, Alameda Co., Calif.", filed February 8, 1928, in Book 18 of Maps, page 56, in the office of the County Recorder of Alameda County.

EXCEPTING THEREFROM: That portion of said Lot 18, described in the deed to the City of Hayward, recorded April 30, 1963, Reel 869, Image 498, Instrument No. AU/72965."

TOGETHER WITH,

Said Portions of Block 12, Lots 23 through 41,

TOGETHER WITH,

Said Portions of Block 12, consisting of Lot 44, and a portion of Lot 43, as described in that Grant Deed to the State of California recorded August 10, 1968, in Reel 2237, Image 378, Document Number BA89806, Official Records of Alameda County, described therein as follows:

"Lot 44, and the southeastern 22.51 feet right angle measurement of Lot 43, Block 12, as said lot and block are shown on that certain map entitled, "E. 14th Street Home Sites", etc. filed February 8, 1928, in the office of the County Recorder of Alameda County, in Book 18 of Maps, pages 56 and 57."

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 45 through 98, and Lots 101 through 120,

TOGETHER WITH,

Said Portions of Block 13, consisting of Lot 1, Lots 7 through 10, and Lots 14 through 19,

ALSO,

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all interest lying within Hill Court, Central Court (Bunker Hill Court), Central Boulevard (Bunker Hill Boulevard), Lindbergh Court, Central Boulevard, Maitland Drive and Byrd Avenue as shown on said Map recorded February 8, 1928, in Book 18 of Maps at Pages 56 and 57.

Containing in total 31.29 acres, more or less, exclusive of any underlying fee interest, if any, appurtenant to all of the above described properties.

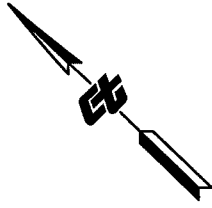
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature *Andrew Fulworn*
Licensed Land Surveyor

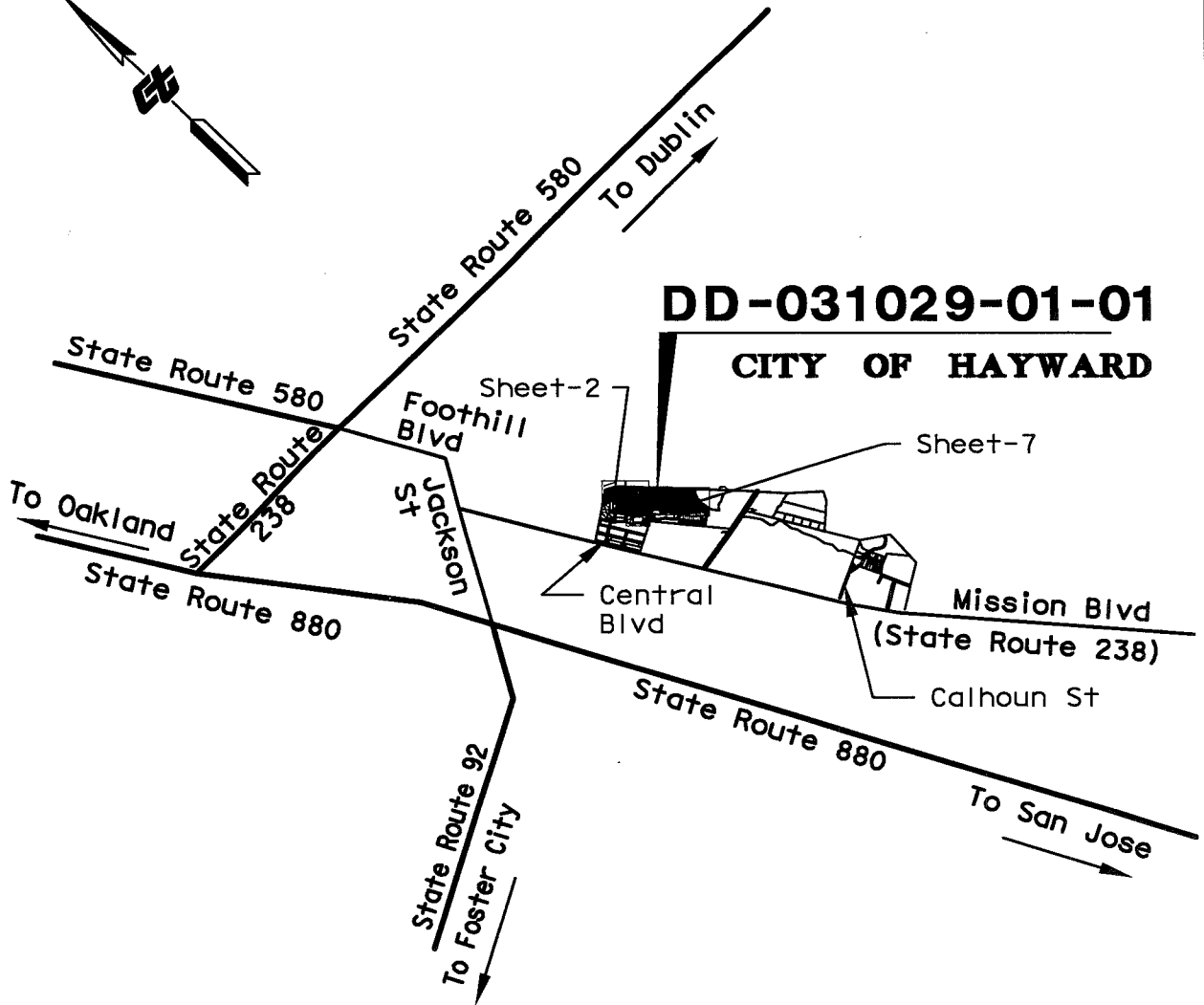
Date 11-20-2017



COUNTY OF ALAMEDA



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DD-031029-01-01

CITY OF HAYWARD

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTOR'S DEED**
 DD-031029-01-01
 No Scale

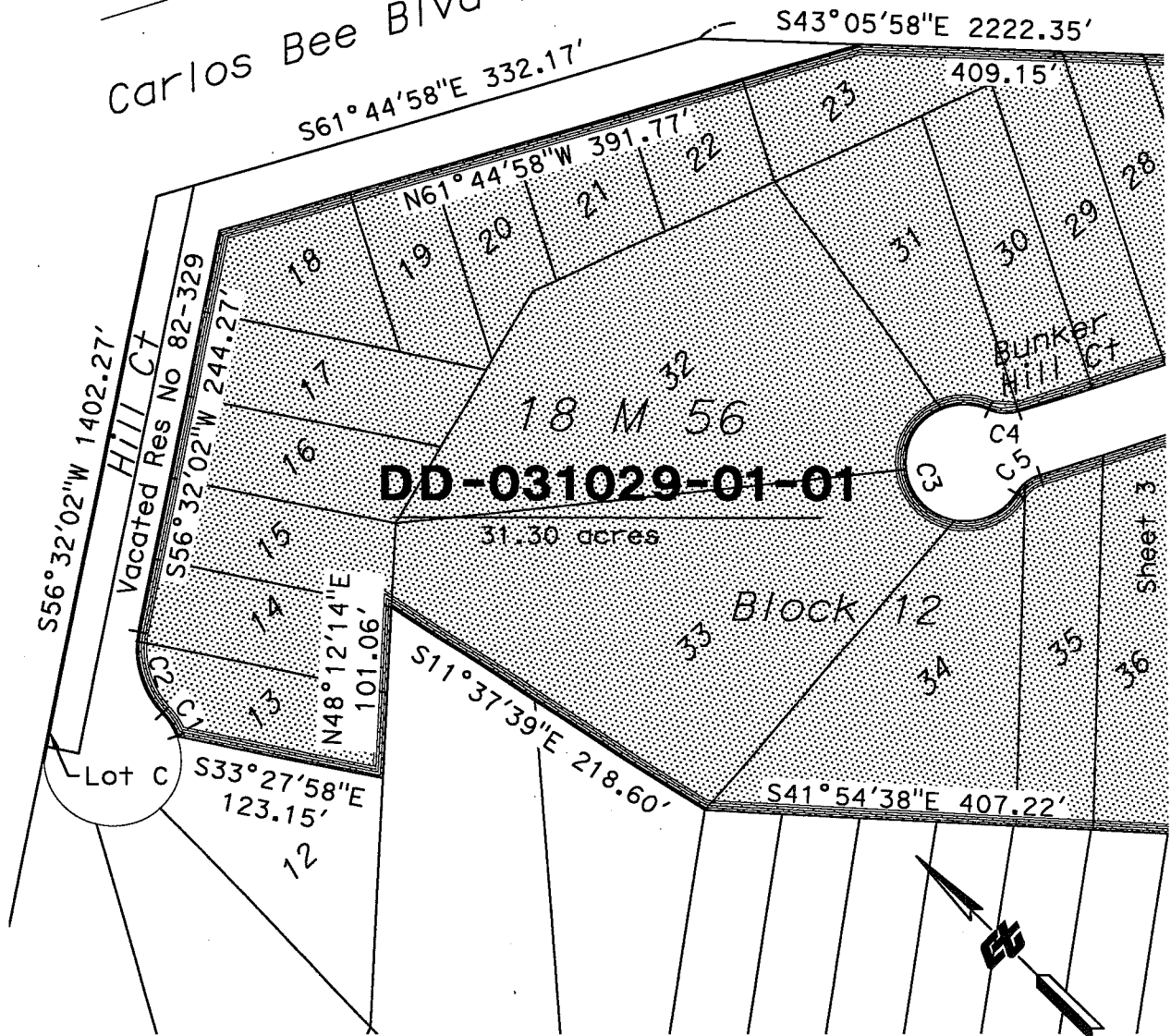
R-167

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x-12.2x	1	7

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

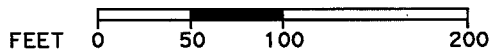
Carlos Bee Blvd (Hillary St) 9 ROS 49



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C1	40.00'	22°32'47"	15.74'
C2	54.28'	54°50'57"	51.96'
C3	35.00'	262°49'09"	160.53'
C4	25.00'	41°24'35"	18.07'
C5	25.00'	41°24'35"	18.07'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
 DD-031029-01-01

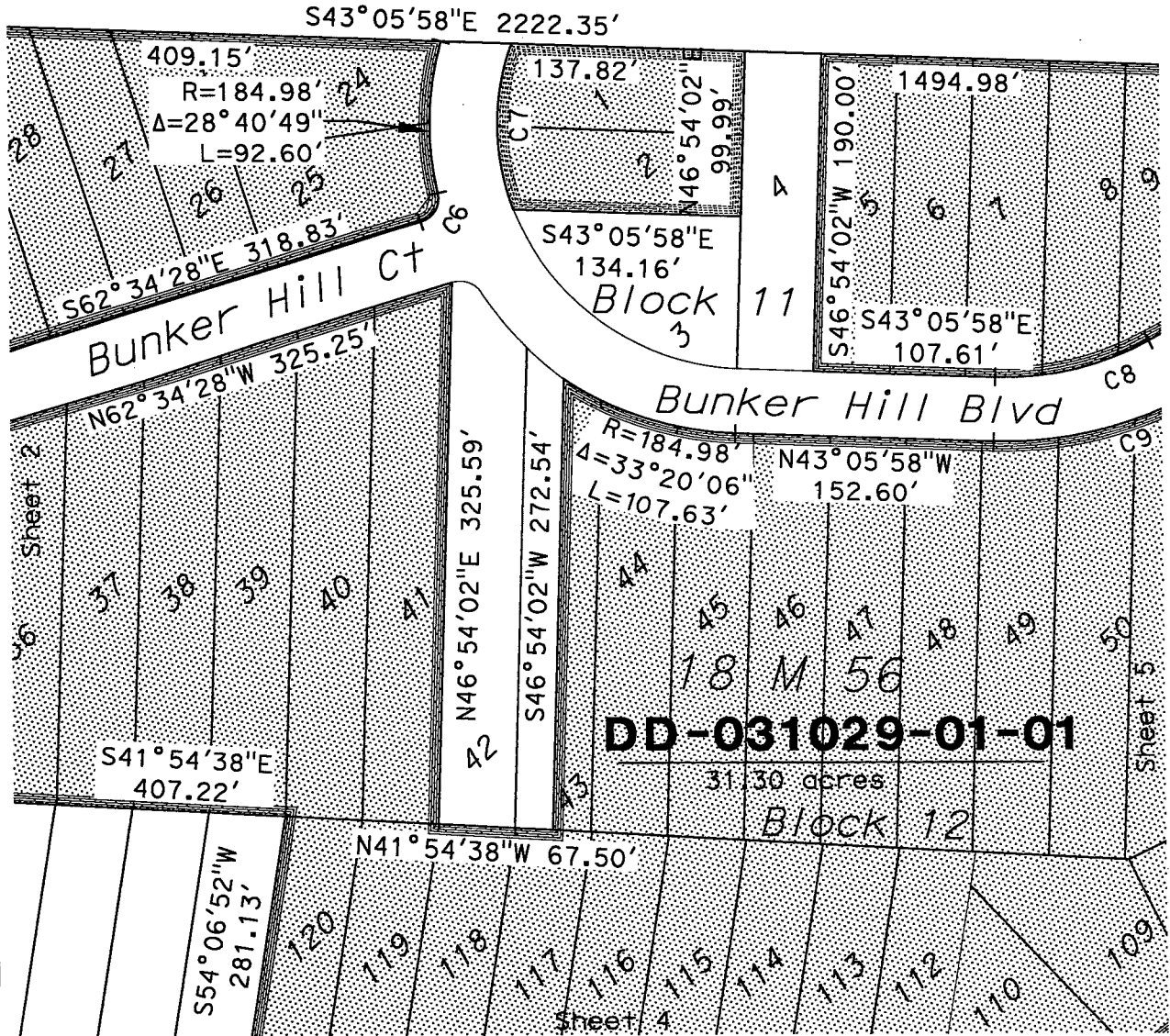
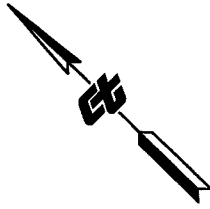


R-167.9

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	12.2x	2	7

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

9 ROS 49



Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

CURVE DATA TABLE			
NO.	RADIUS	DELTA	LENGTH
C6	15.00'	85°07'15"	22.28'
C7	144.99'	40°22'15"	102.16'
C8	179.99'	29°55'30"	94.00'
C9	219.98'	29°55'30"	114.89'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031029-01-01

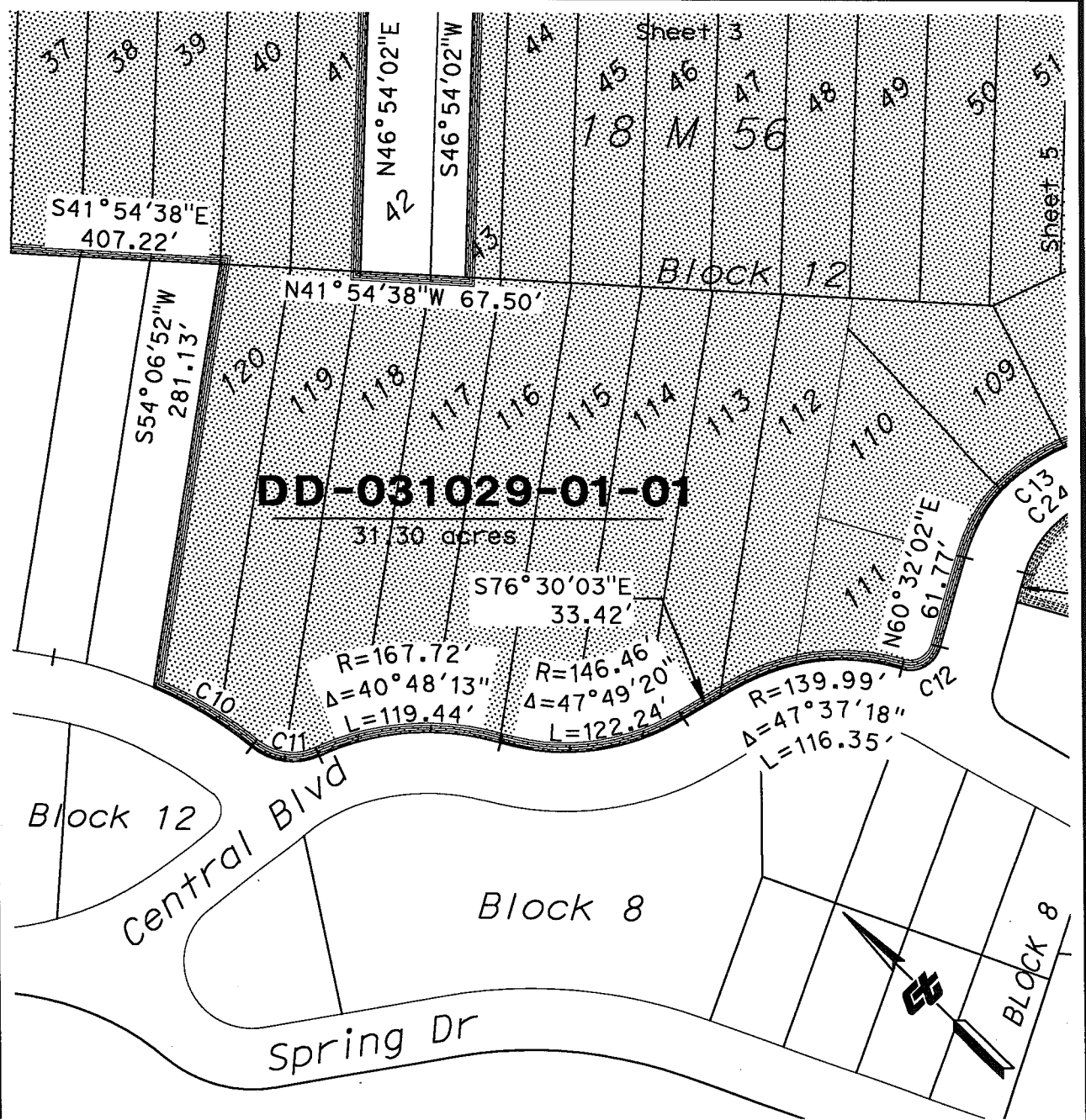


DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	12.2x	3	7

R-167.9

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C10	266.80'	15°53'00"	73.96'
C11	41.30'	63°54'08"	46.06'
C12	20.00'	90°35'13"	31.62'
C13	109.99'	70°06'30"	134.59'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY
 DIRECTOR'S DEED
 DD-031029-01-01

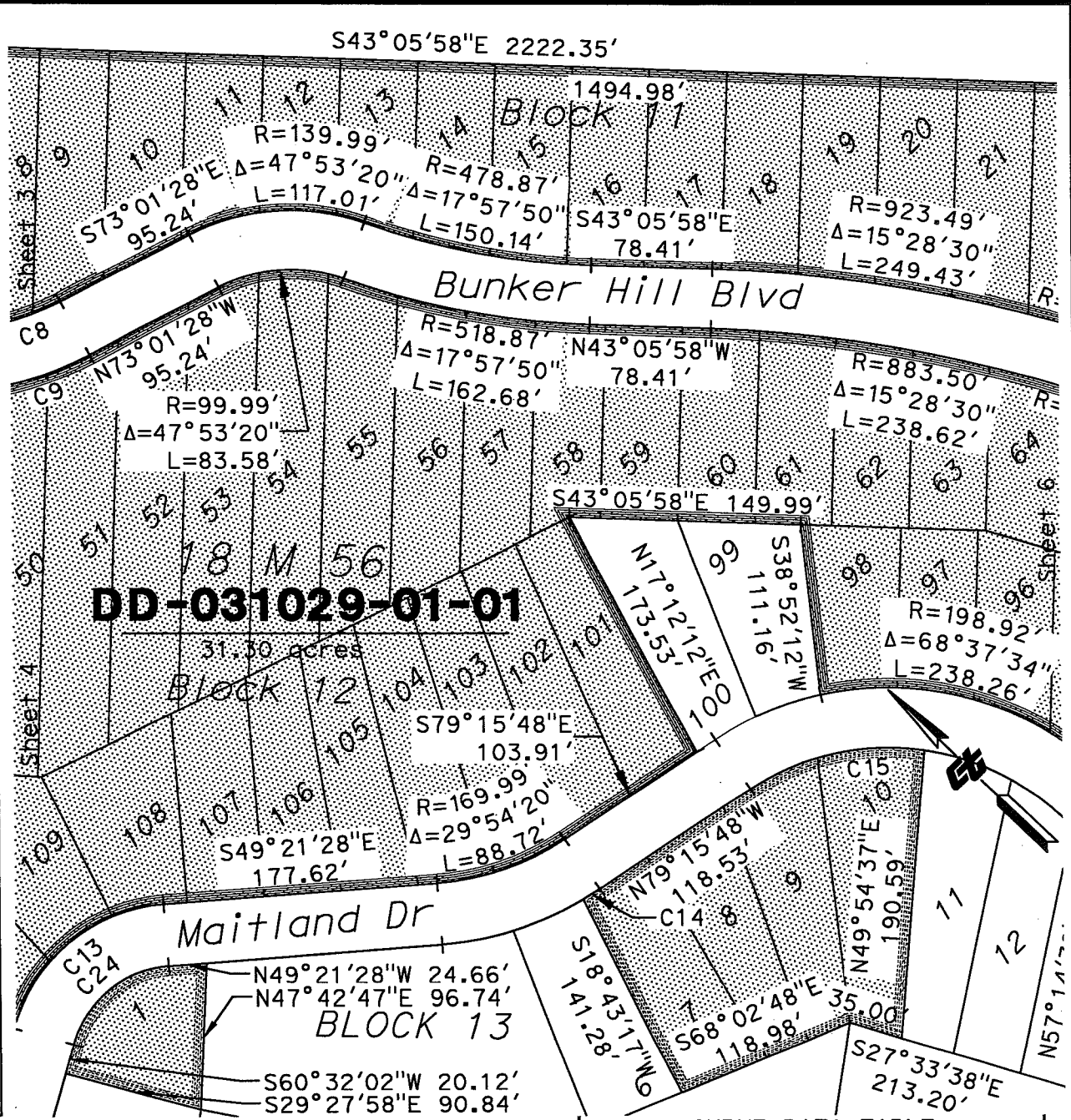


DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	12.2x	4	7

R-167.9

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



DD-031029-01-01

31.30 acres
BLOCK 12

BLOCK 13

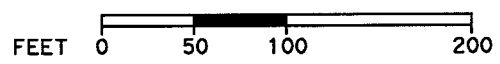
CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C8	179.99'	29°55'30"	94.00'
C9	219.98'	29°55'30"	114.89'
C13	109.99'	70°06'30"	134.59'
C14	209.98'	3°25'52"	12.57'
C15	158.93'	42°50'27"	118.83'

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C24	69.99'	70°06'30"	85.65'

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031029-01-01

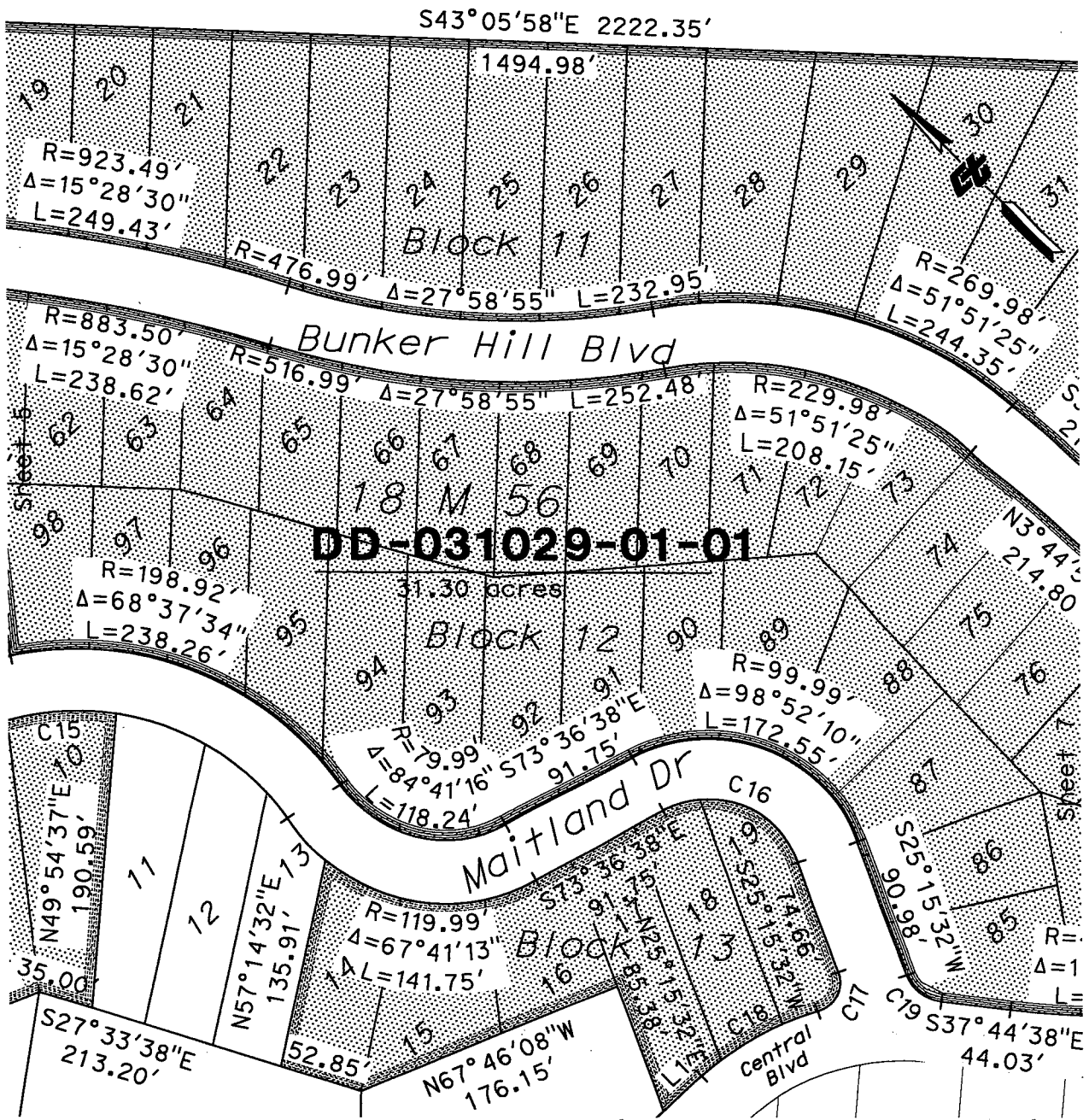


R-167.10

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	5	7

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C15	158.93'	42° 50' 27"	118.83'
C16	60.00'	98° 52' 10"	103.53'
C17	20.00'	93° 08' 22"	32.51'
C18	189.99'	25° 53' 02"	85.83'
C19	27.01'	63° 00' 10"	29.70'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	N87° 29' 08" W	32.62'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031029-01-01

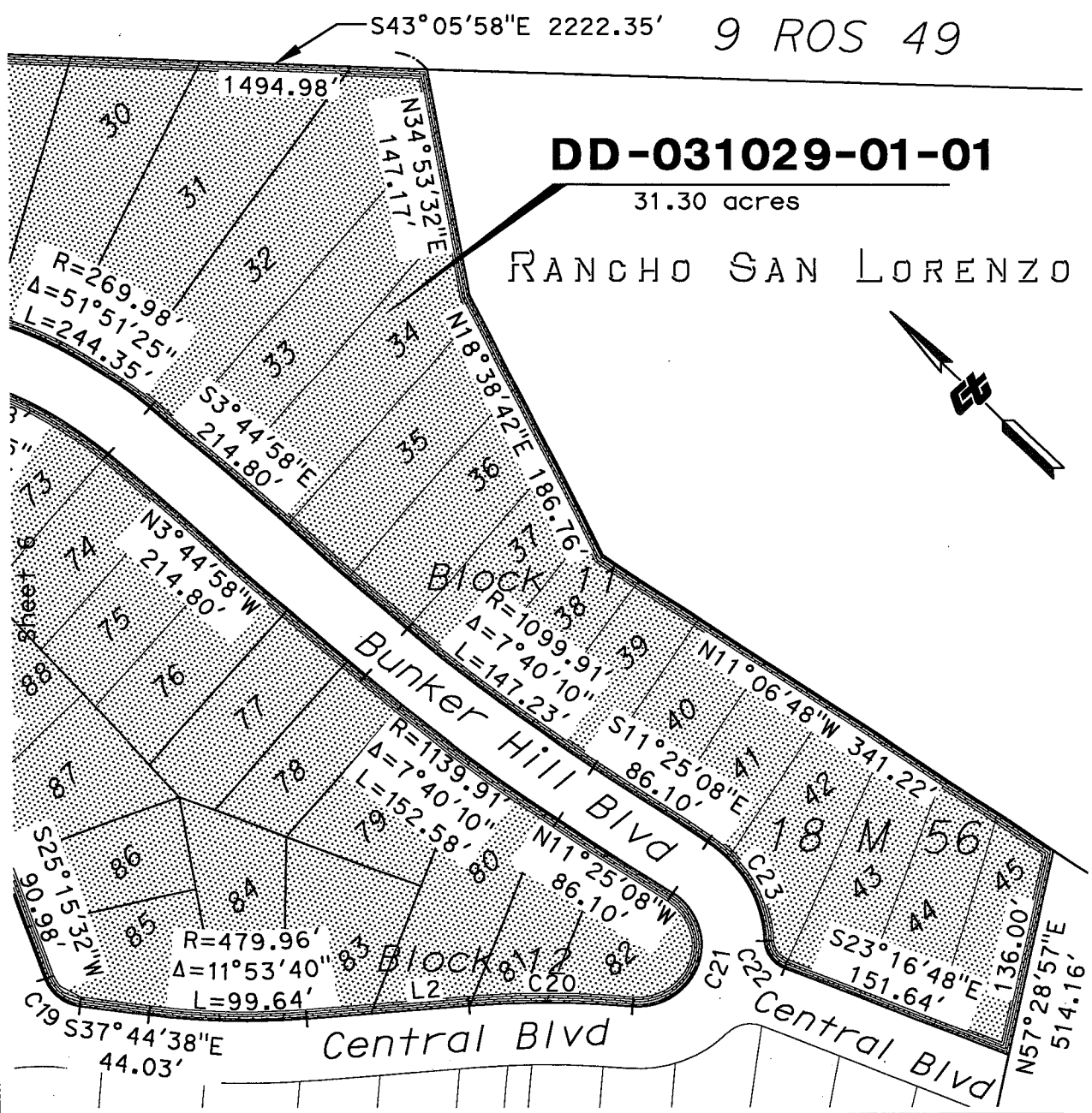


R-167.10

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	6	7

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

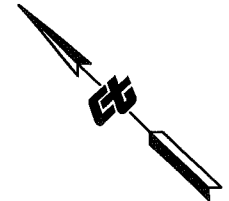
Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



DD-031029-01-01

31.30 acres

RANCHO SAN LORENZO

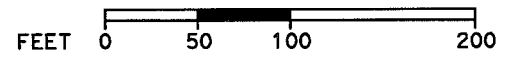


R-167.11

NO.	RADIUS	DELTA	LENGTH
C19	27.01'	63°00'10"	29.70'
C20	598.05'	9°53'10"	103.19'
C21	40.00'	151°40'00"	105.87'
C22	20.00'	66°25'19"	23.18'
C23	79.99'	54°33'39"	76.17'

NO.	BEARING	DISTANCE
L2	S49°38'18"E	103.23'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031029-01-01



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	7	7

PARCEL GROUP 6

EXHIBIT "A"

All that parcel of land described in the Grant Deed from Hawaii and San Francisco Investment Company to the State of California, recorded December 28, 1966, in Reel 1893, Image 332, Official Records of Alameda County, together with all that parcel of land described in the Grant Deed from Benson Manufacturing & Sales Co. to the State of California, recorded August 14, 1964 in Reel 1286, Image 553, Official Records of Alameda County, as described therein as follows:

PARCEL 1

"That portion of the 77.632 acre tract of land described as "Alloted to H. W. Meek", as shown on the "Map of Meek Hill Tract, Eden Township, Alameda County, California", filed October 18, 1905, in Book 20 of Maps, page 86, in the office of the County Recorder of Alameda County, described as follows:

Beginning at the most northern corner of Tract 1801, filed September 12, 1957, in Book 38 of Maps, pages 43 and 44, in the office of the County Recorder of Alameda County; thence along the general northeastern boundary of said Tract 1801; the eleven following courses: south 11°16'21" east, 186.318 feet; south 69°58'20" east, 188 feet; south 20°01'40" west, 5 feet; south 69°58'20" east, 120 feet; south 20°01'40" west, 75 feet; south 69°58'20" east, 30 feet; south 36°43'37" west, 156.605 feet; south 0°36'36" west, 71.315 feet, along the arc of a curve concave to the north from a tangent that bears south 89°23'24", east, and having a radius of 224 feet, an arc distance of 18.477 feet; south 4°06'58" east, 221.306 feet, and south 69°58'20" east, 20 feet to the intersection with a line drawn parallel with and distant northwesterly, 200 feet, measured at right angles from the southeastern line of said "Meek Hill Tract"; thence along said parallel line, northeasterly to the northeastern line of said 77.632 acre tract; thence along the last named line, and the northwestern line of said 77.632 acre tract, northwesterly to a point which lies north 0°30' east, 350 feet, and north 63° west, 250.084 feet from the point of beginning; and thence south 63° east, 250.084 feet and south 0°30' west, 350 feet to the point of beginning."

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone 3. Multiply distances by 1.0000787 to obtain ground level distances.

Number
DD-033529-01-01

PARCEL 2

"LOT 1 in Block "D", as said lot and block are shown on the map of Tract 1801, filed September 12, 1957, in Book 38 of Maps, pages 43 and 44, in the office of the County Recorder of Alameda County."

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature William D. Newton
Licensed Land Surveyor

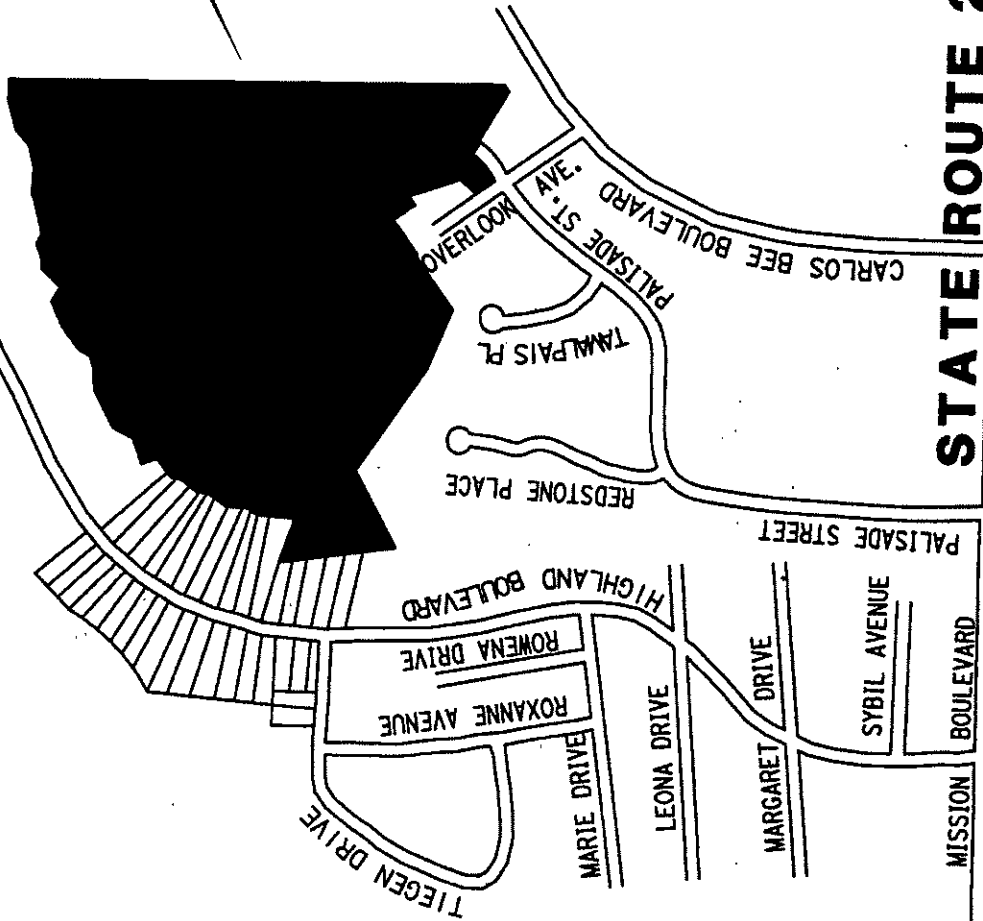
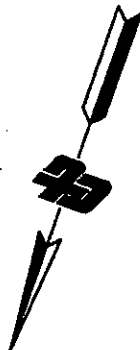
Date 20 JAN 2016



**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-033529-01-01

29.804_AC.



STATE ROUTE 238

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

**DIRECTOR'S DEED
DD-033529-01-01**

DRAWN BY: CH	DATE: 1/20/16
CHECK BY: WDN	SCALE: NTS
COUNTY ROUTE	P.M. DR.NO.
ALA 92	8.2X 1 OF 3

R-97A.00

ALAMEDA COUNTY CITY OF HAYWARD

DD-033529-01-01

29.804_AC

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

POB

TRACT 1801
38 MAPS
43-44

PARCEL 1

(033876-01-01)
29.595 AC.

(AF33876)
1893 OR 332
12-28-1966

MEEK HILL
20 MAPS 86

PARCEL 2

(033529-01-01)
0.209 AC.
(9,100 Sq.Ft.)

(AF33529)
1286 OR 553
8-14-1964

LEGEND

() PER AF33876,
1893 OR 332,
12-28-1966

POB Point of Beginning

NOTES:

FOR LINE AND CURVE TABLE,
SEE SHEET 3

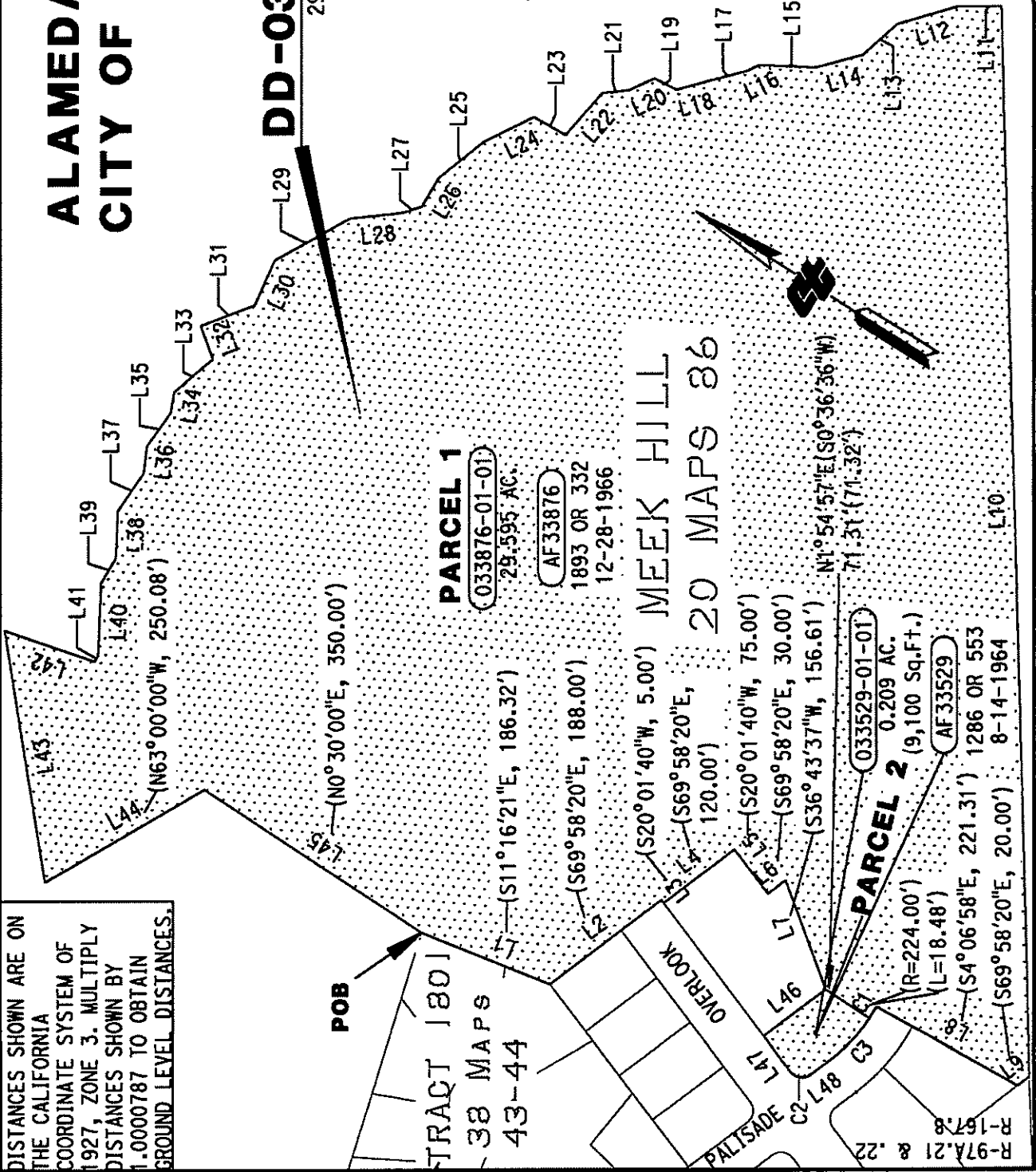
SCALE IN FEET



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-033529-01-01

DRAWN BY: CH	DATE: 1/20/16
CHECK BY: WDN	SCALE: 1"=200'
COUNTY ROUTE	P.M. DR.NO.
ALA 92	8.2X 2 OF 3



Line Table		
Line #	Direction	Length
L1	S9°58'01"E	186.30'
L2	S68°39'59"E	187.99'
L3	S21°20'08"W	5.00'
L4	S68°39'59"E	119.99'
L5	S21°20'00"W	74.99'
L6	S68°39'59"E	30.00'
L7	S38°01'58"W	156.59'
L8	S2°48'37"E	221.29'
L9	S68°39'59"E	20.22'
L10	N56°43'44"E	1437.45'
L11	N32°30'52"W	60.01'
L12	N47°20'52"W	85.64'
L13	N73°15'52"W	62.58'
L14	N46°15'52"W	65.88'
L15	N29°15'52"W	76.41'
L16	N57°40'52"W	17.79'
L17	N46°10'52"W	55.99'
L18	N46°30'52"W	43.47'
L19	N4°39'08"W	32.94'
L20	N56°00'52"W	38.21'

Line Table		
Line #	Direction	Length
L21	N37°05'52"W	36.23'
L22	N80°15'52"W	74.43'
L23	N2°15'52"W	48.75'
L24	N57°45'52"W	75.75'
L25	N70°15'52"W	77.07'
L26	S88°44'08"W	44.79'
L27	N49°15'52"W	28.33'
L28	N37°45'52"W	69.82'
L29	N60°45'52"W	115.30'
L30	S82°44'08"W	65.88'
L31	N52°30'52"W	77.73'
L32	S38°14'08"W	47.43'
L33	N71°45'52"W	68.52'
L34	S67°24'08"W	28.33'
L35	N85°55'52"W	54.68'
L36	S65°44'08"W	37.55'
L37	N87°05'52"W	61.26'
L38	S60°44'08"W	63.24'
L39	S88°59'08"W	38.87'
L40	S60°44'08"W	96.17'

Line Table		
Line #	Direction	Length
L41	N88°45'52"W	9.22'
L42	N13°06'42"W	129.09'
L43	S49°05'12"W	342.07'
L44	S61°35'13"E	250.06'
L45	S1°54'47"W	349.97'
L46	N68°39'59"W	104.99'
L47	S21°20'01"W	60.00'
L48	S68°39'59"E	34.24'

Curve Table			
Curve #	Radius	Delta	Length
C1	223.71'	4°43'55"	18.48'
C2	20.00'	90°00'00"	31.41'
C3	223.98'	19°25'04"	75.91'

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-033529-01-01

DRAWN BY: CH DATE: 1/20/16
CHECK BY: WDN SCALE: 1"=200'
COUNTY ROUTE P.M. DR.NO.
ALA 92 8.2X 3 OF 3

PARCEL GROUP 8

**(AFFORDABLE HOUSING SUBPARCEL
AND MARKET RATE SUBPARCEL)**

(Legal and Plat for Affordable Housing Subparcel)

Bridge / Grove Segment 1

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being all those certain parcels of land described as Parcel R and Parcel J in the Director's Deed to City of Hayward recorded October 29, 2018 under Recorder's Series Number 2018208283, Official Records of said County, described as follows;

Parcel Commencing at a point on the northeastern line of Foothill Boulevard, 70 feet wide, distant thereon North 47°25'40" West 142.52 feet (the bearing of North 47°25'40" West along Foothill Boulevard being taken for this description) from the southeasterly line of the 3.151-acre tract described in the deed to Peter G. Krogh and Mamie Krogh recorded February 7, 1921 in Book 3055 of Deeds at Page 111, Official Records of said County;

1. Thence North 43°09'00" East 40.00 feet to the northeasterly line of Foothill Boulevard, (124 feet wide) as shown on Parcel Map No. 443 filed March 19, 1969 in Book 58 of Parcel Maps at Page 93, Alameda County Records, and **Point of Beginning**;
2. Thence North 47°25'40" West 118.50 feet along said northeasterly of Foothill Boulevard to the beginning of a curve concave easterly and having a radius of 15.00 feet;
3. Thence northwesterly and northeasterly 23.71 feet along said curve, and the westerly line of Parcel 2 of said Parcel R through a central angle of 90°34'40" to the southeasterly line of Grove Way (formerly Bridge Street) as shown on said Parcel Map No. 443;
4. Thence North 43°09'00" East 250.84 feet along last said line to the a point distant thereon North 43°09'00" East 341.00 feet from the centerline of Foothill Boulevard (formerly Main Street), as said street is shown on the Map of Haywards Park Homestead Union, filed October 24, 1871, in Book 7 of Maps, at page 30, Alameda County Records;

Thence along the exterior boundary of said Parcel J the following five (5) courses;

5. South 47°24'00" East 100.00 feet;
6. North 43°09'00" East 65.06 feet;
7. South 46°34'00" East 179.17 feet to said southeasterly line of Parcel J;
8. South 43°09'00" West 207.45 feet along last said line to the southwesterly line of said Parcel J;
9. North 47°25'40" West 145.54 feet along last said line to the southeasterly line of Parcel 1 of said Parcel R;
10. Thence South 43°09'00" West 120.86 feet along last said line to the **Point of Beginning**.

Containing 68,024 square feet (1.562 acres)

A Plat Map Exhibit B is attached hereto and made a part hereof.

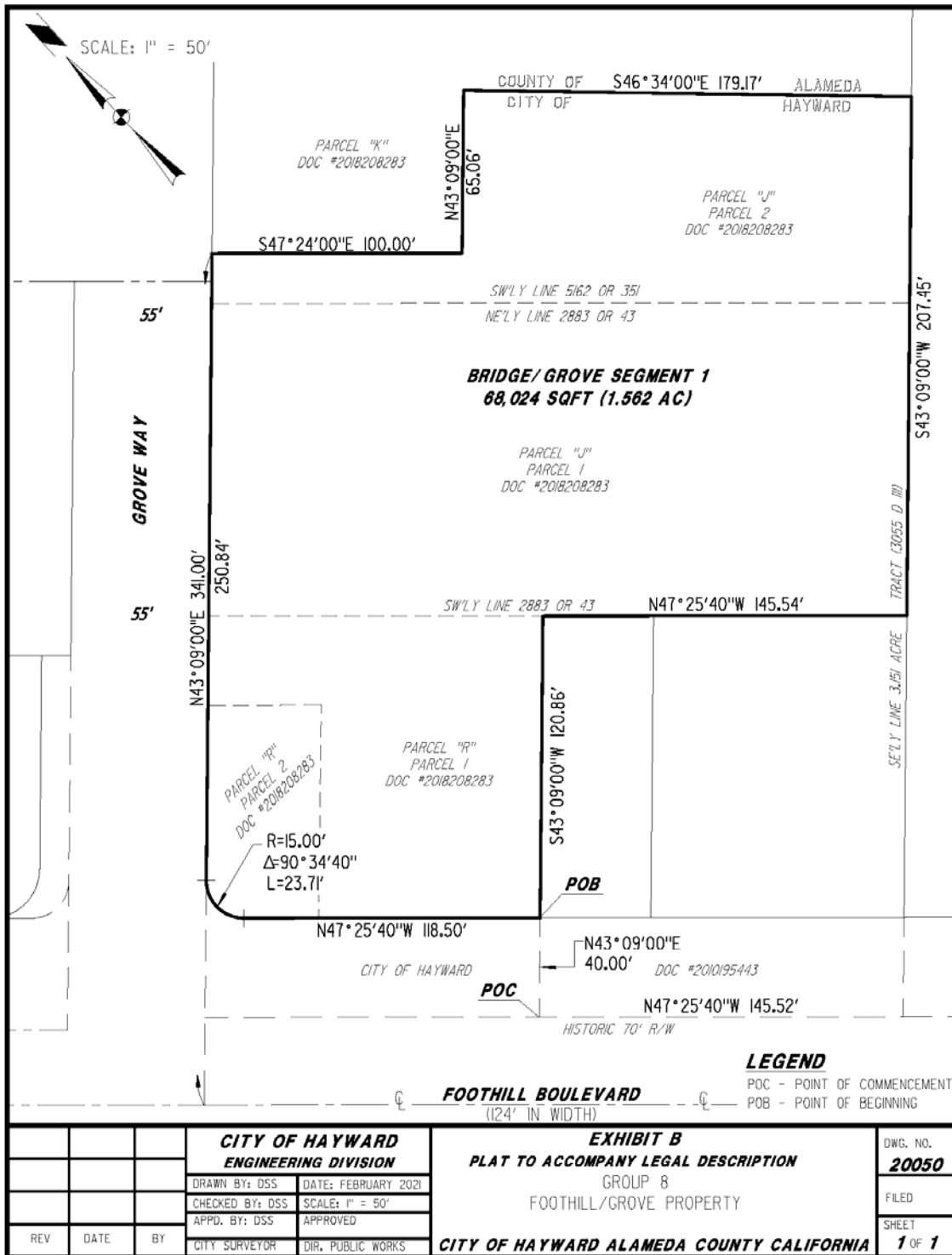
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



February 3, 2021
Date

Dan S. Scott III, PLS 7840





**Project: GROUP 8 FOOTHILL/GROVE PROPERTY
Parcel Inverse**

Parcel name: BRIDGE/GROVE SEGMENT 1

North: 12869.584' East: 7850.555'

Segment #1 : Line

Course: N47°25'40"W Length: 118.50'

North: 12949.750' East: 7763.290'

Segment #2 : Curve

Length: 23.71' Radius: 15.00'

Delta: 090°34'40" Tangent: 15.15'

Chord: 21.32' Course: N02°08'20"W

Course In: N42°34'20"E Course Out: N46°51'00"W

RP North: 12960.796' East: 7773.438'

End North: 12971.055' East: 7762.494'

Segment #3 : Line

Course: N43°09'00"E Length: 250.84'

North: 13154.060' East: 7934.047'

Segment #4 : Line

Course: S47°24'00"E Length: 100.00'

North: 13086.367' East: 8007.663'

Segment #5 : Line

Course: N43°09'00"E Length: 65.06'

North: 13133.829' East: 8052.155'

Segment #6 : Line

Course: S46°34'00"E Length: 179.17'

North: 13010.645' East: 8182.267'

Segment #7 : Line

Course: S43°09'00"W Length: 207.45'

North: 12859.300' East: 8040.393'

Segment #8 : Line

Course: N47°25'40"W Length: 145.54'

North: 12957.760' East: 7933.213'

Segment #9 : Line

Course: S43°09'00"W Length: 120.86'

North: 12869.584' East: 7850.555'

Last printed 10/29/2020 4:34 PM

Area: 68024 Sq. Ft.

Closure Statics

Error Closure: 0.005 Course: N37°48'54"W
Error North: 0.0038 East: -0.0029

Precision 1: 241750.00

Last printed 10/29/2020 4:34 PM

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being that certain parcel of land described as Parcel K in the Director's Deed to City of Hayward recorded October 29, 2018 under Recorder's Series Number 2018208283, Official Records of said County, described as follows;

Beginning at a point on the southeasterly line of Grove Way, (formerly Bridge Street) distant thereon North 43°09'00" East 341.00 feet from the centerline of Foothill Boulevard (formerly Main Street), as said street is shown on the Map of Haywards Park Homestead Union, filed October 24, 1871, in Book 7 of Maps, at page 30, Alameda County Records;

1. Thence North 43°09'00" East 169.76 feet along said southeasterly line of Grove Way to the northeasterly line of that certain 1.2-acre parcel of land described in the deed to J.G. Johnson recorded June 26, 1947, in Book 5162, at Page 351, Official Records of said County, said line being coincident with the southwesterly line of Block 1 of the map of Tract 2262, filed April 19, 1962 in Book 45 of Maps at Page 24, Alameda County Records;
2. Thence South 46°42'15" East 279.18 feet along last said line to the southeasterly line of said 1.2-acre tract;
3. Thence South 43°09'00" West 103.92 feet along last said line to the southerly line of said Parcel K;

Thence along the exterior boundary of said Parcel K the following three (3) courses;

4. North 46°34'00" West 179.17 feet;
5. South 43°09'00" West 65.06 feet;
6. North 47°24'00" West 100.00 feet to the **Point of Beginning**.

Containing 35,498 square feet

A Plat Map Exhibit B is attached hereto and made a part hereof.

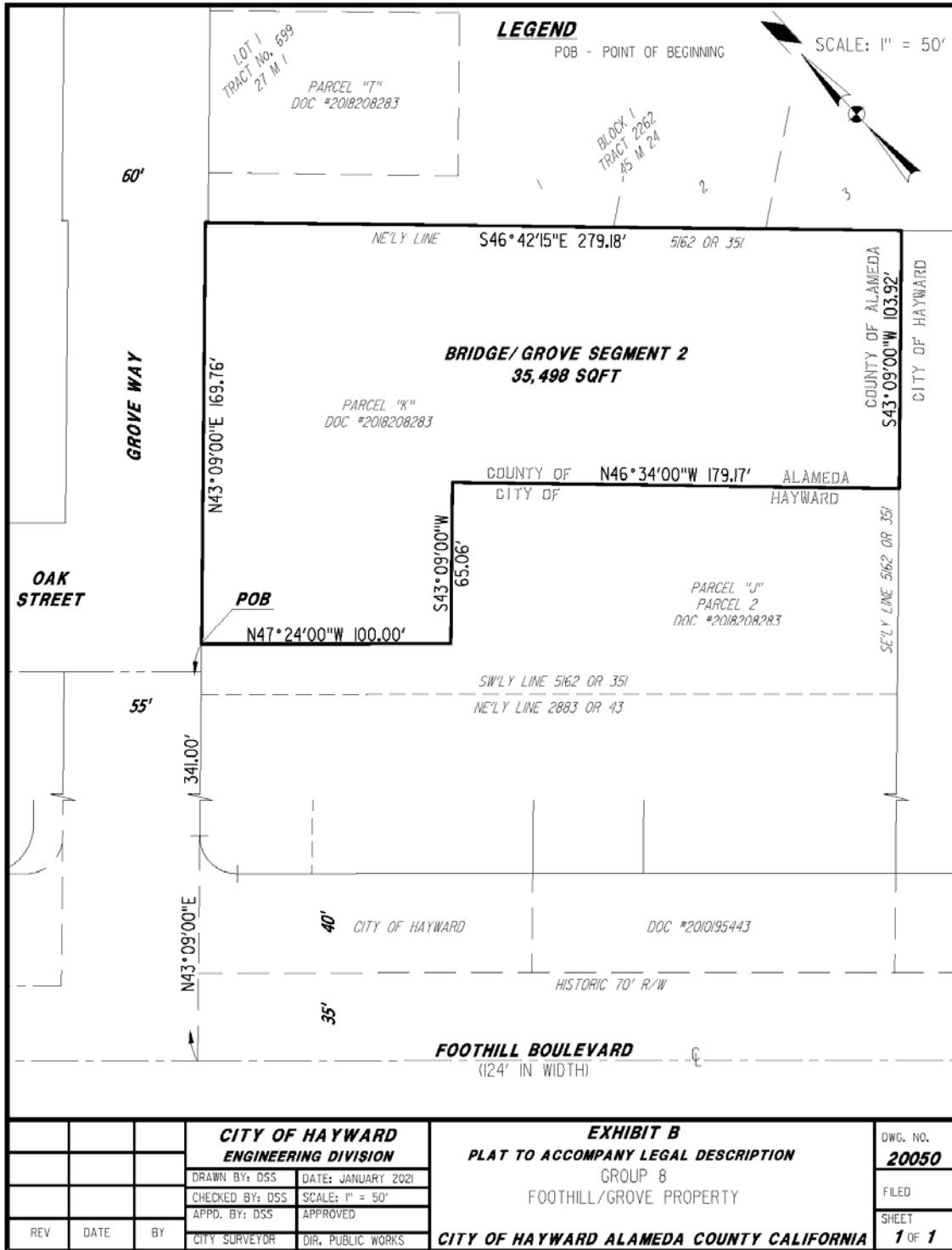
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

January 5, 2021

Dan S. Scott III, PLS 7840

Date





Parcel name: BRIDGE/GROVE SEGMENT 2

North: 13154.059' East: 7934.046'

Segment #1 : Line

Course: N43°09'00"E Length: 169.76'

North: 13277.911' East: 8050.147'

Segment #2 : Line

Course: S46°42'15"E Length: 279.18'

North: 13086.461' East: 8253.338'

Segment #3 : Line

Course: S43°09'00"W Length: 103.92'

North: 13010.640' East: 8182.262'

Segment #4 : Line

Course: N46°34'00"W Length: 179.17'

North: 13133.830' East: 8052.144'

Segment #5 : Line

Course: S43°09'00"W Length: 65.06'

North: 13086.371' East: 8007.656'

Segment #6 : Line

Course: N47°24'00"W Length: 100.00'

North: 13154.059' East: 7934.046'

Area: 35498 Sq. Ft.

Closure Statics

Error Closure: 0.006 Course: S43°49'58"E

Error North: -0.0042 East: 0.0040

Precision 1: 149258.33

(Legal and Plat for Market Rate Subparcel)

Western City Segment

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain property situates City of Hayward, County of Alameda, State of California, described as follows:

Being those certain parcels of land described as Parcel L, Parcel M, Parcel N, Parcel O, and Parcel Q, in the Director's Deed to City of Hayward recorded October 29, 2018 under Recorder's Series Number 2018208283, Official Records of said County, described as follows;

Parcel One

Commencing at the southern extremity of a curve having a radius of 15.00 feet that connects the southeasterly line of Grove Way (formerly Bridge Street) with the northeasterly line of Foothill Boulevard (formerly State Highway) as shown on Parcel Map No. 404 filed November 1, 1968 in Book 58 of Parcel Maps at Page 65, Alameda County Records;

1. Thence South 47°25'40" East 384.04 feet along said northeasterly line to the northerly line of that certain parcel of land described in the Grant Deed to the State of California recorded May 17, 1970 on Reel 2582 at Image 726, Official Records of said County;
2. Thence North 43°17'20" East 131.05 feet along last said line to the northwesterly corner of Parcel 1, as described in the Director's Deed to Johnny T. Co and Juda A. Co recorded June 5, 2014 under Recorder's Series Number 2014135203, Official Records of said County, said corner being coincident with the most westerly corner of said Parcel L and the **Point of Beginning**;
3. Thence North 43°17'20" East 299.65 feet along the northerly line of said Parcel L to the northeasterly corner thereof;
4. Thence South 46°42'15" East 402.91 feet along the northeasterly line of said Parcel L, and the northeasterly line of Parcel M, Parcel N and Parcel O to the southeasterly line of said Parcel O;
5. Thence South 43°17'20" West 240.18 feet along last said line to the to the southeasterly corner of said thereof;
6. Thence North 67°11'19" West 103.03 feet along the southwesterly line of said Parcel O to the southeasterly line of said Parcel N;
7. Thence South 43°17'20" West 0.76 feet along last said line to the southeasterly corner of said Parcel N;
8. Thence North 61°46'29" West 155.53 feet along the southwesterly line of said Parcel N to the northwesterly corner thereof;
9. Thence North 43°17'20" East 29.53 feet along the northwesterly line of said Parcel N to the southwesterly line of said Parcel M;
10. Thence North 51°00'13" West 156.64 feet along last said line to the **Point of Beginning**.

Containing 115,449 square feet (2.650 acres)

Parcel Two

A 20.00 feet wide non-exclusive easement for ingress and egress, including vehicular, pedestrian and all types of traffic and incidents thereto, upon, over, and across the parcel of land described as follows;

The westerly 20.00 feet of that certain parcel of land designated as Parcel 2, as described in Parcel P, as said Parcel P is described in said Director's Deed to City of Hayward.

Containing 4,619 square feet

Western City Segment

Parcel Three

A non-exclusive easement for ingress and egress, including vehicular, pedestrian and all types of traffic, over, along and across the parcel of land situated in the City of Hayward, County of Alameda, State of California, described as follows:

Beginning at the intersection of the northwestern line of the land described in the deed by Eden Properties, Inc., to Laurel Development Company, a California corporation, recorded March 18, 1969, on Reel 2366, Image 340, Alameda County Records, with the northeastern line of Foothill Boulevard as shown on Parcel Map No. 443 filed March 19, 1969 in Book 58 of Parcel Maps at Page 93, Alameda County Records;

1. Thence South 47°25'40" East 20.00 feet along last said line;
2. Thence North 43°17'20" East 198.88 feet parallel with said northwestern line to the northeastern line of said land of Laurel Development Company;
3. Thence North 70°39'35" West 21.88 feet along last said line to said northwestern line of Laurel Development Company;
4. Thence South 43°17'20" West 190.25 feet along last said line to the **Point of Beginning**.

Containing 3,891 square feet

A Plat Map Exhibit B is attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

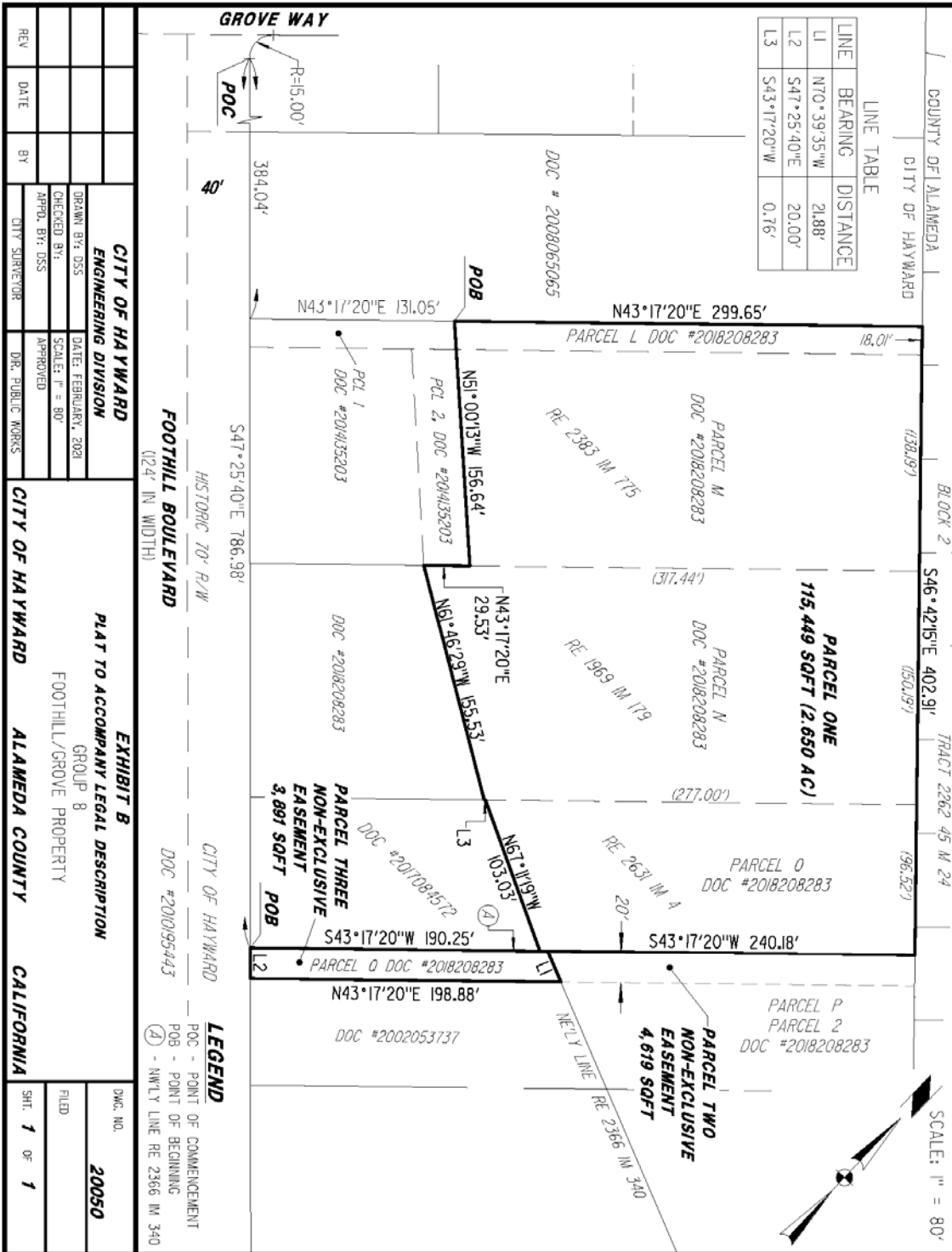


February 17, 2021

Dan S. Scott III, PLS 7840

Date





Parcel name: WESTERN CITY SEGMENT

PARCEL ONE

North: 13003.458' East: 8341.432'

Segment #1 : Line

Course: S46°42'15"E Length: 402.91'

North: 12727.157' East: 8634.678'

Segment #2 : Line

Course: S43°17'20"W Length: 240.18'

North: 12552.329' East: 8469.992'

Segment #3 : Line

Course: N67°11'19"W Length: 103.03'

North: 12592.273' East: 8375.020'

Segment #4 : Line

Course: S43°17'20"W Length: 0.76'

North: 12591.717' East: 8374.496'

Segment #5 : Line

Course: N61°46'29"W Length: 155.53'

North: 12665.276' East: 8237.456'

Segment #6 : Line

Course: N43°17'20"E Length: 29.53'

North: 12686.773' East: 8257.706'

Segment #7 : Line

Course: N51°00'13"W Length: 156.64'

North: 12785.341' East: 8135.969'

Segment #8 : Line

Course: N43°17'20"E Length: 299.65'

North: 13003.458' East: 8341.432'

Area: 115449 Sq. Ft.

Closure Statics

Error Closure: 0.005 Course: S73°00'51"E

Error North: -0.0014 East: 0.0045

Precision 1: 277646.00

Last printed 2/19/2021 12:26 PM

Parcel Two

North: 12727.157' East: 8634.678'

Segment #1 : Line

Course: S46°42'15"E Length: 20.00'

North: 12713.442' East: 8649.234'

Segment #2 : Line

Course: S43°17'20"W Length: 226.49'

North: 12548.582' East: 8493.938'

Segment #3 : Line

Course: N70°39'35"W Length: 21.88'

North: 12555.829' East: 8473.289'

Segment #4 : Line

Course: N43°17'20"E Length: 235.37'

North: 12727.157' East: 8634.678'

Area: 4619 Sq. Ft.

Closure Statics

Error Closure: 0.005 Course: S0°06'20"W

Error North: -0.0053 East: -0.0000

Precision 1: 100748.00

Parcel Three

North: 12417.345' East: 8342.840'

Segment #1 : Line

Course: S47°25'40"E Length: 20.00'

North: 12403.814' East: 8357.569'

Segment #2 : Line

Course: N43°17'20"E Length: 198.88'

North: 12548.582' East: 8493.938'

Segment #3 : Line

Course: N70°39'35"W Length: 21.88'

North: 12555.829' East: 8473.289'

Segment #4 : Line

Course: S43°17'20"W Length: 190.25'

North: 12417.345' East: 8342.840'

Area: 3891 Sq. Ft.

Last printed 2/19/2021 12:26 PM

Closure Statics

Error Closure: 0.002 Course: S14°36'40"E
Error North: -0.0024 East: 0.0006

Precision 1: 215505.00

Last printed 2/19/2021 12:26 PM

LEGAL DESCRIPTION**EXHIBIT "A"**

All that certain property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being all those certain parcels of land described as Parcel S, Parcel T and Parcel U, and Parcel Q together with those portions of Parcel A, Parcel B, Parcel P, Parcel Q, and Parcel V in the Director's Deed to City of Hayward recorded October 29, 2018 under Recorder's Series Number 2018208283, Official Records of said County, described as follows;

Parcel One

Beginning at a the most westerly corner of Lot 1, in Block 2, as shown on Tract 2262, filed April 19, 1962 in Book 45 of Maps, at Page 24, Alameda County Records, said point being coincident with the southeasterly line of Grove Way (formerly Bridge Street), 60 feet in width, as shown on Tract 699 filed October 29, 1947 in Book 27 of Maps, at Page 58, Alameda County Records;

1. Thence North $43^{\circ}09'00''$ East 209.79 feet along said southeasterly line of Grove Way to the beginning of a curve concave southerly and having a radius of 20.00 feet;
2. Thence easterly and southeasterly 34.65 feet along said curve through a central angle of $99^{\circ}15'31''$ to the beginning of a compound curve concave southeasterly and having a radius of 115.00 feet to the westerly line of Gary Drive, 50 feet in width, as shown on said Tract 699;
3. Thence southerly 43.80 feet along said curve and last said line through a central angle of $21^{\circ}49'24''$;
4. Thence South $15^{\circ}46'05''$ East 64.05 feet along last said line to the exterior boundary of said Tract 699, said point being coincident with the exterior boundary of said Parcel V;
5. Thence North $74^{\circ}13'55''$ East 50.00 feet along last said common line to the most northerly corner of said Parcel V;

Thence along the westerly line of said Parcel V the following three (3) courses;

6. South $15^{\circ}46'05''$ East 48.70 feet to the beginning of a curve concave easterly and having a radius of 200.00 feet;
7. Southerly and southeasterly 107.99 feet along said curve line through a central angle of $30^{\circ}56'10''$;
8. South $46^{\circ}42'15''$ East 183.31 feet to the exterior boundary line of said Parcel B;

Thence along last said line the following five (5) courses;

9. North $43^{\circ}17'45''$ East 100.00 feet;
10. South $46^{\circ}42'15''$ East 132.01 feet;
11. South $59^{\circ}26'05''$ East 120.97 feet;
12. South $38^{\circ}02'24''$ East 176.96 feet;
13. South $46^{\circ}42'15''$ East 50.55 feet to the southeasterly line of Lot 8, in Block 1 of said Tract 2262;
14. Thence South $43^{\circ}17'45''$ West 145.00 feet along last said line and the southwesterly prolongation of said southerly line to the centerline of Gary Drive as shown on said Tract 2262;
15. Thence South $46^{\circ}36'25''$ East 15.94 feet to the northeasterly prolongation of the southerly line of Lot 14, in Block 2 of said Tract 2262;
16. Thence South $43^{\circ}17'45''$ West 126.12 feet along said prolongation and said southerly line Lot 14 to southwesterly line of Block 2 of said Tract 2262;

Upper County Segment

17. Thence North 46°42'15" West 963.51 feet along last said line to the **Point of Beginning**.

Containing 224,065 square feet (5.144 acres)

Parcel Two

A 20.00 feet wide non-exclusive easement for ingress and egress, including vehicular, pedestrian and all types of traffic and incidents thereto, upon, over, and across the parcel of land described as follows;

The westerly 20.00 feet of that certain parcel of land designated as Parcel 2, as described in Parcel P, as said Parcel P is described in said Director's Deed to City of Hayward.

Containing 4,619 square feet

Parcel Three

A non-exclusive easement for ingress and egress, including vehicular, pedestrian and all types of traffic, over, along and across the parcel of land situated in the City of Hayward, County of Alameda, State of California, described as follows:

Beginning at the intersection of the northwestern line of the land described in the deed by Eden Properties, Inc., to Laurel Development Company, a California corporation, recorded March 18, 1969, on Reel 2366, Image 340, Alameda County Records, with the northeastern line of Foothill Boulevard as shown on Parcel Map No. 443 filed March 19, 1969 in Book 58 of Parcel Maps at Page 93, Alameda County Records;

1. Thence South 47°25'40" East 20.00 feet along last said line;
2. Thence North 43°17'20" East 198.88 feet parallel with said northwestern line to the northeastern line of said land of Laurel Development Company;
3. Thence North 70°39'35" West 21.88 feet along last said line to said northwestern line of Laurel Development Company;
4. Thence South 43°17'20" West 190.25 feet along last said line to the **Point of Beginning**.

Containing 3,891 square feet

A Plat Map Exhibit B is attached hereto and made a part hereof.

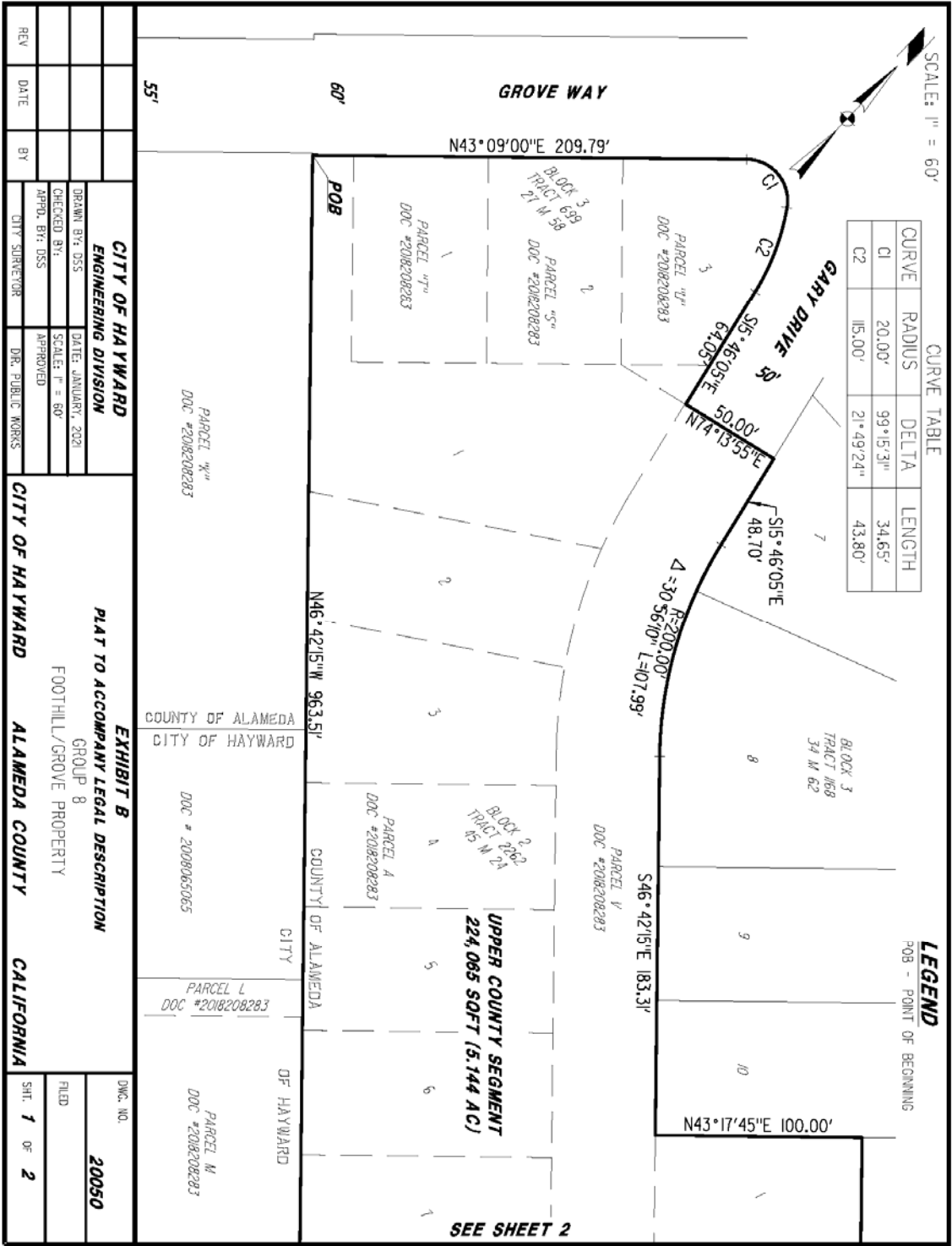
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

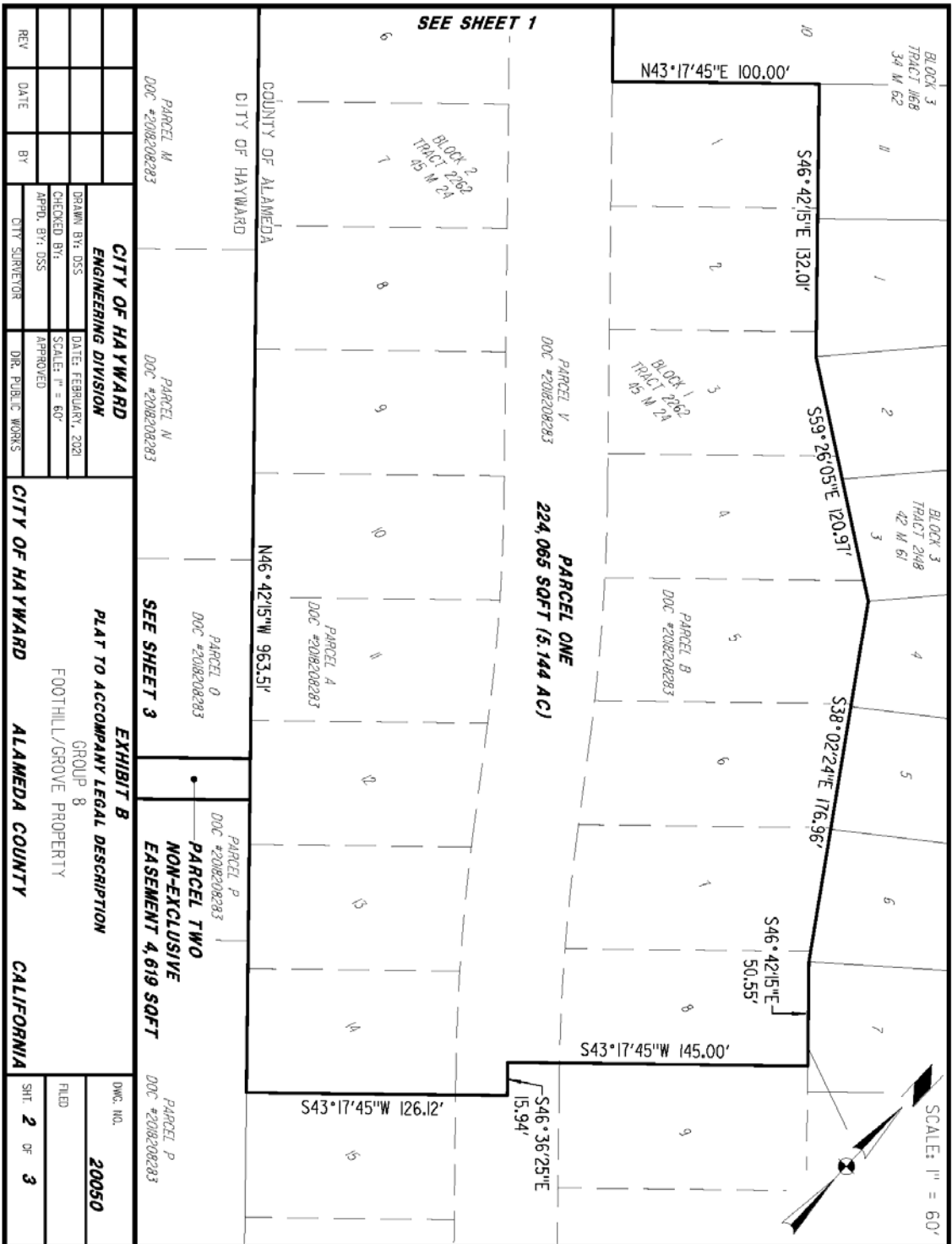
February 17, 2021

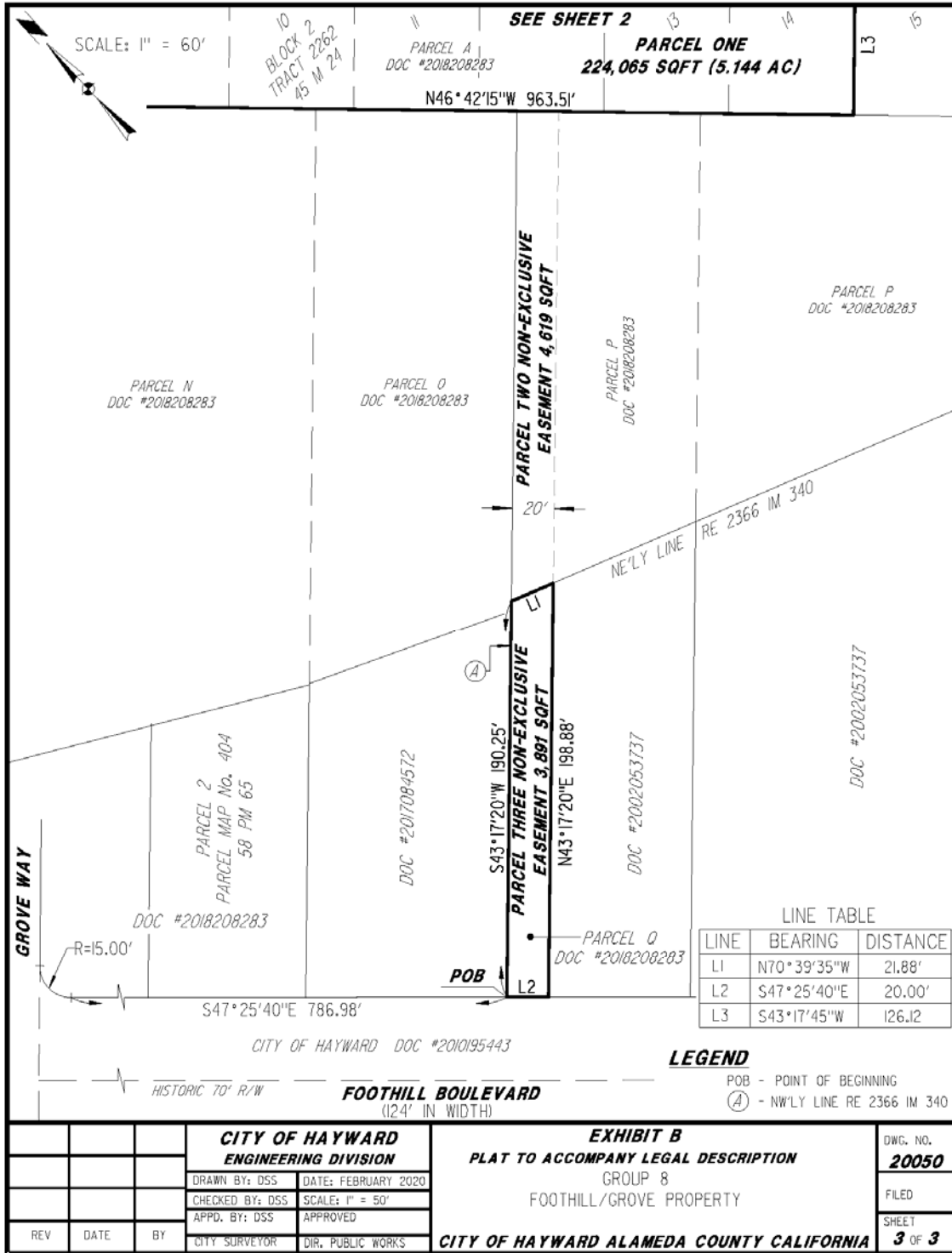
Dan S. Scott III, PLS 7840

Date









CITY OF HAYWARD		
ENGINEERING DIVISION		
DRAWN BY: DSS	DATE: FEBRUARY 2020	
CHECKED BY: DSS	SCALE: 1" = 50'	
APPD. BY: DSS	APPROVED	
REV	DATE	BY
		CITY SURVEYOR
		DIR. PUBLIC WORKS

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
GROUP 8
FOOTHILL/GROVE PROPERTY
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

DWG. NO.	20050
FILED	
SHEET	3 OF 3

Parcel name: UPPER COUNTY SEGMENT

Parcel One

North: 13277.151' East: 8050.953'

Segment #1 : Line

Course: N43°09'00"E Length: 209.79'

North: 13430.207' East: 8194.430'

Segment #2 : Curve

Length: 34.65' Radius: 20.00'

Delta: 099°15'31" Tangent: 23.52'

Chord: 30.47' Course: S87°13'14"E

Course In: S46°51'00"E Course Out: N52°24'31"E

RP North: 13416.528' East: 8209.021'

End North: 13428.729' East: 8224.869'

Segment #3 : Curve

Length: 43.80' Radius: 115.00'

Delta: 021°49'24" Tangent: 22.17'

Chord: 43.54' Course: S26°40'47"E

Course In: S52°24'31"W Course Out: N74°13'55"E

RP North: 13358.576' East: 8133.745'

End North: 13389.827' East: 8244.418'

Segment #4 : Line

Course: S15°46'05"E Length: 64.05'

North: 13328.187' East: 8261.823'

Segment #5 : Line

Course: N74°13'55"E Length: 50.00'

North: 13341.774' East: 8309.941'

Segment #6 : Line

Course: S15°46'05"E Length: 48.70'

North: 13294.904' East: 8323.176'

Segment #7 : Curve

Length: 107.99' Radius: 200.00'

Delta: 030°56'10" Tangent: 55.34'

Chord: 106.68' Course: S31°14'10"E

Course In: N74°13'55"E Course Out: S43°17'45"W

RP North: 13349.253' East: 8515.650'

End North: 13203.689' East: 8378.497'

Segment #8 : Line
Course: S46°42'15"E Length: 183.31'
North: 13077.981' East: 8511.914'

Segment #9 : Line
Course: N43°17'45"E Length: 100.00'
North: 13150.763' East: 8580.490'

Segment #10 : Line
Course: S46°42'15"E Length: 132.01'
North: 13060.235' East: 8676.570'

Segment #11 : Line
Course: S59°26'05"E Length: 120.97'
North: 12998.720' East: 8780.732'

Segment #12 : Line
Course: S38°02'24"E Length: 176.96'
North: 12859.351' East: 8889.775'

Segment #13 : Line
Course: S46°42'15"E Length: 50.55'
North: 12824.685' East: 8926.567'

Segment #14 : Line
Course: S43°17'45"W Length: 145.00'
North: 12719.150' East: 8827.130'

Segment #15 : Line
Course: S46°36'25"E Length: 15.94'
North: 12708.201' East: 8838.710'

Segment #16 : Line
Course: S43°17'45"W Length: 126.12'
North: 12616.407' East: 8752.220'

Segment #17 : Line
Course: N46°42'15"W Length: 963.51'
North: 13277.151' East: 8050.953'

Area: 224065 Sq. Ft.

Closure Statics

Error Closure: 0.005 Course: S60°38'19"E
Error North: -0.0025 East: 0.0044

Precision 1: 513520.00

Parcel Two

North: 12555.829' East: 8473.289'

Segment #1 : Line

Course: N43°17'20"E Length: 235.37'

North: 12727.157' East: 8634.678'

Segment #2 : Line

Course: S46°42'15"E Length: 20.00'

North: 12713.442' East: 8649.234'

Segment #3 : Line

Course: S43°17'20"W Length: 226.49'

North: 12548.582' East: 8493.938'

Segment #4 : Line

Course: N70°39'35"W Length: 21.88'

North: 12555.829' East: 8473.289'

Area: 4619 Sq. Ft.

Closure Statics

Error Closure: 0.005 Course: S0°06'20"W

Error North: -0.0053 East: -0.0000

Precision 1: 100748.00

Parcel Three

North: 12417.345' East: 8342.840'

Segment #1 : Line

Course: S47°25'40"E Length: 20.00'

North: 12403.814' East: 8357.569'

Segment #2 : Line

Course: N43°17'20"E Length: 198.88'

North: 12548.582' East: 8493.938'

Segment #3 : Line

Course: N70°39'35"W Length: 21.88'

North: 12555.829' East: 8473.289'

Segment #4 : Line

Course: S43°17'20"W Length: 190.25'

North: 12417.345' East: 8342.840'

Area: 3891 Sq. Ft.

Closure Statics

Error Closure: 0.002 Course: S14°36'40"E

Error North: -0.0024 East: 0.0006

Precision 1: 215505.00

(Legal and Plat for Park Subparcel)

Carlos Bee Expansion Segment

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain property situated in the Unincorporated County of Alameda, together with that certain property situated in the City of Hayward, County of Alameda, State of California, described as follows:

Being portions of those certain parcels of land described as Parcel A, Parcel B, Parcel C, and Parcel V, together with all of those certain parcels of land described as Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel P, and Parcel Q, in the Director's Deed to City of Hayward recorded October 29, 2018 under Recorder's Series Number 2018208283, Official Records of said County, described as follows;

Parcel One

Beginning at the westerly corner of said Parcel E;

1. Thence South 72°56'05" East 382.93 feet along said northeasterly line Parcel E and the general northeasterly line of said Parcel D;
2. Thence South 69°16'05" East 698.00 feet along last said line;
3. Thence South 50°01'47" East 127.41 feet along last said line to the general southerly line of Lot 1, of the map of Re-Subdivision of Lots 1 & 2, Laurel Farms, filed June 5, 1902 in Book 17 of Maps, at Page 98, Alameda County Records;

Thence along said general southerly line the following two (2) courses;

4. South 84°29'05" West 254.59 feet;
5. South 46°10'45" West 318.86 feet to the general northeasterly line of Tract 2262, filed April 19, 1962 in Book 45 of Maps, at Page 24, Alameda County Records;
6. Thence North 18°56'05" West 112.68 feet along last said line and the general southwesterly line of said Parcel C;
7. Thence North 66°35'37" West 30.95 feet along last said line to the beginning of a curve concave northerly and having a radius of 250.00 feet (a radial line of said curve through said point bears South 13°41'06" East);
8. Thence westerly 4.73 feet along said curve and said general southwesterly line of Parcel C through a central angle of 01°05'01" to the northeasterly line of Lot 21 of Block 1, as shown on said Tract 2262;
9. Thence North 12°36'05" West 3.29 feet along last said line to the southerly line of said Parcel B;
10. Thence North 66°35'37" West 220.10 feet along last said line;
11. Thence North 64°29'29" West 63.67 feet along last said line to the northeasterly line of Gary Drive as shown on said Tract 2262, said point being coincident with most easterly corner of said Parcel V;

Thence along the general southerly line of said Parcel V the following four (4) courses;

12. North 65°38'04" West 34.70 feet;
13. North 73°38'07" West 30.34 feet;
14. North 46°42'15" West 49.21 feet;
15. South 43°17'45" West 25.00 feet to the southwesterly line of Gary Drive as shown on said Tract 2262, said point being coincident with the most easterly corner of said Parcel A;

Thence along the general southerly line of said Parcel A the following three (3) courses;

16. North 73°38'07" West 14.64 feet;

Carlos Bee Expansion Segment

17. North 85°18'41" West 103.59 feet;
18. North 65°12'06" West 94.10 feet to the southwesterly line of Block 2 of said Tract 2262, said line being coincident with the northeasterly line of said Parcel F;
19. Thence South 46°42'15" East 52.33 feet along last said line to the southwesterly line of said Parcel F;
20. Thence North 80°14'27" West 131.09 feet along last said line and the southwesterly line of said Parcel H to the southerly line of said Parcel P;
21. Thence South 43°17'20" West 50.33 feet along last said line to the most southerly corner thereof;
22. Thence North 47°25'40" West 74.37 feet along the general southwesterly line of said Parcel P to the most southerly corner of said Parcel G;
23. Thence North 78°19'07" West 26.57 feet along the westerly line of said Parcel G to said general southwesterly line of Parcel P;
24. Thence North 70°39'35" West 240.73 feet along last said line to the northwesterly corner thereof;
25. Thence North 43°17'20" East 235.37 feet along the northerly line of said Parcel P to said southwesterly line of Block 2;
26. Thence South 46°42'15" East 161.50 feet along last said line to the common line of Lots 14 and 15, in said Block 2;
27. Thence North 43°17'45" East 126.12 feet along last said line and the northeasterly prolongation thereof to the centerline of said Gary Street;
28. Thence North 46°36'25" West 15.94 feet to the intersection of said centerline of Gary Street with the southwesterly prolongation of the common line of Lots 8 and 9, in Block 1 of said Tract 2262;
29. Thence North 43°17'45" East 145.00 feet along said prolongation and last said common line to the northeasterly line of said Block 1 of Tract 2262;
30. Thence North 46°42'15" West 9.11 feet along last said line to the **Point of Beginning**.

Containing 419,004 square feet (9.619 acres)

Parcel Two

A non-exclusive easement for ingress and egress, including vehicular, pedestrian and all types of traffic, over, along and across the parcel of land situated in the City of Hayward, County of Alameda, State of California, described as follows:

Beginning at the intersection of the northwestern line of the land described in the deed by Eden Properties, Inc., to Laurel Development Company, a California corporation, recorded March 18, 1969, on Reel 2366, Image 340, Alameda County Records, with the northeastern line of Foothill Boulevard as shown on Parcel Map No. 443 filed March 19, 1969 in Book 58 of Parcel Maps at Page 93, Alameda County Records;

1. Thence South 47°25'40" East 20.00 feet along last said line;
2. Thence North 43°17'20" East 198.88 feet parallel with said northwestern line to the northeastern line of said land of Laurel Development Company;
3. Thence North 70°39'35" West 21.88 feet along last said line to said northwestern line of Laurel Development Company;
4. Thence South 43°17'20" West 190.25 feet along last said line to the **Point of Beginning**.

Containing 3,891 square feet

Carlos Bee Expansion Segment

RESERVING unto the City of Hayward a 20.00 feet wide non-exclusive easement for the benefit of Parcel A, Parcel B, Parcel L, Parcel M, Parcel N, and Parcel O, Parcel S, Parcel T, Parcel U, and Parcel V as said parcels are described in said Director's Deed to City of Hayward for ingress and egress, including vehicular, pedestrian and all types of traffic, and incidents thereto, upon, over, and across the parcel of land described as follows;

Being a portion of the above described Parcel One;

The westerly 20.00 feet of that certain parcel of land designated as Parcel 2, as described in said Parcel P.

Containing 4,619 square feet

A Plat Map Exhibit B is attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

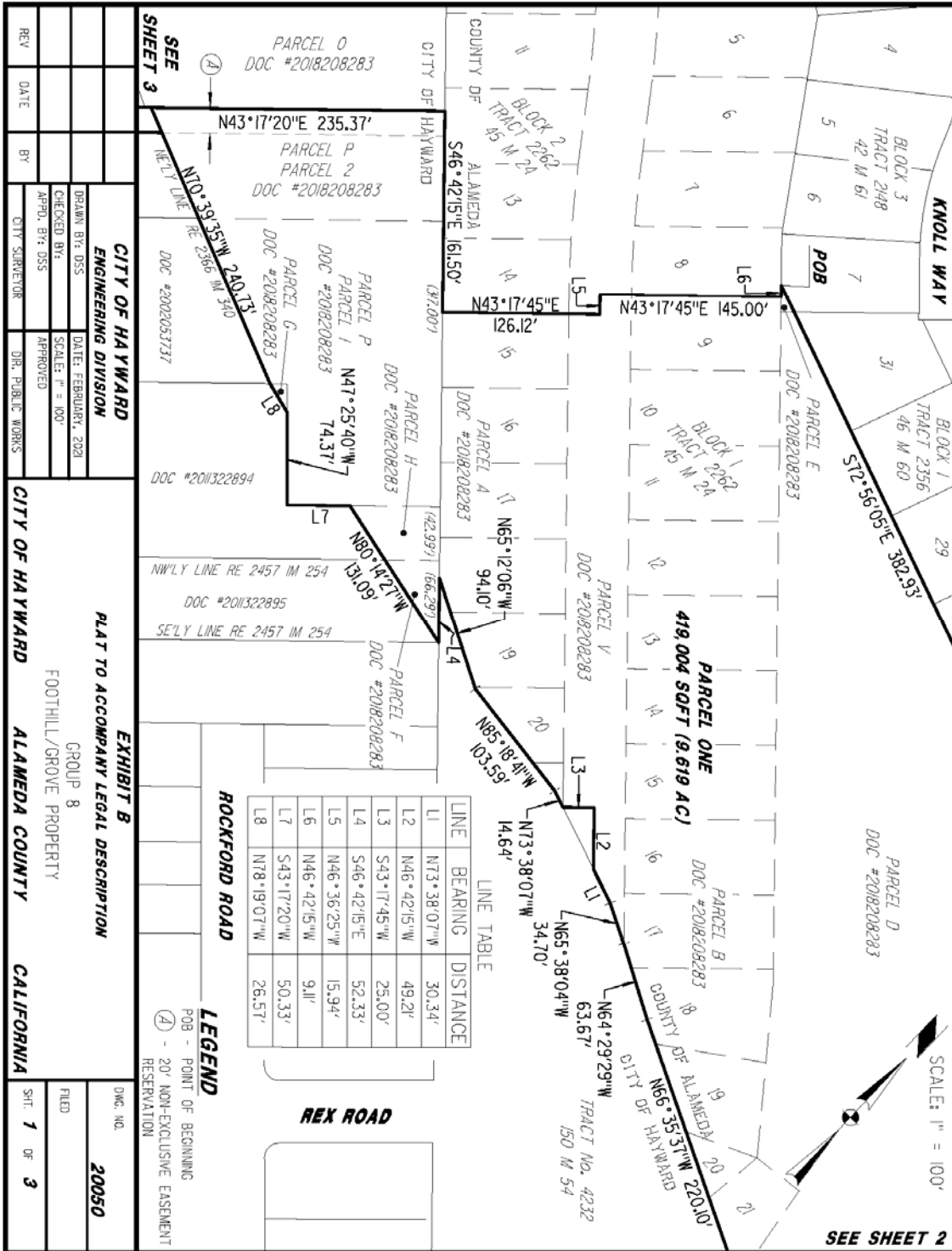


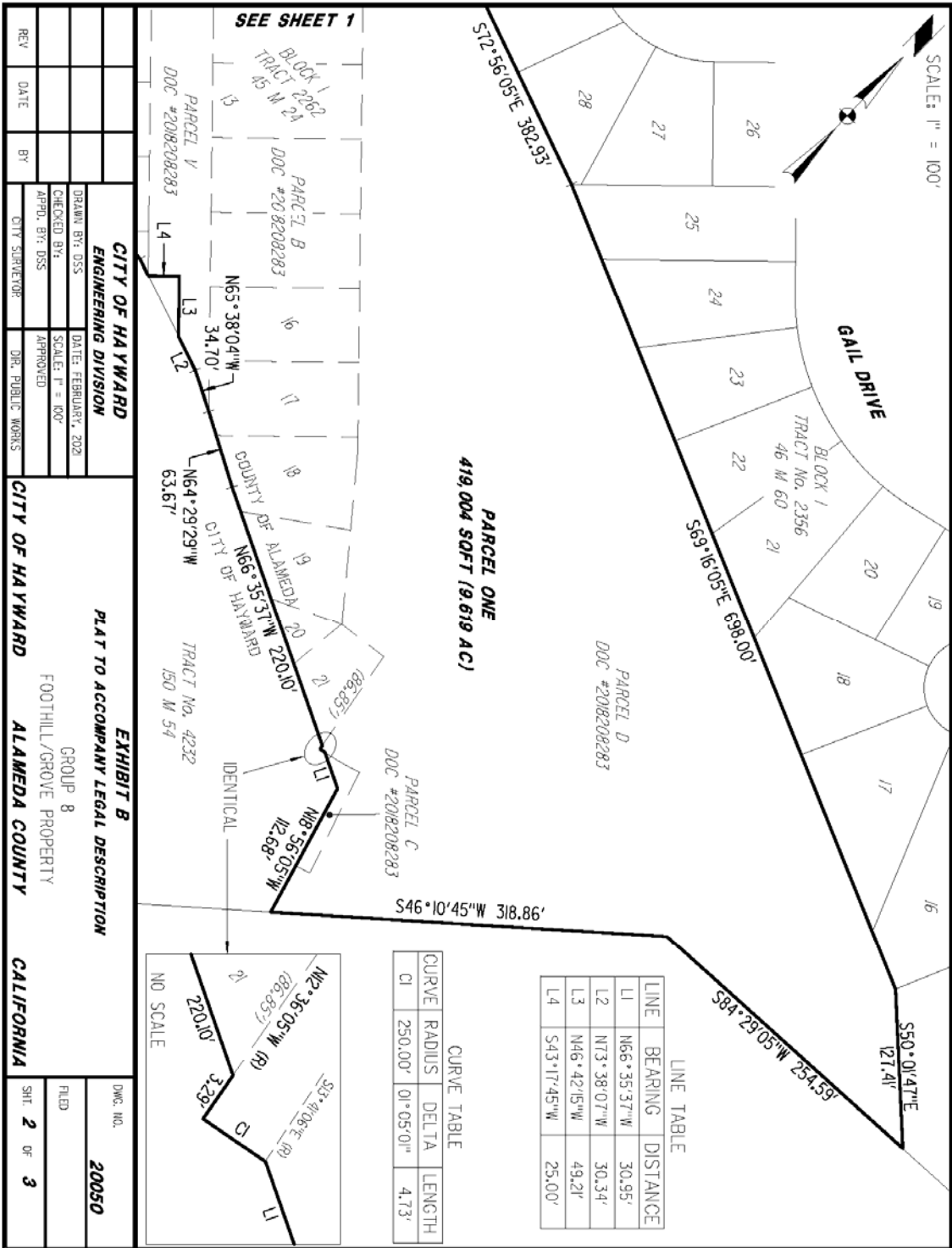
Dan S. Scott III, PLS 7840

February 17, 2021

Date





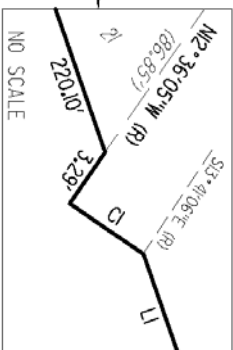


LINE TABLE

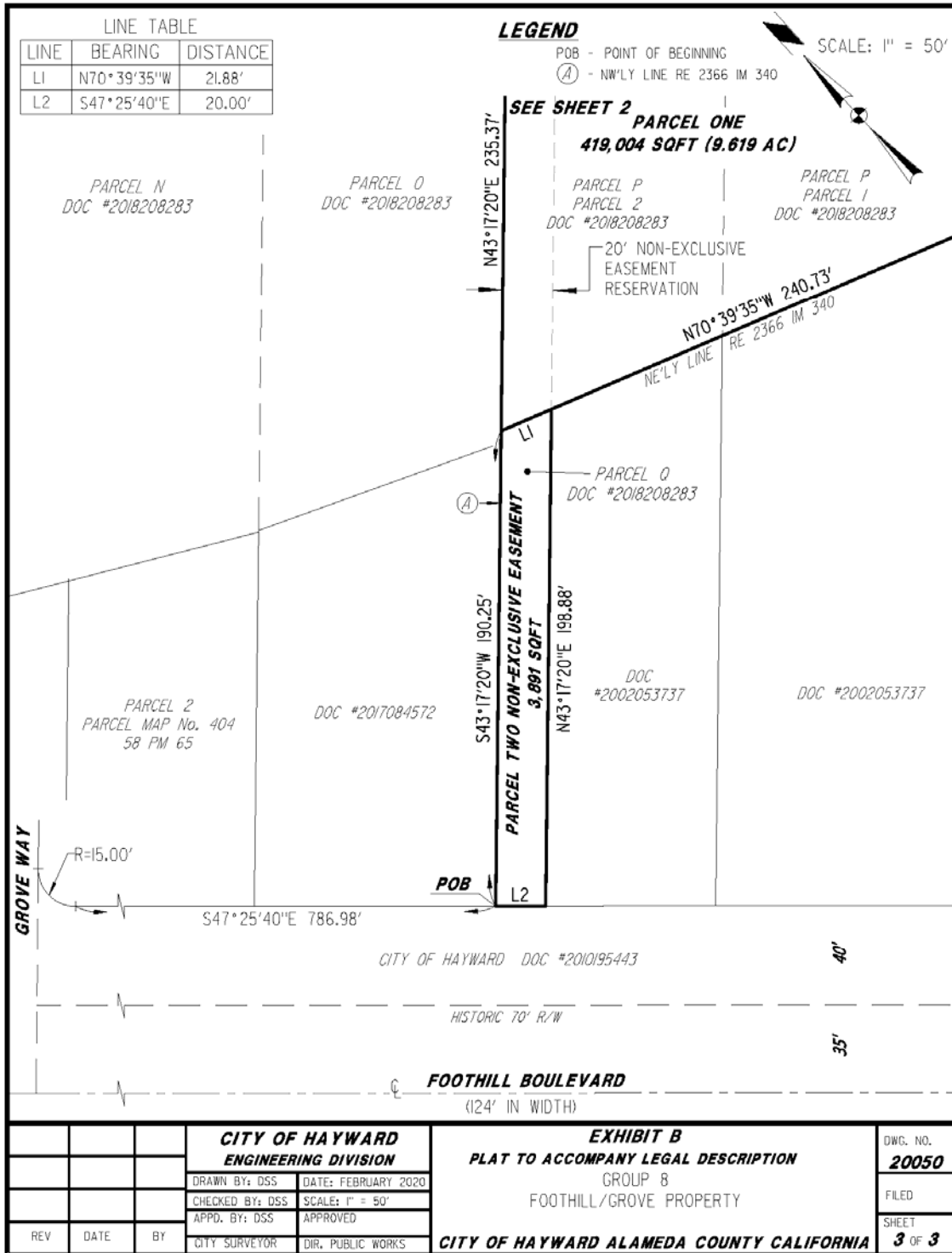
LINE	BEARING	DISTANCE
L1	N66°35'37"W	30.95'
L2	N73°38'07"W	30.34'
L3	N46°42'15"W	49.21'
L4	S43°17'45"W	25.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	250.00'	01°05'01"	4.73'



CITY OF HAYWARD ENGINEERING DIVISION		EXHIBIT B PLAT TO ACCOMPANY LEGAL DESCRIPTION	
DRAWN BY: DSS CHECKED BY: APPROV. BY: DSS	DATE: FEBRUARY, 2020 SCALE: 1" = 100' APPROVED	GROUP 8 FOOTHILL/GROVE PROPERTY	
CITY OF HAYWARD		ALAMEDA COUNTY	
CALIFORNIA		DMC. NO. 20050 FILED SHEET 2 OF 3	



Parcel name: CARLOS BEE PARK EXPANSION SEGMENT

Parcel One

North: 12830.934' East: 8919.935'

Segment #1 : Line

Course: S72°56'05"E Length: 382.93'

North: 12718.559' East: 9286.005'

Segment #2 : Line

Course: S69°16'05"E Length: 698.00'

North: 12471.467' East: 9938.812'

Segment #3 : Line

Course: S50°01'47"E Length: 127.41'

North: 12389.621' East: 10036.456'

Segment #4 : Line

Course: S84°29'05"W Length: 254.59'

North: 12365.152' East: 9783.045'

Segment #5 : Line

Course: S46°10'45"W Length: 318.86'

North: 12144.369' East: 9552.982'

Segment #6 : Line

Course: N18°56'05"W Length: 112.68'

North: 12250.949' East: 9516.420'

Segment #7 : Line

Course: N66°35'37"W Length: 30.95'

North: 12263.243' East: 9488.020'

Segment #8 : Curve

Length: 4.73' Radius: 250.00'

Delta: 1°05'01" Tangent: 2.36'

Chord: 4.73' Course: S76°51'25"W

Course In: N13°41'06"W Course Out: S12°36'05"E

RP North: 12506.145' East: 9428.874'

End North: 12262.168' East: 9483.415'

Segment #9 : Line

Course: N12°36'05"W Length: 3.29'

North: 12265.381' East: 9482.697'

Segment #10 : Line

Course: N66°35'37"W Length: 220.10'

North: 12352.815' East: 9280.711'

Segment #11 : Line

Course: N64°29'29"W Length: 63.67'

North: 12380.235' East: 9223.245'

Segment #12 : Line

Course: N65°38'04"W Length: 34.70'

North: 12394.553' East: 9191.632'

Segment #13 : Line

Course: N73°38'07"W Length: 30.34'

North: 12403.101' East: 9162.522'

Segment #14 : Line

Course: N46°42'15"W Length: 49.21'

North: 12436.849' East: 9126.705'

Segment #15 : Line

Course: S43°17'45"W Length: 25.00'

North: 12418.653' East: 9109.560'

Segment #16 : Line

Course: N73°38'07"W Length: 14.64'

North: 12422.778' East: 9095.512'

Segment #17 : Line

Course: N85°18'41"W Length: 103.59'

North: 12431.246' East: 8992.271'

Segment #18 : Line

Course: N65°12'06"W Length: 94.10'

North: 12470.713' East: 8906.850'

Segment #19 : Line

Course: S46°42'15"E Length: 52.33'

North: 12434.829' East: 8944.934'

Segment #20 : Line

Course: N80°14'27"W Length: 131.09'

North: 12457.050' East: 8815.737'

Segment #21 : Line

Course: S43°17'20"W Length: 50.33'

North: 12420.412' East: 8781.224'

Segment #22 : Line

Course: N47°25'40"W Length: 74.37'

North: 12470.724' East: 8726.456'

Segment #23 : Line

Course: N78°19'07"W Length: 26.57'

North: 12476.104' East: 8700.437'

Segment #24 : Line

Course: N70°39'35"W Length: 240.73'

North: 12555.829' East: 8473.289'

Segment #25 : Line

Course: N43°17'20"E Length: 235.37'

North: 12727.157' East: 8634.678'

Segment #26 : Line

Course: S46°42'15"E Length: 161.50'

North: 12616.407' East: 8752.220'

Segment #27 : Line

Course: N43°17'45"E Length: 126.12'

North: 12708.201' East: 8838.710'

Segment #28 : Line

Course: N46°36'25"W Length: 15.94'

North: 12719.150' East: 8827.130'

Segment #29 : Line

Course: N43°17'45"E Length: 145.00'

North: 12824.685' East: 8926.567'

Segment #30 : Line

Course: N46°42'15"W Length: 9.11'

North: 12830.934' East: 8919.935'

Area: 419,004 Sq. Ft.

Closure Statics

Error Closure: 0.003 Course: S62°04'46"E

Error North: -0.0013 East: 0.0025

Precision 1: 1279083.33

Parcel Two

North: 12417.345' East: 8342.840'

Segment #1 : Line

Course: S47°25'40"E Length: 20.00'

North: 12403.814' East: 8357.569'

Segment #2 : Line
Course: N43°17'20"E Length: 198.88'
North: 12548.582' East: 8493.938'

Segment #3 : Line
Course: N70°39'35"W Length: 21.88'
North: 12555.829' East: 8473.289'

Segment #4 : Line
Course: S43°17'20"W Length: 190.25'
North: 12417.345' East: 8342.840'

Area: 3891 Sq. Ft.

Closure Statics

Error Closure: 0.002 Course: S14°36'40"E
Error North: -0.0024 East: 0.0006

Precision 1: 215505.00

PARCEL GROUP 9

Number
DD-023918-01-01

EXHIBIT "A"

A portion of Blocks 12, 13 and 14, as shown on the map "Map of the Land of Haywards Park Homestead Union, Eden Township, Alameda Co., Cal., Surveyed July 1870", filed October 24, 1871, in Book 7 of Maps at page 30, in the office of the County Recorder of Alameda County, described as follows:

BEGINNING at the northerly corner of Lot 2 of said Block 13; thence along the northeasterly line of said Blocks 13 and 14, the following two courses; S. 35°06'45" E., 191.40 feet and S. 45°39'47" E. 552.87 feet to the easterly corner of Lot 1, of said Block 14; thence along the southeasterly line of said Lot 1, S. 43°21'12" W. 131.37 feet to the southerly corner of said Lot 1; thence along the southwesterly line of said Lot 1 and Lot 7 of said Block 13, N. 46°38'48" W. 165.71 feet; to the northeasterly prolongation of the southeasterly line of Lot 7, of said Block 12; thence along said prolongation and said southeasterly line S. 43°21'12" W. 299.98 feet; to a non-tangent curve to the right having a radius of 183.27 feet, to which a radial bears S. 55°19'53" W.; thence northwesterly along the arc of said curve 45.71 feet, through a central angle of 14°17'26"; thence N. 20°24'41" W. 265.15 feet to a tangent curve to the right having a radius of 2500.00 feet; thence northwesterly along the arc of said curve 228.82 feet, through a central angle of 5°14'39"; thence N. 15°10'02" W. 109.47 feet to the southwesterly prolongation of the northwesterly line of said Lot 2; thence along said prolongation and northwesterly line of said Lot 2, N.43°21'12" E. 179.40 feet to the POINT OF BEGINNING.

CONTAINING 4.53 acres more or less. (0.724 acres lying within Oak Street)

The State of California, acting by and through its Department of Transportation does hereby remise, release and quitclaim unto the hereinabove named grantee, all right, title and interest in and to Oak Street as shown on said map lying within the above described property.

There shall be no abutter's right of access appurtenant to the above-described real property to the adjacent state freeway.

The bearings and distances used in the above descriptions are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 1.0000759 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act

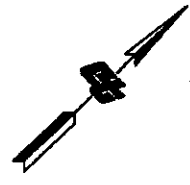
Signature William D. Newton
Licensed Land Surveyor

Date 18 MAR 2016



COUNTY OF ALAMEDA CITY OF HAYWARD

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



SCALE IN FEET
0 300

DD-023918-01-01
4.53 acres

HWY 238 (FOOTHILL BLVD).

APPROX. CITY LIMIT HAYWARD

GARY DRIVE

OAK ST.

OAK ST.

GROVE WAY

APPLE AVE.

MATTOX RD

ASH ST.

LOCUST ST.

APPLE AVE.

APPROX. HAYWARD CITY LIMIT

LEGEND

P.O.B. = POINT OF BEGINNING

(R) = RADIAL BEARING

Sf = Square Foot

||| = ACCESS CONTROLLED

() = DIMENSION POINT

() = RECORD INFORMATION

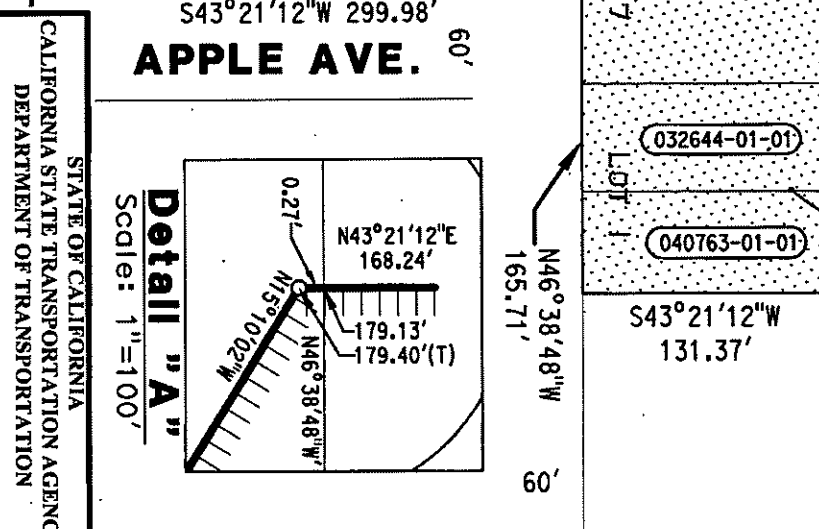
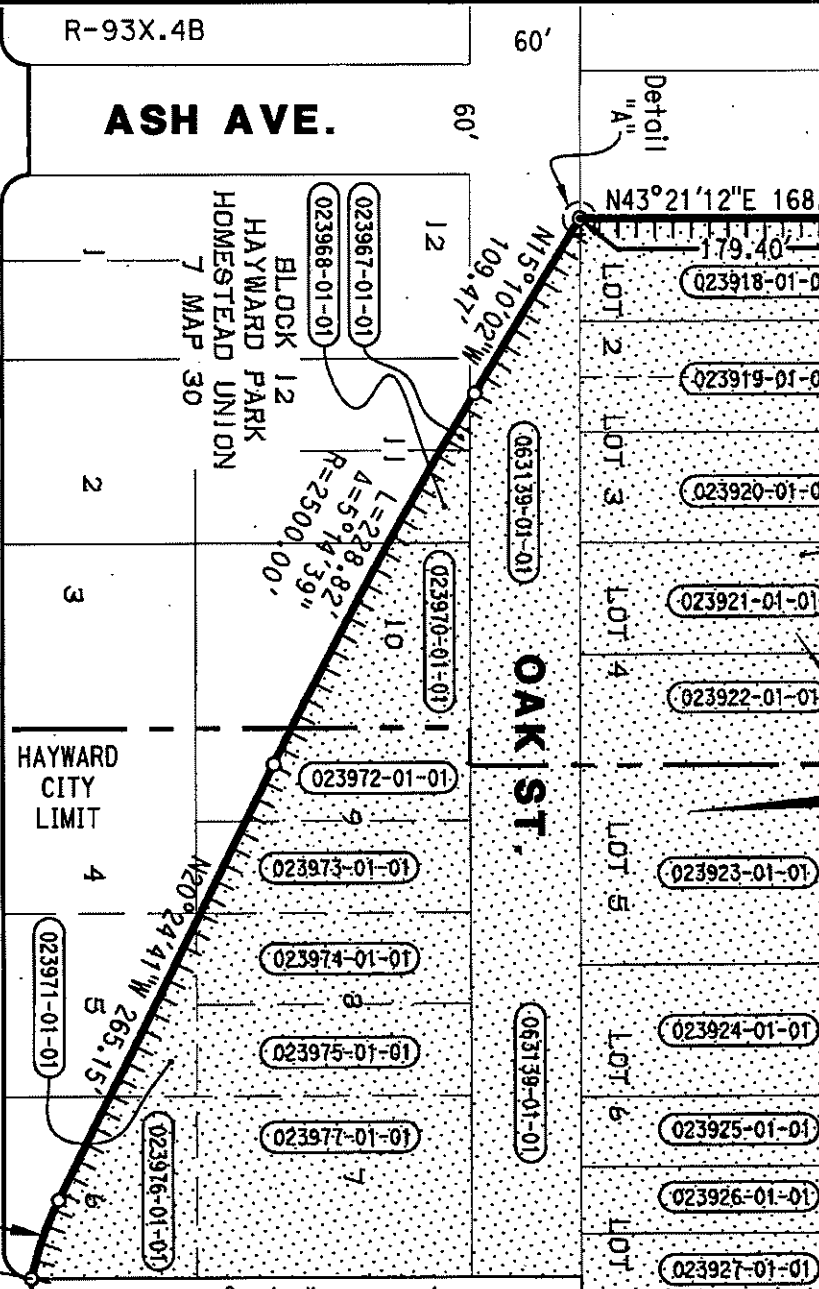
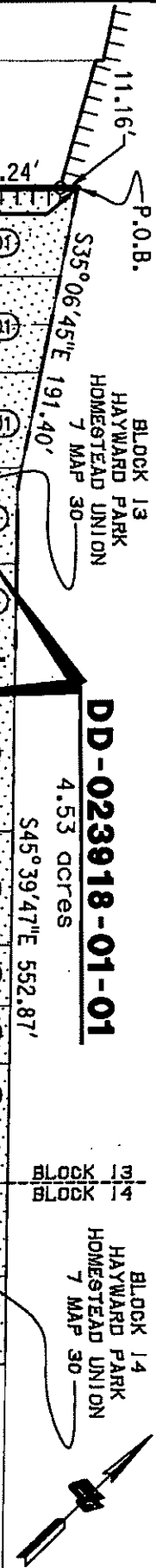
DRAWN BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
JVB	03-16-16	4	ALA	580	30.7	1	2

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-023918-01-01
Scale: 1"=300'

R-93X.4B

COUNTY OF ALAMEDA CITY OF HAYWARD

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



FOOTHILL BLVD.

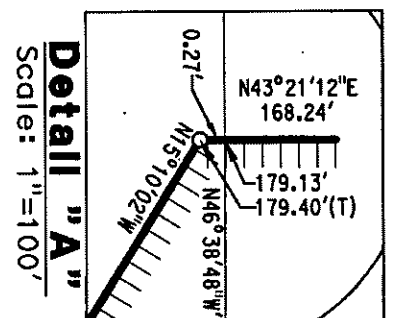
ASH AVE.

APPLE AVE.

OAK ST.

SCALE IN FEET
0 100

R=183.27' Δ=14°17'26" L=45.71'



COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000759 TO OBTAIN GROUND-LEVEL DISTANCES.

DRAWN BY	DATE	DISTRICT	COUNTY ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
JVB	03-16-16	4	ALA 580	30.7	2	2

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-023918-01-01
Scale: 1"=100'

R-93X.4B

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 22-006

DATE: February 8, 2022

TO: Mayor and City Council

FROM: Director of Finance

SUBJECT

Andina Affordable Housing Project TEFRA Hearing: Public Tax and Equity Fiscal Responsibility Act Hearing as Required by the Internal Revenue Code of 1986, and Adoption of a Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Amount Not-to-Exceed \$45 Million to Finance or Refinance the Acquisition, Rehabilitation, Improvement and Equipping of a Multifamily Rental Housing Project Located at 1180-1182 E Street, Hayward, California

RECOMMENDATION

That Council:

1. Conducts a public hearing to consider the issuance of Tax-Exempt Multifamily Housing Revenue bonds by the California Municipal Finance Authority (CMFA) to assist in the financing or refinancing of the Andina Affordable Housing Project, a multifamily rental housing project located at 1180-1182 E Street, Hayward, California (the Project); and
2. Adopts a resolution (Attachment II) approving the issuance of the Bonds by the CMFA for the benefit of Integrity Housing to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of the Public Tax and Equity Fiscal Responsibility Act, the Code and the California Government Code Section 6500 (and following).

SUMMARY

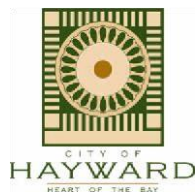
The Council has been asked by developer, Integrity Housing, to conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) in connection with the proposed issuance of revenue bonds by CMFA in an amount not-to-exceed \$45 million. The bonds will be used for the acquisition, rehabilitation, improvement, and equipping of an 89-unit multifamily rental housing project located at 1180-1182 E Street, Hayward, California, generally known as the Andina Apartments Affordable Housing Project. Integrity Housing proposes to use bond financing to convert the property from a market rate apartment complex to a mixed income housing complex with 55% of rents restricted to low-income households and 20% of the rents restricted to very low-income households with the remaining units set at market rents subject to the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO)

File #: PH 22-006

rent increase limits. Additionally, the developer has agreed to limit rent increases to all units consistent with the RRSO on the rent restricted units. Lastly, under the RRSO, tenants cannot be evicted due to income ineligibility. The proposed project will improve the quality of housing provided by Andina Apartments and provide long-term affordable housing opportunities while protecting existing tenants from eviction related to income ineligibility or displacement due to large rent increases.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution



DATE: February 8, 2022

TO: Mayor and City Council

FROM: Director of Finance

SUBJECT: Andina Affordable Housing Project TEFRA Hearing: Public Tax and Equity Fiscal Responsibility Act Hearing as Required by the Internal Revenue Code of 1986, and Adoption of a Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Amount Not-to-Exceed \$45 Million to Finance or Refinance the Acquisition, Rehabilitation, Improvement and Equipping of a Multifamily Rental Housing Project Located at 1180-1182 E Street, Hayward, California

RECOMMENDATION

That Council:

1. Conducts a public hearing to consider the issuance of Tax-Exempt Multifamily Housing Revenue bonds by the California Municipal Finance Authority (CMFA) to assist in the financing or refinancing of the Andina Affordable Housing Project, a multifamily rental housing project located at 1180-1182 E Street, Hayward, California (the Project); and
2. Adopts a resolution (Attachment II) approving the issuance of the Bonds by the CMFA for the benefit of Integrity Housing to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of the Public Tax and Equity Fiscal Responsibility Act, the Code and the California Government Code Section 6500 (and following).

SUMMARY

The Council has been asked by developer, Integrity Housing, to conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) in connection with the proposed issuance of revenue bonds by CMFA in an amount not-to-exceed \$45 million. The bonds will be used for the acquisition, rehabilitation, improvement, and equipping of an 89-unit multifamily rental housing project located at 1180-1182 E Street, Hayward, California, generally known as the Andina Apartments Affordable Housing Project. Integrity Housing proposes to use bond financing to convert the property from a market rate apartment complex to a mixed income housing complex with 55% of rents restricted to low-income

households and 20% of the rents restricted to very low-income households with the remaining units set at market rents subject to the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) rent increase limits. Additionally, the developer has agreed to limit rent increases to all units consistent with the RRSO on the rent restricted units. Lastly, under the RRSO, tenants cannot be evicted due to income ineligibility. The proposed project will improve the quality of housing provided by Andina Apartments and provide long-term affordable housing opportunities while protecting existing tenants from eviction related to income ineligibility or displacement due to large rent increases.

BACKGROUND

The CMFA was created on January 1, 2004, pursuant to a Joint Exercise of Powers Agreement to promote economic, cultural, and community development through the financing of economic development and charitable activities throughout California. To date, 300 municipalities, including the City of Hayward, have become members of CMFA. It was formed to assist local governments, non-profit organizations, and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. CMFA's representatives and its Board of Directors have considerable experience in bond financings.

DISCUSSION

The developer, IH Andina Hayward LLC with Affordable Housing Alliance II, Inc., dba Integrity Housing as the sole member (the Borrower), has requested that CMFA serve as the municipal issuer of the tax-exempt revenue bonds in an aggregate principal amount not-to-exceed \$45,000,000. The proceeds of the bonds will be used for the acquisition, rehabilitation, improvement, and equipping of the Project, which consists of an 89-unit multifamily, rental, mixed-income housing project located at 1180-1182 E Street. Of the 89 units, 20% of the units will be restricted for occupancy to tenants earning 50% of the Area Median Income (AMI) or less and 55% of the units will be restricted for occupancy to tenants earning to 80% of AMI or less. The remaining units will be available without income restrictions.

Displacement Protections

Existing tenants are protected from eviction even if they do not meet the income eligibility criteria because the Project is subject to the RRSO's Just Cause for Eviction protections. Additionally, because the Project is mixed-income, there is a built-in capacity to prevent displacement while meeting the required income restrictions, as 22 units will be available to tenants regardless of income.

Minimizing Impacts on Tenants

Upon review of the rent roll, staff has determined that the proposed Project has the potential to reduce rents for 53 tenants. Based on current rents, some tenants may also experience a rent increase upon lease renewal. As not to diminish the tenant's rights under the RRSO, the developer has agreed to include a provision in the regulatory agreement that

will limit rent increases consistent with the RRSO should the maximum allowable restricted rents exceed 5%.

Minimizing Impacts of Property Rehabilitation

The scope of the rehabilitation is limited to common area improvements and interior renovations. All unit interior renovations will be completed upon unit turnover and will not impact existing tenants.

The City's Role in the Project

For all or a portion of the Bonds to qualify as tax-exempt bonds, the City must conduct a TEFRA hearing that provides members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to this hearing, reasonable notice must be provided to the members of the community. The Notice for this TEFRA hearing was published January 24, 2022. Following the close of the TEFRA Hearing, an "applicable elected representative" of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds to finance the project.

The City's Housing Manager has worked closely with the Director of Finance in reviewing the regulatory agreement and other documents associated with this item to ensure compliance with the City's RRSO and other regulations.

ECONOMIC IMPACT

The Project will allow for the development of 89 units of housing, including 18 units for very low-income households. The rehabilitation of the property would also contribute to the character and revitalization of the neighborhood.

FISCAL IMPACT

The Bonds to be issued by CMFA for the Project will be the sole responsibility of the borrower, and the City will have no financial, legal, moral obligation, liability, or responsibility for the Project or the repayment of the bonds. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the borrower.

With respect to the City, it is expected that that a portion of the issuance fee attributable to the City's efforts preparing for the TEFRA hearing will be granted by CMFA to the General Fund.

STRATEGIC ROADMAP

While this item does not relate directly to any specific Strategic Roadmap Priority, it does serve the overall goal of the Council to continue to provide affordable housing to the Hayward community.

PUBLIC CONTACT

Public noticing requirements related to TEFRA public hearings were strictly adhered to and followed. The public hearing notice was published in the Daily Review c/o Bay Area News Group – East Bay on January 21, 2022, and February 4, 2022. Notice of this hearing was also published on the City’s website on January 24, 2022. Additionally, staff has sent a notice of the Public Hearing directly to the Project tenants.

NEXT STEPS

Staff recommends that the Council conducts the TEFRA Hearing and adopts the resolution in favor of the issuance of the bonds by the CMFA.

Prepared by and Recommended by: Dustin Claussen, Director of Finance

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is written above a horizontal line.

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 22-____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD APPROVING THE ISSUANCE BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY QUALIFIED 501(C)(3) BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45 MILLION FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, IMPROVEMENT AND EQUIPPING OF ANDINA APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, IH Andina Hayward LLC with Affordable Housing Alliance II, Inc., dba Integrity Housing as the sole member (the "Borrower") which is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code") has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of qualified 501(c)(3) bonds as defined in Section 145 of the Code in one or more series issued from time to time, including bonds issued to refund such qualified 501(c)(3) bonds in one or more series from time to time, and at no time to exceed \$45 million in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, rehabilitation, improvement and equipping of a multifamily rental housing project located at 1180-1182 E Street, Hayward, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Hayward (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, the Borrower has agreed to limit rent increases to all units consistent with the Residential Rent Stabilization Ordinance on the rent restricted units; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hayward as follows:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority for the purposes of financing the Project. It is the purpose and intent of the City Council that this Resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of: (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f); and (b) Section 12 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The officers of the City Council are hereby authorized and directed, jointly and severally, to do any and all things and execute and deliver any and all documents, certificates and other instruments which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby. Any actions heretofore taken by such officers are hereby ratified and approved.

Section 5. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 6. This Resolution shall take effect from and after its passage and approval.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2022

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS
MAYOR:

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: RPT 22-016

DATE: February 8, 2022

TO: Mayor and City Council

FROM: Council Members Andrews, Márquez, and Wahab

SUBJECT

City Council Referral: Pan African Flag Referral

RECOMMENDATION

That Council reviews the attached Council referral memo and provides direction to staff.

SUMMARY

A formal Council referral was received from Council Members Andrews, Márquez, and Wahab expressing an interest in acknowledging the existence and meaning of the Pan African Flag. The referral requests that staff confirm with the GARE team and NAACP Hayward/South Alameda County Chapter selection of flag prior to placement; and coordinate to raise the Pan African Flag for Black History Month, Juneteenth, and August 17th acknowledging the birthday of Marcus Garvey on City flagpoles.

ATTACHMENTS

Attachment I Council Referral Memo



COUNCIL REFERRAL MEMORANDUM

To: Hayward Mayor and City Council
From: Council Members Angela Andrews and Elisa Marquez and Aisha Wahab
Subject: Pan African Flag Referral
Date: 2/3/22

Background:

As we continue our efforts to acknowledge the need for diversity, inclusion, and equity it is time for the city to acknowledge the existence and meaning of the Pan African Flag. Pan-African flag, (also called the Marcus Garvey, Universal Negro Improvement Association (UNIA) flag, Afro-American or Black Liberation flag). The flag was created in 1920 by the UNIA, founded by Marcus Garvey, in response to a popular song called, "Every Race Has a Flag But the Coon." composed in 1900. The song suggested that even after emancipation, Black People were not considered residents of the United States or any country. The flag is a symbol of freedom for the African Diaspora across the world including the United States.

Each color has special meaning:

- Red: Blood shed by Africans who died in their fight for liberation, and the shared blood of the African people.
- Black: Represents Black People
- Green: Symbol of growth and the natural fertility of Africa

Below is a list of suggested next steps that should be evaluated and discussed further:

1. Confirm with GARE team and NAACP Hayward/South Alameda County Chapter selection of flag prior to placement
2. Coordinate with staff to raise the Pan African Flag for Black History Month, Juneteenth, and August 17th acknowledging the birthday of Marcus Garvey

Timeline: Remainder of February 2022

Angela Andrews
Hayward City Council Member

Elisa Marquez
Hayward City Council Member

Aisha Wahab
Hayward City Council Member

References:

<https://www.nj.com/mercer/2022/02/pan-african-flag-flies-at-nj-city-hall-in-honor-of-black-history-month.html>

<https://nbc24.com/news/local/local-leaders-raise-pan-african-flag-at-one-government-center-for-black-history-month>

<https://www.bestcolleges.com/blog/pan-african-flag-meaning/>

<https://www.npr.org/sections/codeswitch/2017/06/14/532667081/on-flag-day-remembering-the-red-black-and-green>

<https://www.csusm.edu/bsc/pan-afflag.html#:~:text=Red%3A%20the%20blood%20that%20unites.wealth%20of%20Africa%2C%20the%20Motherland.>

<https://www.panafricanalliance.com/rbg-flag/>