

Recording requested by
and return to:

COUNTY OF CONTRA COSTA PUBLIC
FINANCING AUTHORITY
c/o Orrick, Herrington & Sutcliffe LLP
The Orrick Building
405 Howard Street
San Francisco, CA 94105-2669
Attn: Mary A. Collins

Exempt from Recording Fee Pursuant to
Government Code Section 27383

EIGHTH AMENDMENT TO MASTER SITE LEASE

between the

COUNTY OF CONTRA COSTA

and the

COUNTY OF CONTRA COSTA PUBLIC FINANCING AUTHORITY

Dated as of July 1, 2015

(Amending the Master Site Lease
dated as of February 1, 1999, as amended by the First Amendment to
Master Site Lease dated as of January 1, 2001, the Second Amendment to
Master Site Lease dated as of May 1, 2001, the
Third Amendment to Master Site Lease dated as of June 1, 2002,
the Fourth Amendment to Master Site Lease dated as of July 1, 2002,
the Fifth Amendment to Master Site Lease dated as of July 1, 2003,
the Sixth Amendment to Master Site Lease dated as of March 1, 2007 and
the Seventh Amendment to Master Site Lease dated as of December 1, 2013)

EIGHTH AMENDMENT TO MASTER SITE LEASE

This Eighth Amendment to Master Site Lease, dated as of July 1, 2015 between the COUNTY OF CONTRA COSTA, a political subdivision organized and existing under and by virtue of the laws of the State of California (the "County"), as lessor, and the COUNTY OF CONTRA COSTA PUBLIC FINANCING AUTHORITY (the "Authority"), as lessee, a joint exercise of power authority, duly organized and existing pursuant to an Agreement, dated April 7, 1992, entitled "County of Contra Costa Public Financing Authority Joint Exercise of Powers Agreement," by and between the County of Contra Costa and the Contra Costa County Redevelopment Agency;

W I T N E S S E T H

WHEREAS, this Eighth Amendment to Master Site Lease is entered into in order to amend in certain respects a lease between the County and the Authority entitled "Master Site Lease," dated as of February 1, 1999 and recorded on March 4, 1999, in the office of the County Recorder of the County, under Recorder's Instrument No. 99-0059811, as amended by the First Amendment to Master Site Lease, dated as of January 1, 2001 and recorded on January 25, 2001, in the office of the County Recorder of the County, under Recorder's Instrument No. 2001-0017620, the Second Amendment to Master Site Lease, dated as of May 1, 2001 and recorded on May 10, 2001, in the office of the County Recorder of the County, under Recorder's Instrument No. 2001-0123402, the Third Amendment to Master Site Lease, dated as of June 1, 2002 and recorded on June 26, 2002 in the office of the County Recorder of the County under Recorder's Instrument No. 2002-0224906, the Fourth Amendment to Master Site Lease, dated as of July 1, 2002 and recorded on September 5, 2002 in the office of the County Recorder of the County under Recorder's Instrument No. 2002-0311941, the Fifth Amendment to Master Site Lease, dated as of July 1, 2003 and recorded on August 14, 2003 in the office of the County Recorder of the County under Recorder's Instrument No. 2003-0402053, the Sixth Amendment to Master Site Lease dated as of March 1, 2007 and recorded on March 13, 2007 in the office of the County Recorder of the County under Recorder's Instrument No. 2007-73304 and the Seventh Amendment to Master Site Lease dated as of December 1, 2013 and recorded on December 3, 2013 in the office of the County Recorder of the County under Recorder's Instrument No. 2013-0280631 (together, the "Master Site Lease");

WHEREAS, the County proposes to further amend the Master Site Lease pursuant to this Eighth Amendment to Master Site Lease to release certain parcels of real property and the improvements thereon (the "2015 Released Property") to reflect the prepayment of base rental by the County under the Facility Lease dated as of February 1, 1999 (as amended, the "Facility Lease") and the purchase of the Authority's leasehold interest in the 2015 Released Property; and

WHEREAS, this Eighth Amendment vests the 2015 Released Property in the County free from the encumbrance of the Master Site Lease and the Facility Lease;

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. This Eighth Amendment to Master Site Lease shall become effective on the date of recordation of this instrument in the office of the County Recorder of the County, or on _____, 2015, whichever is earlier, and such date shall be hereinafter referred to as the “effective date.”

Section 2. From and after the effective date of this instrument, the real property leased pursuant to the Master Site Lease is amended to read as set forth in Exhibit A attached to this Eighth Amendment to Master Site Lease. The parcels of real property heretofore described in the Facility Lease but not described in Exhibit A, such property being the 2015 Released Property described in Exhibit B attached to this Eighth Amendment to Master Site Lease, shall no longer be subject to or encumbered by the Master Site Lease and references to Facilities in the Master Site Lease shall hereafter exclude such parcels of real property, including all improvements thereon, and references to the Demised Premises in the Master Site Lease shall hereafter exclude the real property described in Exhibit B to this Eighth Amendment to Master Site Lease.

Section 3. Except as in this Eighth Amendment to Master Site Lease expressly provided, the Master Site Lease shall continue in full force and effect in accordance with the terms and provisions thereof, as amended hereby.

Section 4. If one or more of the terms, provisions, covenants or conditions of this Eighth Amendment to Master Site Lease shall to any extent be declared invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, the finding or order or decree of which becomes final, none of the remaining terms, provisions, covenants and conditions of this Eighth Amendment to Master Site Lease shall be affected thereby, and each provision of this Eighth Amendment to Master Site Lease shall be valid and enforceable to the fullest extent permitted by law.

Section 5. This Eighth Amendment to Master Site Lease may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the County and the Authority have caused this Eighth Amendment to Master Site Lease to be executed by their respective officers thereunto duly authorized, all as of the day and year first above written.

COUNTY OF CONTRA COSTA,
as Lessor

[SEAL]

By _____
John M. Gioia
Chair of the Board of Supervisors

Attest:

By _____
David Twa
Clerk of the Board of Supervisors
and County Administrator

COUNTY OF CONTRA COSTA PUBLIC
FINANCING AUTHORITY,
as Lessee

By _____
John M. Gioia
Chair

Attest:

By _____
David Twa
Executive Director and Secretary

EXHIBIT A

Demised Premises

All that certain real property situated in the County of Contra Costa, State of California, described as follows:

West County Detention Facility

The term "West County Detention Facility" means the approximately 250,000 square feet, 560-bed detention facility located at 5555 Giant Highway in Richmond, California, together with parking, site development, landscaping, utilities, equipment, furnishings, improvements and appurtenant and related facilities, located on the Demised Premises.

Real property situate in the City of Richmond, County of Contra Costa, State of California, described as follows:

Portion of "Parcel B" of Subdivision M.S. 79-19 filed December 3, 1979 in Book 83 of Parcel Maps at page 4, Records of Contra Costa County and described in the Final Order of Condemnation (No. 304210) Superior Court of California, Contra Costa County recorded October 30, 1992 in Book 17989 page 628 Records of Contra Costa County described as follows:

Commencing at an angle point in the most southerly line of said "Parcel B" (83 PM 4) at the western line of the Atchison, Topeka and Santa Fe Railroad right of way, as said right of way is shown on said map; thence along the exterior boundary of said "Parcel B" the following three (3) courses: north 22°10'24" west, 70.86 feet; thence south 82°34'40" west, 41.36 feet; thence north 22°10'24" west, 13.13 feet to the true Point of Beginning; thence from said Point of Beginning continuing along the exterior boundary of said "Parcel B" the following eleven (11) courses: north 22°10'24" west, 1212.95 feet; thence north 1°34'57" east, 80.89 feet; thence north 84°47'24" west, 317.36 feet; thence north 5°12'36" east, 590.00 feet; thence north 7°27'29" west, 235.70 feet; thence north 5°12'36" east, 191.04 feet; thence northerly along the arc of a tangent curve to the right having a radius of 2728.02 feet, through a central angle of 5°45'00", a distance of 273.77 feet; thence radial to said curve south 79°02'24" east, 20.00 feet; thence northerly along the arc of a curve, concave southeasterly, having a radius of 2708.02 feet and a radial bearing of south 79°02'24" east, through a central angle of 13°39'17", a distance of 645.37 feet; thence non-tangent to said curve, north 30°00'09" west (north 30°01'03" west, map bearing per 83 PM 3), 24.49 feet; and thence northeasterly along the arc of a non-tangent curve, concave southeasterly, having a radius of 2728.02 feet and a radial bearing of south 65°05'15" east, through a central angle of 0°38'56", a distance of 30.90 feet to a point that will hereinafter be referred to as point "A"; thence leaving said exterior boundary, non-tangent to said curve, south 58°56'48" east, 1517.79 feet to the beginning of a tangent 45.00 foot radius curve to the right; thence southeasterly along the arc of said curve, through a central angle of 108°57'34", a distance of 85.58 feet to the westerly line of "New Giant Highway Right-of-Way" as conveyed to the City of Richmond in the instrument recorded November 4, 1992 in Book 18001 of Official Records at Page 112; thence along said westerly line the following five (5) courses: south 50°00'46" west, 674.11 feet to the beginning of a tangent 1491.23 foot radius curve to the left; thence southwesterly along the arc of said curve, through a central angle of 9°57'36", a distance of 259.23 feet to the beginning of a tangent

compound 1145.80 foot radius curve to the left; thence southwesterly along the arc of said curve, through a central angle of 39°26'03", a distance of 788.60 feet to the beginning of a tangent 1491.23 foot radius curve to the left; thence southeasterly along the arc of said curve, through a central angle of 9°57'36", a distance of 259.23 feet; thence tangent to said curve, south 9°20'29" east, 728.26 feet to the Point of Beginning.

Excepting Therefrom:

Beginning at a point which bears south 29°57'22" east 1055.66 feet from point "A" as described above (point "A" being the most northerly corner of said parcel); thence from said Point of Beginning, south 67°55'22" east, 344.54 feet; thence south 8°52'11" east, 51.46 feet; thence south 50°11' 00" west, 386.00 feet; thence, north 66°04'24" west, 23.78 feet; thence north 23°49'08" east, 69.67 feet to a tangent 70.00 foot radius curve, concave westerly; thence along the arc of said curve northeasterly and northwesterly, through a central angle of 46°32'33", a distance of 56.86 feet; thence north 22°43'25" west, 201.72 feet to a tangent 20.00 foot radius curve, concave easterly; thence along the arc of said curve northwesterly and northeasterly through a central angle of 45°12'19", a distance of 15.78 feet; thence north 22°28'53" east, 105.39 feet to the Point of Beginning.

Containing a net area of 44.27 acres of land, more or less.

Bray Courthouse

The term "Bray Courthouse" means a 3 story, type 1 steel frame building in the City of Martinez, California, commonly known and designated as the Bray Courthouse, located at 1020 Ward Street and containing approximately 49,000 square feet, together with site development, landscaping, utilities, equipment, furnishings, improvements and appurtenant and related facilities, located on the Demised Premises.

PARCEL ONE:

All of Lots 1, 2 and a portion of Lots 7 and 8, Block 22, and portion of Pine Street, as said Lots, Block and Street are designated on the Map of Additional Survey of the Town of Martinez, as Page maps thereof on file in the office of the Recorder of the County of Contra Costa, State of California, described as follows:

Beginning on the southeast line of Ward Street, at the northeast line of Pine Street, as said streets are designated on said map; thence from said point of beginning southwesterly, along said southeast line, 150 feet, more or less, to the south line of said Lot 2; thence southeasterly, along said southwest line and along the southwest line of said Lot 7, 175 feet, more or less, to a point on a line parallel with and 25 feet northwesterly, right angle measure, from the northwest line of Green Street as designated on said Map; thence northeasterly along said parallel line, 150 feet, more or less, to the northeast line of said Pine Street; thence northwesterly along said northeast line, 175 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

That portion thereof described as Parcel "F" in the Deed to City of Martinez, recorded October 30, 1980, Book 10071, Official Records, Page 35.

A.P.N. 373-263-002

Medical Lab Property

A portion of that parcel of land shown on the Record of Survey filed December 24, 1969 in Book 52 of LSM at Page 34, City of Martinez, Contra Costa County, California described as follows:

Commencing at the southerly terminus of the course shown as south $52^{\circ} 04' 48''$ west 372.56 feet on said Record of Survey; thence along said line north $52^{\circ} 04' 48''$ east 90.00 feet to the Point of Beginning; thence from said Point of Beginning continuing along said line north $52^{\circ} 04' 48''$ east 157.00 feet; thence leaving said line south $37^{\circ} 55' 12''$ east 108.03 feet; thence south $8^{\circ} 50' 38''$ west 126.70 feet; thence north $84^{\circ} 13' 27''$ west 89.48 feet; thence north $37^{\circ} 55' 12''$ west 133.00 feet to the Point of Beginning.

Containing an area of 24, 581 square feet of land more or less.

Employment and Human Services Building

1650 Cavallo Rd. Antioch

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF ANTIOCH, DESCRIBED AS FOLLOWS:

PARCEL B OF PARCEL MAP MS 357-302-01 FILED OCTOBER 8, 2001, IN BOOK 181 OF PARCEL MAPS, PAGES 39 AND 40, CONTRA COSTA COUNTY RECORDS.

RESERVING THEREFROM A PRIVATE ACCESS EASEMENT FOR, BUT NOT LIMITED TO INGRESS, EGRESS, EMERGENCY VEHICLES, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A AS SHOWN ON THE ABOVE REFERENCED PARCEL MAP AND ANY FUTURE SUCCESSORS IN INTEREST TO PARCEL A OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON THE ABOVE REFERENCED PARCEL MAP, BEING ON THE GENERAL WESTERLY RIGHT-OF-WAY LINE OF CAVALLO ROAD; THENCE SOUTH 00 DEGREES 18' 00" EAST 110.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS PRIVATE ACCESS EASEMENT; THENCE SOUTH 00 DEGREES 18' 00" EAST 20 FEET; THENCE SOUTH 89 DEGREES 43' 24" WEST 174.62 FEET; THENCE SOUTH 00 DEGREES 09' 31" EAST 137.25 FEET; THENCE NORTH 89 DEGREES 51' 04" EAST 174.96 FEET; THENCE SOUTH 00 DEGREES 18' 00" EAST 18.5 FEET; THENCE SOUTH 89 DEGREES 51' 04" WEST 175.00 FEET; THENCE SOUTH 00 DEGREES 09' 31" EAST 120.80 FEET; THENCE NORTH 89 DEGREES 38' 37" EAST 175.30 FEET; THENCE SOUTH 00 DEGREES 18' 00" EAST 7.50 FEET; THENCE SOUTH 89 DEGREES 38' 37" WEST 193.32 FEET; THENCE NORTH 00 DEGREES 09' 31" WEST 304.07 FEET; THENCE NORTH 89 DEGREES 43' 24" EAST 192.57 FEET TO THE TRUE POINT OF BEGINNING

A NON-EXCLUSIVE PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THOSE PORTIONS OF PARCELS A AND B OF PARCEL MAP MS 357-301-01, FILED OCTOBER 8, 2001, IN BOOK 181 OF PARCEL MAPS AT PAGES 39 AND 40 CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON THE ABOVE REFERENCED PARCEL MAP BEING ON THE GENERAL WESTERLY RIGHT-OF-WAY LINE OF CAVALLO ROAD; THENCE SOUTH 00 DEGREES 18' 00" EAST 110.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS PRIVATE ACCESS EASEMENT; THENCE SOUTH 00 DEGREES 18' 00" EAST 20 FEET; THENCE SOUTH 89 DEGREES 43' 24" WEST 174.62 FEET; THENCE SOUTH 00 DEGREES 09' 31" EAST 137.25 FEET; THENCE NORTH 89 DEGREES 51' 04" EAST 174.96 FEET; THENCE SOUTH 00 DEGREES 18' 00" EAST 18.5 FEET; THENCE SOUTH 89 DEGREES 51' 04" WEST 175.00 FEET; THENCE SOUTH 00 DEGREES 09' 31" EAST 120.80

FEET; THENCE NORTH 89 DEGREES 38' 37" EAST 175.30 FEET; THENCE SOUTH 00 DEGREES 18' 00" EAST 19.50 FEET; THENCE SOUTH 89 DEGREES 38' 37" WEST 193.35 FEET; THENCE NORTH 00 DEGREES 09' 31" WEST 316.07 FEET; THENCE NORTH 89 DEGREES 43' 24" EAST 192.57 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM SAID RESERVATION THAT PORTION THEREOF LYING WITHIN PARCEL B OF THE PARCEL MAP DESCRIBED ABOVE.

A.P.N. 065-151-050

Public Defender's Building

3811 Bissell Ave, Richmond

LOTS 24, 25, 28, 29 30 AND 31, BLOCK 140, AS SHOWN ON THE MAP OF WALLS ADDITION TO THE CITY OF RICHMOND, FILED MARCH 22, 1909, IN MAP BOOK 2, PAGE 30, CONTRA COSTA COUNTY RECORDS.

A.P.N. 517-330-011 AND 517-330-019

Family Law Center

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF MARTINEZ, AND IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF MARTINEZ, COUNTY OF CONTRA, COSTA, STATE OF CALIFORNIA, BEING A PORTION OF BLOCK 20, AND A PORTION OF WILLOW STREET (ABANDONED), OF THE ADDITIONAL SURVEY OF MARTINEZ FILED MARCH 30, 1895 IN BOOK D OF MAPS AT PAGE 83, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MAIN STREET WITH THE EAST LINE OF THE PINE STREET AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 4, 1984 IN BOOK 76 OF L.S.M. AT PAGE 38; THENCE ALONG THE EAST LINE OF PINE STREET, SOUTH 37 DEGREES 42' 00" EAST 85.00 FEET; THENCE AT RIGHT ANGLES, NORTH 52 DEGREES 18' 00" EAST 100.00 FEET; THENCE PARALLEL TO PINE STREET, SOUTH 37 DEGREES 42' 00" EAST 115.18 FEET TO THE NORTH LINE OF WARD STREET; THENCE ALONG SAID LINE, NORTH 52 DEGREES 01' 42" EAST 135.61 FEET; THENCE PARALLEL TO PINE STREET, NORTH 37 DEGREES 42' 00" WEST 199.46 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID LINE, SOUTH 52 DEGREES 19' 03" WEST 235.61 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON SAID RECORD OF SURVEY MAP (75 LSM 38).

A.P.N. 373-262-003 (PORTION)

West County Animal Shelter

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF PINOLE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF PARCEL 1 OF SUBDIVISION M.S. 654-00, FILED DECEMBER 31, 2001 IN BOOK 183, OF PARCEL MAPS, PAGES 1 THROUGH 3, AND BY THAT CERTAIN "CERTIFICATE OF CORRECTION", RECORDED JULY 1, 2002, INSTRUMENT NO. 2002-229624, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1 OF SUBDIVISION M.S. 654-00, ABOVE REFERRED TO, SAID POINT BEING ON THE NORTHERLY LINE OF SAN PABLO AVENUE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH FROM WHICH A RADIAL BEARS SOUTH 19 DEGREES 41' 53" WEST HAVING A RADIUS OF 1050.00 FEET; THENCE ALONG A SAID ARC A DISTANCE OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 21' 51", TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ARC A DISTANCE OF 56.27 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 04' 13"; THENCE SOUTH 65 DEGREES 52' 02" EAST 136.87 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 22 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.83 FEET, THROUGH A CENTRAL ANGLE OF 116 DEGREES 45' 19"; TO THE EAST LINE OF SUNNYVIEW DRIVE, AS SHOWN ON SAID MAP OF SUBDIVISION M.S. 654-00, ABOVE REFERRED TO; THENCE ALONG SAID EAST LINE OF SUNNYVIEW DRIVE NORTH 02 DEGREES 37' 21" WEST 114.59 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF SUBDIVISION M.S. 654-00, ABOVE REFERRED TO; THENCE ALONG THE NORTHERN LINE OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES NORTH 79 DEGREES 18' 11" WEST 63.35 FEET, THENCE SOUTH 10 DEGREES 41' 49" WEST 20.16 FEET AND NORTH 79 DEGREES 18' 11" WEST 42.92 FEET; THENCE LEAVING SAID NORTH LINE OF SAID PARCEL 1 SOUTH 10 DEGREES 41' 49" WEST 46.92 FEET; THENCE NORTH 79 DEGREES 18' 11" WEST 64.86 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.21 FEET, THROUGH A CENTRAL ANGLE OF 80 DEGREES 59' 55"; THENCE SOUTH 19 DEGREES 41' 53" WEST 15.02 FEET TO THE TRUE POINT OF BEGINNING.

BEING AREA 1, AS SAID AREA IS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE AND LOT LINE ADJUSTMENT RECORDED JULY 1, 2002 AT INSTRUMENT NO. 2002-229626, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY.

EXCEPTING THEREFROM THE DEVELOPMENT RIGHTS CONVEYED TO THE CITY OF PINOLE BY THAT CERTAIN QUITCLAIM DEED RECORDED MAY 3, 2002 AT INSTRUMENT NO. 2002-157194-00, CONTRA COSTA COUNTY RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, ALONG AND ACROSS THE REMAINING LANDS OF THE REDEVELOPMENT AGENCY OF THE CITY OF PINOLE, ITS SUCCESSORS AND ASSIGNS LYING WITHIN SUBDIVISION M. S. 654-00 DESIGNATED "P.U.E. AND "P.A.E." ON SAID SUBDIVISION.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER, ALONG AND ACROSS THAT PORTION OF PARCEL A, AS SAID PARCEL IS SHOWN ON SUBDIVISION M.S. 651-00, FILED NOVEMBER 8, 2000, IN BOOK 179, OF PARCEL MAPS, PAGES 47 AND 48, CONTRA COSTA COUNTY RECORDS, DESCRIBED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AND UTILITY EASEMENT" DATED JUNE 10, 2002 BY PINOLE PREMIER, LLC TO THE PINOLE REDEVELOPMENT AGENCY, RECORDED JULY 1, 2002 AT INSTRUMENT NO. 2002-229625, CONTRA COSTA COUNTY RECORDS.

A.P.N. 402-240-022

Adolescent Residential Treatment Facility

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF CONCORD, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF LOT 9, MAP OF WILLIAM WALNUT DIVISION, FILED JUNE 21, 1910, MAP BOOK 3, PAGE 57, AND PARCEL "A", AS SAID PARCEL IS SHOWN ON SUBDIVISION 4866, FILED MARCH 11, 1977, MAP BOOK 193, PAGE 37, SAID LOT 9 (3 M 57) AND SAID PARCEL "A" (193 M 37) ARE SHOWN UPON THE RECORD OF SURVEY FILED AUGUST 11, 1988 IN BOOK 88 OF L.S.M. AT PAGE 13, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF THE COUNTY ROAD KNOWN AS OAK GROVE ROAD AT THE NORTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO IRA F. ECKERT, ET UX, RECORDED JANUARY 14, 1955, BOOK 2457, OFFICIAL RECORDS, PAGE 559; THENCE FROM SAID POINT OF BEGINNING SOUTH 35 DEGREES 11' 10" EAST, ALONG SAID CENTER LINE, 181.86 FEET TO THE SOUTHEAST LINE OF SAID ECKERT PARCEL; THENCE NORTH 51 DEGREES 47' 11" EAST ALONG SAID SOUTHEAST LINE 230.06 FEET TO THE SOUTHERN CORNER OF SAID PARCEL "A" (193 M 37); THENCE ALONG THE SOUTH EASTERN LINE THEREOF NORTH 51 DEGREES 47' 11" EAST, 120.37 FEET TO THE EASTERN CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTHEASTERN LINE THEREOF NORTH 35 DEGREES 12' 49" WEST, 87.00 FEET; THENCE ALONG SAID NORTHEASTERN LINE NORTH 11 DEGREES 02' 47" EAST, 38.76 FEET TO THE NORTHERN CORNER OF SAID PARCEL "A"; THENCE LEAVING SAID NORTHERN CORNER ALONG THE NORTHERN LINE OF SAID PARCEL "A" SOUTH 47 DEGREES 00' 32" WEST, 1.43 FEET; THENCE LEAVING SAID NORTHERN LINE NORTH 35 DEGREES 11' 10" EAST, 101.34 FEET TO THE NORTHWEST LINE OF SAID ECKERT PARCEL; THENCE ALONG SAID NORTHWEST LINE SOUTH 47 DEGREES 00' 32" WEST, 380.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN OAK GROVE ROAD, DESCRIBED AS FOLLOWS:

PORTION OF LOT 9, MAP OF WILLIAMS WALNUT DIVISION, FILED JUNE 21, 1910, MAP BOOK 3, PAGE 57, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF THE COUNTY ROAD KNOWN AS OAK GROVE ROAD AT THE NORTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO IRA F. ECKERT, ET UX, RECORDED JANUARY 14, 1955, BOOK 2457, OFFICIAL RECORDS, PAGE 559; THENCE FROM SAID POINT OF BEGINNING SOUTH 35 DEGREES 11' 10" EAST, ALONG SAID CENTER LINE, 181.86 FEET TO THE

SOUTHEAST LINE OF SAID ECKERT PARCEL; THENCE ALONG SAID SOUTHEAST LINE NORTH 51 DEGREES 47' 11" EAST, 42.06 FEET; THENCE LEAVING SAID SOUTHEAST LINE NORTH 35 DEGREES 11' 10" WEST, 185.40 FEET TO THE NORTHWEST LINE OF SAID ECKERT PARCEL; THENCE ALONG SAID NORTHWEST LINE SOUTH 47 DEGREES 00' 32" WEST, 42.39 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT GRANTED IN THE DEED TO BOB R. WILCOX, ET AL., RECORDED APRIL 1, 1977, BOOK 8266, PAGE 517, OFFICIAL RECORDS, FOR STORM DRAINAGE OVER THE NORTHWESTERLY 10 FEET OF LOT 6 AS SHOWN ON THE MAP OF SUBDIVISION 4866, FILED MARCH 11, 1977, MAP BOOK 193, PAGE 37, CONTRA COSTA COUNTY RECORDS.

A.P.N. 129-190-043

A.P.N. 129-190-012

A.P.N. 129-190-044

Martinez Health Center Clinic and Contra Costa Regional Medical Center

TRACT II:

PORTIONS OF PARCEL THREE DESCRIBED BELOW, BEING THE "MARTINEZ HEALTH CENTER" AND "CONTRA COSTA REGIONAL MEDICAL CENTER" AS DEPICTED IN CROSSHATCH ON THE MAPS ATTACHED HERETO AS "EXHIBIT A-2" AND "EXHIBIT A-3", BEING PORTIONS OF CONTRA COSTA COUNTY ASSESSOR'S PARCEL NUMBER 372-191-022:

PARCEL THREE:

A PORTION OF LOT H RANCHO EL PINOLE AND ALL OF BLOCKS 87, 88, 163, 164, 165, 189 AND PORTIONS OF BLOCKS 86, 89, 92, 93, 149, 150, 162, 170 AND 188 MAP OF ORIGINAL AND ADDITIONAL SURVEY OF THE TOWN OF MARTINEZ AND AS SHOWN ON THAT RECORD OF SURVEY FILED DECEMBER 24, 1969 IN BOOK 52 LICENSED SURVEY MAP, AT PAGE 34.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF CONTRA COSTA BY DOCUMENT RECORDED MAY 14, 1971 IN BOOK 6381, AT PAGE 825 AND FURTHER DESCRIBED AS FOLLOWS:

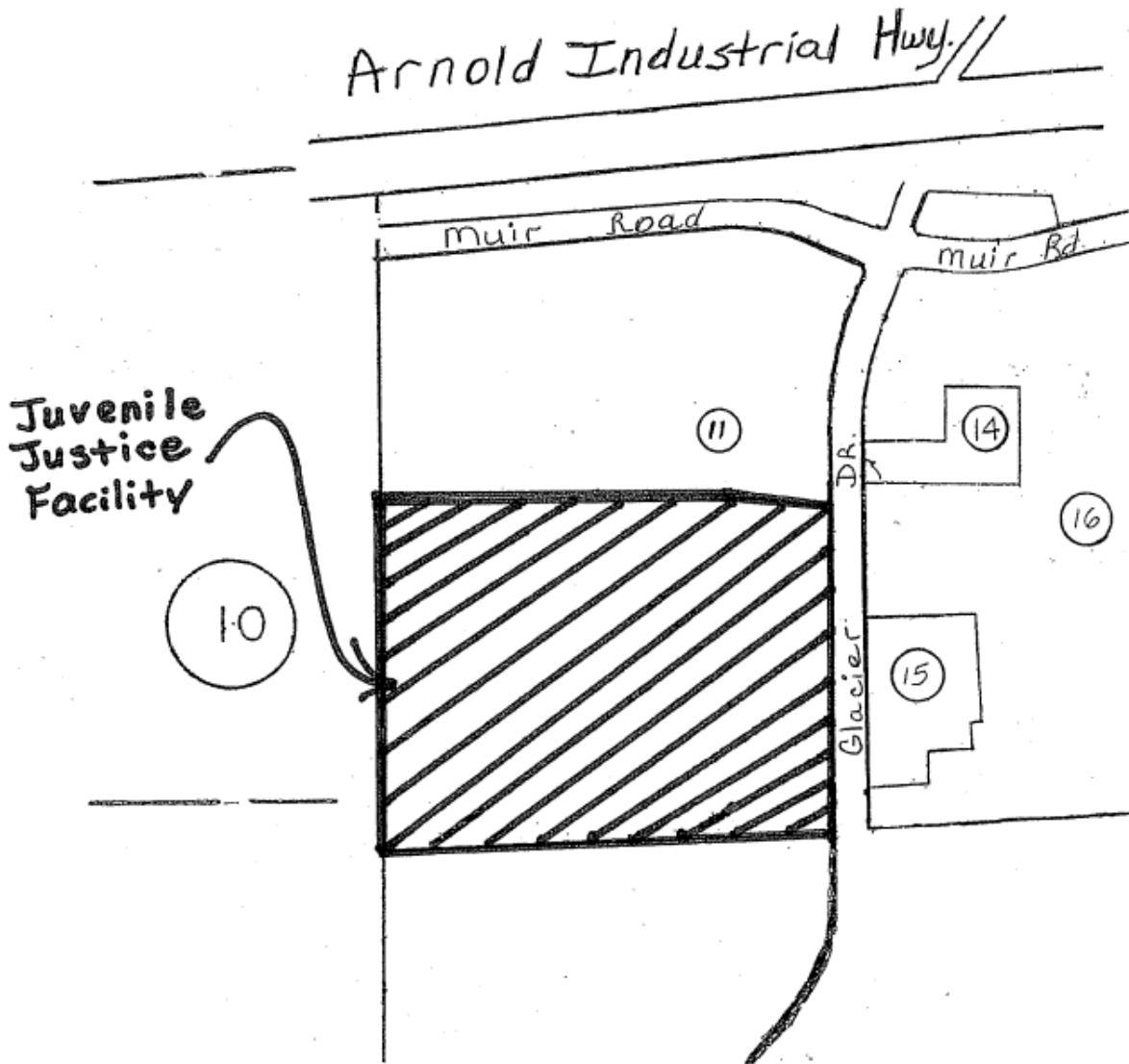
A PORTION OF LOTS 87, 164, AND 189 AS SHOWN ON THE MAP ENTITLED "MAP OF ORIGINAL AND ADDITIONAL SURVEY OF THE TOWN OF MARTINEZ" FILED ON MARCH 30, 1895 IN BOOK D OF MAPS AT PAGE 83, RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA, AND A PORTION OF LOT 3, BLOCK 27, AS SHOWN ON THE MAP ENTITLED "SUNNYSIDE TERRACE EXTENSION" FILED ON MARCH 20, 1916 IN BOOK 14 OF MAPS, AT PAGE 300, RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE FROM SAID POINT

OF COMMENCEMENT N. 52° 12' E (THE BEARING N 52° 12' E BEING TAKEN FOR THE PURPOSE OF THIS DESCRIPTION) 40.00 FEET TO THE NORTHEASTERLY LINE OF RICHARDSON STREET AS SAID STREET IS SHOWN ON SAID MAP ENTITLED "SUNNYSIDE TERRACE EXTENSION"; THENCE ALONG SAID NORTHEASTERLY LINE S 37° 48' E, 27.50 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT BEING THE INTERSECTION OF SAID NORTHEASTERLY LINE OF RICHARDSON STREET WITH THE NORTHWESTERLY LINE OF SOTO STREET AS SAID NORTHWESTERLY LINE IS SHOWN ON SAID MAP ENTITLED "MAP OF ORIGINAL AND ADDITIONAL SURVEY OF THE TOWN OF MARTINEZ"; THENCE FROM SAID TRUE POINT OF BEGINNING S 37° 48' E. 52.00 FEET TO THE SOUTHEASTERLY LINE OF SAID SOTO STREET; THENCE ALONG THE SOUTHWESTERLY EXTENSION OF SAID SOUTHEASTERLY LINE OF SOTO STREET S 52° 12' W, 55.18 FEET; THENCE S 2° 28' E, 161.73 FEET; THENCE S 87° 32' W 87.00 FEET; THENCE N 2° 28' W, 200.00 FEET; THENCE N 87° 32' E, 51.07 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF SOTO STREET; THENCE ALONG SAID SOUTHWESTERLY EXTENSION N 52° 12' E. 62.37 FEET TO THE TRUE POINT OF BEGINNING.



Exhibit A-1



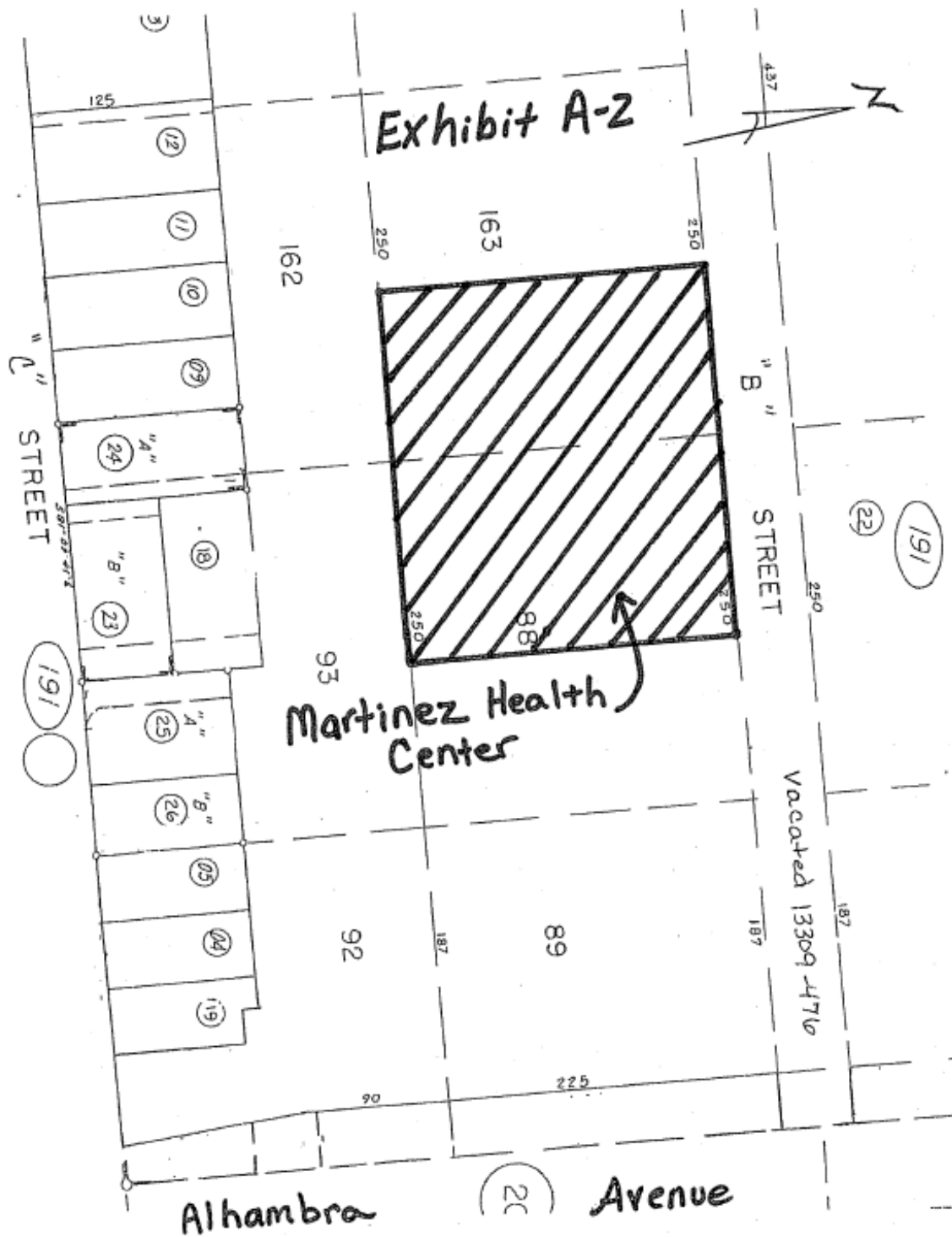


Exhibit A-3

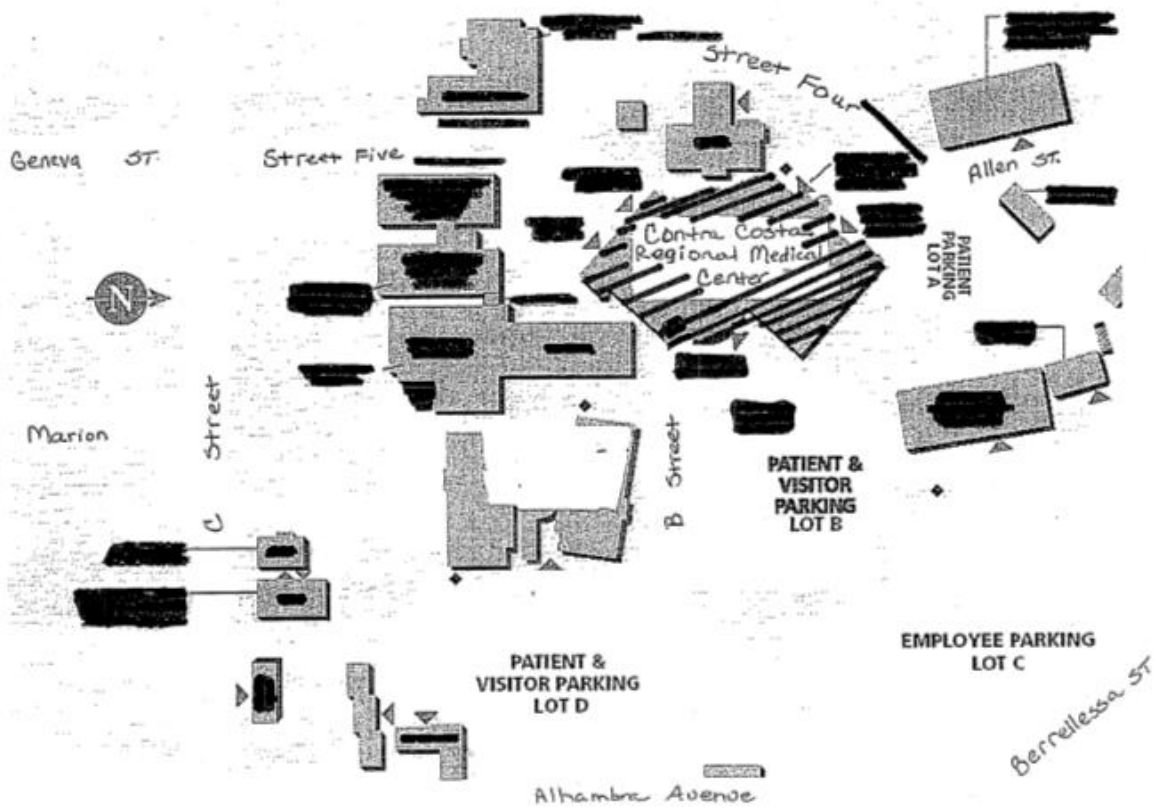


EXHIBIT B

Released Property

Social Services Building

The term "Social Services Building" means a two-story office building in the City of Antioch, California, commonly known and designated as the East County Social Services Building, located at 4545 Delta Fair Boulevard near Belle Drive and containing approximately 52,700 square feet, together with parking, site development, landscaping, utilities, equipment, furnishings, improvements and appurtenant and related facilities, located on the Demised Premises.

PARCEL TWO:

Portion of the parcel of land conveyed to the State of California by Deed recorded July 6, 1962, Book 4154, Official Records, Page 25, described as follows:

Beginning at the most westerly corner of Lot 44 as shown on the Map of Subdivision 3225, filed November 14, 1963, Map Book 96, Page 36, Contra Costa County Records; thence from said point of beginning north 3° 03' 28" west, along the westerly line of said State of California Parcel (4154 OR 25), 20.00 feet; thence on a curve to the right with a radius of 650.00 feet (the center of which bears north 86° 56' 32" east) through a central angle of 6° 55' 47", an arc distance of 78.60 feet; thence north 3° 52' 16" east, 289.58 feet; thence north 55° 51' 47" east, 576.46 feet; thence south 34° 08' 13" east 6.88 feet; thence on a curve to the right having a radius of 2,390.00 feet (the center of which bears south 55° 51' 47" west) through a central angle of 70° 40' 00", an arc distance of 319.80 feet to the southeasterly line of said State of California Parcel (4154 OR 25); thence along the last mentioned line south 63° 31' 47" west, 117.89 feet and south 55° 51' 47" west, 671.44 feet to the point of beginning.

Also shown as Parcel "A" of Parcel Map, Subdivision MS 19-84, a portion of the Rancho Los Medanos, City of Antioch filed July 9, 1986 in Book 123 of Parcel Maps, at Pages 1 and 2, Contra Costa County Records.

PARCEL THREE.

A non-exclusive easement as an appurtenance to Parcel A above for ingress and egress purposes only over a strip of land 20.00 feet in width described as follows:

Commencing at the most westerly corner of Lot 44 as shown on the Map of Subdivision 3225, filed November 14, 1963, Map Book 96, Page 36, Contra Costa County Records; thence from said point of beginning north 3° 03' 28" west, along the westerly line of said State of California Parcel (4154 OR 25), 361.96 feet to the true point of beginning; thence from said point of beginning continuing along the westerly line of said State of California Parcel (4154 OR 25) as follows: north 3° 03' 28" west, 10.04 feet and along a curve to the right with a radius of 2,841.34 feet (the center of which bears north 86° 56' 32" east) through a central angle of 0° 16' 08", an arc distance of 13.33 feet; thence north 55° 51' 47" east, 719.98 feet to the general southwesterly line of a 115 foot wide strip of land granted or to be granted to the City of Antioch as a right of way for the existing road extension of Delta Fair Boulevard from Belle Drive in the City of Antioch to Leland Road in the City of Pittsburg; thence along the general southwesterly line along the arc of a curve to the right (the center of which bears south 86° 25' 55" west) with a radius of 735.00 feet through a central angle of 1° 25' 53", an arc distance of 18.36 feet and along the arc of a reverse curve to the left with a radius of 856.06 feet (the center of which bears north 87° 51' 48" east) through a central angle of 0° 20' 22", an arc distance of 5.07 feet; thence south 55° 51' 47" west, 719.86 feet to the true point of beginning.

A.P.N. 074-080-031

Summit Centre Building – Street Address: 2530 Arnold Drive,
Martinez, California

PARCEL ONE:

Lot 1, as shown on the Map of Subdivision 6207, "Crest Office Park" filed, December 26, 1986, in Book 310 of Maps, Page 6, Contra Costa County Records.

EXCEPTING FROM PARCEL ONE ABOVE:

That portion of land described in that deed to Contra Costa County Water District recorded January 28, 1987, Book 13414, Page 96.

PARCEL TWO:

A non-exclusive easement appurtenant to Parcel One above for drainage purposes, as granted in the Grant of Easement from Johnson Clark, et ux, recorded April 3, 1981, in Book 10267, Page 169, Official Records, over, under and across a strip of land described as follows:

Portion of Rancho Las Juntas, described as follows:

Commencing at the most Westerly corner of Lot "D" as shown on the map entitled "Map of Vine Hill Homestead Tract, Contra Costa County California", filed April 17, 1884 in Book B of Maps, Page 42, Contra Costa County Records; thence South 63° 57' 13" East, 207.98 feet, along the Southwest line of said Lot "D" (B M 42) to the point of beginning for this description; thence from said point of beginning South 63° 57' 13" East, 10.00 feet along the Southwest line of said Lot "D" (B M 42); thence South 26° 02' 47" West, 30.00 feet; thence North 63° 57' 13" West, 10.00 feet; thence North 26° 02' 47" East, 30.00 feet to the point of beginning.

PARCEL THREE:

A non-exclusive easement appurtenant to Parcel One above for ingress and egress purposes, traffic signal facilities and for all public utilities, as granted in the grant deed from Jay Property Systems, Inc., a California Corporation, recorded December 26, 1986, in Book 13345, Page 726, Official Records, over, under and across all that portion of Lot 2, as shown on the map of Subdivision 6207, (310 M 6) lying within the strips of land designated as "Proposed 60 ft. Non-exclusive Easement" and "Traffic Signal Facilities Easement & 60 ft. Non-Exclusive Easement" on the above referred to Map of Subdivision 6207, being a strip of land thirty (30') feet wide within said Lot 2 and thirty (30') feet wide within Lot 1 of said Subdivision 6207.

EXCEPTING FROM PARCEL THREE:

All that portion thereof, 30 feet in width, lying within Lot 1 of said Subdivision 6207.

PARCEL FOUR:

A non-exclusive easement appurtenant to Parcel One above for maintenance, repair and replacement of the common driveway improvements and for vehicular and pedestrian access, ingress and egress, as granted in the Common Driveway Construction, Maintenance and Reciprocal Easement Agreement from Jay Property Systems, Inc., a California Corporation, recorded December 26, 1986, in Book 13345, Page 756, Official Records, over, under, across all that portion of Lot 2 on the above referred to map of Subdivision 6207, being a strip of land ten (10') feet wide adjacent to, outside and along the entire length of the easement area located thereon designated "Proposed 60 ft. Non-Exclusive Easement" and "Traffic Signal facilities Easement & 60 ft. Non-exclusive Easement".

(Being APN 161-510-001)

PARCEL FIVE:

Lot 2, as shown on the Map of Subdivision 6207, "Crest Office Park" filed, December 26, 1986, in Book 310 of Maps, Page 6, Contra Costa County Records.

PARCEL SIX:

An easement, not to be exclusive, as an appurtenance to Parcel five above, for ingress and egress purposes, traffic signal facilities and for all public utilities, together with any and all appurtenances connected therewith and rights incidental thereto, over, under and across all that portion of Lot 1, as shown on the Map of Subdivision 6207, "Crest Office Park", (310 MB 6), lying within the strips of land designated as "Proposed 60 Ft., Non-Exclusive Easement" and "Traffic Signal Facilities Easement & 60 Ft. Non-Exclusive Easement" on the above referred to Map of Subdivision 6207 (310 MB 6).

EXCEPTING FROM PARCEL SIX:

All that portion thereof, lying within Lot 2 of said Subdivision 6207 (310 MB 6).

(Being APN 161-510-002)

2002 Series B Facilities

PARCEL ONE:

A portion of Lot 3 as shown on the Amended Map of Subdivision 6265, filed October 19, 1983 in Book 274 of Maps at page 1, Contra Costa County Records, described as follows:

Beginning at the most north corner of Lot 3, also being the most west corner of Lot 2, and being on the south right of way line of Douglas Drive as shown on the said Amended Map of Subdivision 6265 (247-M-1); thence southerly along the common line between Lot 2 and Lot 3 south $36^{\circ} 55' 55''$ east 235.59 feet to the southeast corner of said Lot 3. Thence along the southeast line of said Lot 3 south $53^{\circ} 04' 05''$ west 228.00 feet; thence south $61^{\circ} 03' 07''$ west 91.39 feet; thence leaving the said southeast line of said Lot 3 north $36^{\circ} 55' 55''$ west 134.03 feet; thence north $24^{\circ} 41' 00''$ west 89.31 feet to the northwest line of said Lot 3, and being on the said south right of way line of Douglas Drive; thence along the northwest line of said Lot 3 and the said south right of way line north $54^{\circ} 10' 20''$ east 217.62 feet; thence along a tangent curve to the left, having a radius of 431.00 feet, through a central angle of $8^{\circ} 15' 43''$ an arc length of 62.15 feet; thence tangent to the last said curve north $45^{\circ} 54' 37''$ east 20.12 feet to the point of beginning.

PARCEL TWO:

An easement, (not to be exclusive) as an appurtenance to Parcel One above, for access and utility purposes, granted in the Deed to Vista Oaks, a California Limited Partnership, recorded October 11, 1988, Book 14643, page 882, Official Records, described as follows:

A portion of Lot 2 of the Amended Map of Subdivision 6265, recorded October 19, 1983, in Book 274 of Maps at Page 1, Contra Costa County Records, described as follows:

Beginning at the most West corner of Lot 2, also being the most North corner of Lot 3 and being on the South right of way line of Douglas Drive as shown on the said amended Map of Subdivision 6265 (247 M 1); thence along the Northwest line of said Lot 2 and the said South right of way line North $45^{\circ} 54' 37''$ East 36.22 feet; thence along a curve to the right and tangent to the last said course, having a radius of 369.00 feet, through a central angle of $2^{\circ} 00' 48''$, an arc length of 12.97 feet to a point from which the center bears South $42^{\circ} 04' 35''$

(Legal Description Continued)

East; thence leaving said right of way line South 23°34'05" West 27.71 feet; thence South 0°04'05" West 26.00 feet; thence along a tangent curve to the left, having a radius of 45.00 feet, through a central angle of 37°00'00", an arc length of 29.06 feet to a point from which the center bears North 53°04'05" East, and said point being on the common line between said Lots 2 and 3; thence along said common line between Lots 2 and 3 North 36°55'55" West 55.59 feet to the point of beginning.

PARCEL THREE:

An easement for ingress and egress and for sewer and all Public Utility Purposes, appurtenant to and for the Benefit of Parcel One above described as follows:

Beginning at the most southeast corner of Parcel One above, also being on the southeast line of said Lot 3; thence along the southeast line of said Lot 3 south 61° 03' 07" west 36.61 feet; thence leaving the said southeast line of said Lot 3 north 28° 56' 53" west 22.50 feet; thence North 38° 48' 09" west 24.76 feet to a point on a nontangent curve to the left from which the center bears north 48° 48' 26" west, having a radius of 15.00 feet through a central angle of 78° 07' 28" an arc length of 20.45 feet; thence tangent to the last said curve north 36° 55' 55" west 69.51 feet; thence north 24° 41' 00" west 32.07 feet; thence along a tangent curve to the left, having a radius of 8.00 feet, through a central angle of 97° 56' 34" an arc length of 13.68 feet to a point from which the center bears south 32° 37' 35" east; thence leaving last said curve north 10° 30' 51" west 26.98 feet; thence north 24° 41' 00" west 21.20 feet to the northwest line of said Lot 3, and being on the said south right of way line of Douglas Drive; thence along the northwest line of said Lot 3 and the said south right of way line north 57° 22' 25" east 13.85 feet; thence north 54° 10' 20" east 14.05 feet to the most west corner of Parcel One above; thence leaving the said northwest line of said Lot 3 and the said south right of way line, southerly along the southwesterly line of Parcel One above south 24° 41' 00" east 89.31; thence south 36° 55' 55" east 134.03 feet to the point of beginning.

(Being APN 376-210-043)

PARCEL FOUR:

A portion of Rancho Las Juntas, further described as follows:

Commencing at the northeast corner of the 14.52 acre parcel of land shown on the Record of Survey Map filed May 21, 1987, in Book 83 of L.S.M. at Page 22, in the office of the Contra Costa County Recorder, said point of commencement being on the southerly right-of-way line of Muir Road as it now exists; thence from said point of commencement, said point being on a curve concave to the southeast having a radius of 970.00 feet, a radial line through last said point bears

(Legal Description Continued)

north 2° 34' 36" west; thence southwesterly 239.00 feet along said curve through a central angle of 14° 07' 02" to the beginning of a reverse curve concave to the northwest having a radius of 530.00 feet, a radial line through said beginning of reverse curve bears south 16° 41' 38" east; thence southwesterly 95.00 feet along said curve through a central angle of 10° 16' 12" to a radial line of said curve which bears south 6° 25' 26" east; thence south 6° 25' 26" east on the prolongation of last said radial 30.00 feet; thence south 32° 52' 44" east, 56.10 feet; thence south 1° 18' 20" west, 112.75 feet to the point of beginning; thence along the prolongation of last said line south 1° 18' 20" west, 176.50 feet; thence north 88° 41' 40" west, 308.90 feet to a point on the easterly right-of-way line of Glacier Drive as shown on said 83 L.S.M. 22; thence along last said line north 1° 18' 20" east, 63.68 feet to the beginning of a curve concave to the east having a radius of 670.00 feet; thence northeasterly 11.32 feet along said curve through a central angle of 0° 58' 06"; thence leaving last said line on a non-tangent line south 88° 41' 40" east, 176.31 feet; thence north 1° 18' 20" east, 101.50 feet; thence south 88° 41' 40" east, 132.50 feet to the point of beginning.

(Being APN Portion 155-280-013)

PARCEL FIVE:

Parcel "B" as shown on Parcel Map MS 551-85 filed August 15, 1985 in Book 117 of Parcel Maps; Page 36, Contra Costa County Records.

RESERVING THEREFROM:

As easement (not to be exclusive) as an appurtenance to Parcel "C" of said Parcel Map for Private access and Parking over that portion of Parcel Five above, lying within the area designated as "PRIVATE ACCESS AND PARKING EASEMENT" on said Parcel Map.

PARCEL SIX:

An easement (not to be exclusive) as an appurtenance to Parcel Five above, for Private Access and Parking over that portion of Parcel "C" on said Parcel Map lying within the area designated as "PRIVATE ACCESS AND PARKING EASEMENT".

PARCEL SEVEN:

All right, title and interest, including easements, appurtenant to Parcels "B" and "C" created by the Declaration of Covenants, Conditions and Restrictions for Muirwood Martinez Complex dated October 9, 1985 and recorded June 19, 1986, as Document No. 86-94729 in Book 12949, Page 20, Contra Costa County Records (the "Declaration") in and to those portions of the Common Area (as defined in the Declaration) located on Parcel "A".

(Being APN 162-493-013)

PARCEL EIGHT:

A portion of the parcel of land described in the deed to Contra Costa County, recorded August 7, 1957 in Book 3025 of Official Records at page 274, said parcel is also shown on the Record of Survey, recorded May 21, 1987 in Book 83 of Licensed Surveyors Maps at page 22, Records of Contra Costa County, California, described as follows:

Commencing at the southwestern corner of said Parcel (83 LSM 22); thence along the western line thereof North 1° 18' 20" East, 80.00 feet to the true point of beginning; thence from said true point of beginning leaving said line as follows: South 88° 41' 40" East, 116.00 feet; North 1° 18' 20" East, 59.00 feet; South 88° 41' 40" East, 83.00 feet; North 1° 18' 20" East, 59.00 feet; South 88° 41' 40" East, 12.00 feet; North 1° 18' 20" East, 190.00 feet and North 88° 41' 40"; West, 211.00 feet to said western line, thence along said western line South 1° 18' 10" West, 299.00 feet to the true point of beginning.

(Being APN Portion 155-280-013)

PARCEL NINE:

A portion of Rancho Las Juntas and a portion of that certain record of Survey filed September 10, 1981, in Book 69 of L.S.M., at page 28, in the office of the Contra Costa County Recorder, further described as follows:

Beginning at the most westerly corner of that certain parcel of land described in the Deed to Contra Costa County, recorded in Book 6709 of Official Records, at page 811, and as shown on said 69 L.S.M. 28; thence from said point of beginning northerly along the westerly boundary line of said 6709 O.R. 811 North 1° 06' 18" East, 155.00 feet (the bearing of the westerly line of said 6709 O.R. 811 as shown on said 69 L.S.M. 28 being taken as North 1° 06' 18" East for the purposes of this description); thence leaving last said westerly boundary line South 88° 37' 42" East, 90.00 feet; thence North 1° 06' 18" East, 18.00 feet; thence South 88° 37' 42" East, 132.00 feet; thence South 1° 06' 18" West, 173.00 feet to a point of the southerly exterior boundary line of said 6709 O.R. 811; thence along last said boundary line North 88° 37' 42" West, 222.00 feet to the point of beginning.

PARCEL TEN:

A portion of Rancho Las Juntas and a portion of that certain record of survey filed September 10, 1981, in Book 69 of L.S.M., at page 28, in the Office of the Contra Costa County Recorder, further described as follows:

Commencing at the most westerly corner of that certain Parcel of Land described in the Deed to Contra Costa County, Recorded in Boock 6709 of Official Records, at Page 811, and as shown on said 69 L.S.M. 28; thence northerly along the

(Legal Description Continued)

westerly boundary line of said 6709 OR 811 North 1° 06' 18" East, 155.00 feet (the bearing of the westerly line of said 6709 OR 811 as shown on said 69 L.S.M. 28 being taken as North 1° 06' 18" East for the purposes of this description); thence leaving last said boundary line South 88° 37' 42" East, 90.00 feet; thence North 1° 06' 18" East, 18.00 feet; thence South 88° 37' 42" East, 132.00 feet to the point of beginning; thence from said point of beginning North 1° 06' 18" East, 30.72 feet; thence South 88° 37' 42" East, 885.57 feet to a line parallel to and 50 feet, right angle measurement, westerly of the easterly boundary line of that certain parcel of land described in the deed to Contra Costa County, Recorded in Book 6179 OR 465, and as shown on said 69 L.S.M. 28; thence southerly along last said line South 1° 10' 54" West, 37.50 feet; thence leaving last said line North 88° 37' 42" West, 231.29 feet; thence South 1° 12' 55" West, 275.00 feet; thence South 31° 09' 26" West, 203.94 feet; thence North 88° 28' 55" West, 39.00 feet; thence South 1° 12' 49" West, 81.24 feet; thence South 57° 30' 41" East, 173.91 feet to a point on the northwesterly right-of-way line of Imhoff Drive, last said point being the beginning of a non-tangent curve concave to the northwest having a radius of 481.00 feet, a radial line to which bears South 47° 40' 12" East; thence southwesterly 46.13 feet along said curve through a central angle of 5° 29' 40"; thence leaving said curve on a non-tangent line North 57° 30' 41" West, 148.24 feet to a point on the southerly boundary line of said 6179 OR 465; thence along last said line and the exterior boundary line of said 6709 OR 811 the following three courses: 1) North 88° 28' 55" West, 290.00 feet; 2) North 1° 12' 49" East, 412.78 feet; 3) North 88° 37' 42" West, 213.10 feet; thence leaving last said line North 1° 06' 18" East, 173.00 feet to the point of beginning.

EXCEPTING FROM PARCEL TEN THE FOLLOWING:

The mineral rights reserved in the Deed from Gertrude B. Bower to Irving Fine, et ux, dated March 22, 1963, and recorded April 1, 1963, in Volume 4334 of Official Records, at page 376, as follows:

"An undivided 1/2 interest in and to all oil, gas, casinghead gasoline and other hydrocarbon and mineral substances below a point 500 feet below the surface of said land, together with the right to pass through, to take, remove, mine and dispose of all said oil, gas, casinghead gasoline, and other hydrocarbon and mineral substances, but without any right whatsoever to enter upon the surface of said land.

(Being APN Portion 159-140-047, 159-150-001 and 159-150-049)

Juvenile Justice Detention Facility

Real property in the City of Martinez, County of Contra Costa, State of California, described as follows:

TRACT I:

A PORTION OF PARCELS ONE AND TWO DESCRIBED BELOW, BEING THE "JUVENILE JUSTICE FACILITY" AS DEPICTED IN CROSSHATCH ON THE MAP ATTACHED HERETO AS "EXHIBIT A-1", BEING A PORTION OF CONTRA COSTA COUNTY ASSESSOR'S PARCEL NUMBER 155-280-011:

PARCEL ONE:

BEING A PORTION OF THE NORTH ONE-HALF OF LOT 10 OF THE RANCHO LAS JUNTAS PARTITION, SITUATED IN CONTRA COSTA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE STATE HIGHWAY LEADING FROM MUIR TO PITTSBURG WITH THE EASTERLY LINE OF A STRIP OF LAND 60 FEET WIDE CONVEYED BY WILLIAM A. SEARS, JR., ET UX TO JOE M. DUARTE IN THE DEED DATED JUNE 21, 1944 AND RECORDED JUNE 28, 1944 IN VOLUME 766 OF OFFICIAL RECORDS, AT PAGE 407; THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF SAID 60 FOOT STRIP OF DUARTE, SOUTH 0° 12' WEST, 1246.58 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS OF WILLIAM A. SEARS, JR.; THENCE ALONG SAID BOUNDARY LINE NORTH 87° 46' EAST 860.00 FEET; THENCE LEAVING SAID LINE NORTH 0° 12' EAST, 1288.26 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID STATE HIGHWAY, THENCE ALONG SAID LINE SOUTH 85° 0' WEST, 862.78 FEET TO THE POINT OF BEGINNING.

1. ALL THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA IN THE GRANT DEED RECORDED AUGUST 16, 1972 IN BOOK 6726, PAGE 42 OF OFFICIAL RECORDS.
2. ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF MARTINEZ IN THE GRANT DEED RECORDED MARCH 7, 1989, IN BOOK 14922, PAGE 819 OF OFFICIAL RECORDS.

PARCEL TWO:

A PORTION OF THE NORTH ONE-HALF OF LOT 10 OF THE PARTITION OF THE RANCHO LAS JUNTAS BEING A PORTION OF THE STRIP OF LAND SIXTY (60) FEET IN WIDTH, CONVEYED BY WILLIAM A. SEARS, JR., ET UX TO JOE M. DUARTE BY DEED DATED JUNE 21, 1944 AND RECORDED JUNE 28, 1944 IN VOLUME 766 OF OFFICIAL RECORDS AT PAGE 407 AND THE PARCEL OF LAND DESCRIBED IN THE DEED TO CONTRA COSTA COUNTY RECORDED FEBRUARY 3, 1975 IN BOOK 7424, PAGE 457 OF OFFICIAL RECORDS AS DESCRIBED IN RESOLUTION NO. 179-86 ENTITLED "A RESOLUTION ORDERING VACATION OF PORTIONS OF WEST SIDE OF GLACIER DRIVE SOUTH OF MUIR ROAD" RECORDED SEPTEMBER 10, 1986 IN BOOK 13112 OF OFFICIAL RECORDS, PAGE 702, DESCRIBED AS FOLLOWS:

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COMMENCING AT A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 4 LEADING FROM MUIR TO PITTSBURG, ALSO KNOWN AS ARNOLD INDUSTRIAL HIGHWAY SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE 25.00 ACRE TRACT OF LAND CONVEYED BY WILLIAM A. SEARS, JR., AND ELSIE W. SEARS, HIS WIFE, TO THE COUNTY OF CONTRA COSTA BY DEED DATED APRIL 22, 1948 AND RECORDED MAY 6, 1948 IN VOLUME 1195 OF OFFICIAL RECORDS AT PAGE 564, THENCE FROM SAID POINT OF COMMENCEMENT ALONG

THE EASTERLY BOUNDARY LINE OF SAID 25 ACRE TRACT (1195 OR 564), SOUTH 1° 11' 32" WEST 194.48 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM SAID POINT OF BEGINNING LEAVING SAID EASTERLY LINE SOUTH 69° 02' 31" EAST 4.26 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 15.71 FEET; THENCE SOUTH 20° 57' 29" WEST 79.92 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 730.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 45' 57" AN ARC DISTANCE OF 251.84 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF GLACIER DRIVE; THENCE LEAVING SAID POINT AND SAID RIGHT OF WAY LINE, NORTH 1° 11' 32" EAST 357.87 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET FROM WHICH THE CENTER BEARS SOUTH 20° 43' 45" WEST, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD KNOWN AS MUIR ROAD, AND SHOWN IN PARCEL 8 ON MAPS ENTITLED "RELINQUISHMENT IN THE COUNTY OF CONTRA COSTA" FILED NOVEMBER 17, 1977 IN STATE HIGHWAY MAP BOOK NO. 7, AT PAGE 28, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 13' 44" AN ARC DISTANCE OF 1.88 FEET; THENCE TANGENT TO SAID CURVE SOUTH 69° 02' 31" EAST 61.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF MARTINEZ IN THE GRANT DEED RECORDED MARCH 7, 1989 IN BOOK 14922, PAGE 819, OF OFFICIAL RECORDS.

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by the foregoing Eighth Amendment to Master Site Lease from the County of Contra Costa Public Financing Authority to the County of Contra Costa, a political subdivision of the State of California (the "County"), is hereby accepted by order of the undersigned officer on behalf of the Authority on _____, 2015, [pursuant to authority conferred by Resolution No. _____ of the Authority adopted on _____, 2015,] and the Authority consents to recordation thereof by its duly authorized officer.

COUNTY OF CONTRA COSTA PUBLIC
FINANCING AUTHORITY,
as Lessee

By _____
John M. Gioia
Chair

Attest:

By _____
David Twa
Executive Director and Secretary

CONSENT OF TRUSTEE

The undersigned, as successor trustee under the Trust Agreement dated as of February 1, 1999, as amended, between the County of Contra Costa Public Financing Authority (the "Authority") and the trustee, hereby acknowledges and consents to the execution and delivery of the Eighth Amendment to Master Site Lease dated as of July 1, 2015, between the County of Contra Costa (the "County") and the Authority, relating to the Master Site Lease, dated as of February 1, 1999, as amended by the First Amendment to Master Site Lease, dated as of January 1, 2001, the Second Amendment to Master Site Lease, dated as of May 1, 2001, the Third Amendment to Master Site Lease, dated as of June 1, 2002, the Fourth Amendment to Master Site Lease, dated as of July 1, 2002, the Fifth Amendment to Master Site Lease, dated as of July 1, 2003, the Sixth Amendment to Master Site Lease, dated as of March 1, 2007 and the Seventh Amendment to Master Site Lease, dated as of December 1, 2013, between the County and the Authority.

WELLS FARGO BANK, NATIONAL
ASSOCIATION, as Trustee

By: _____
Authorized Officer

CONSENT OF BOND INSURER

The undersigned, as successor insurer (the “Insurer”) of a portion of the County of Contra Costa Public Financing Authority Lease Revenue Bonds (Refunding and Various Capital Projects), 1999 Series A, issued pursuant to the Trust Agreement dated as of February 1, 1999 (as supplemented, the “Trust Agreement”), between the County of Contra Costa Public Financing Authority (the “Authority”) and Wells Fargo Bank, National Association as successor trustee, and as Insurer of the Authority’s Lease Revenue Bonds (Various Capital Projects), 2001 Series A issued pursuant to the First Supplemental Trust Agreement dated as of January 1, 2001, and as Insurer of the Authority’s Lease Revenue Bonds (Various Capital Projects), 2001 Series B issued pursuant to the Second Supplemental Trust Agreement dated as of May 1, 2001, and as Insurer of the Authority’s Lease Revenue Bonds (Various Capital Projects), 2002 Series A issued pursuant to the Third Supplemental Trust Agreement dated as of June 1, 2002, and as Insurer of the Authority’s Lease Revenue Bonds (Refunding and Various Capital Projects), 2002 Series B issued pursuant to the Fourth Supplemental Trust Agreement dated as of July 1, 2002, and as Insurer of the Authority’s Lease Revenue Bonds (Various Capital Projects), 2003 Series A issued pursuant to the Fifth Supplemental Trust Agreement dated as of July 1, 2003, and as Insurer of the Authority’s Lease Revenue Bonds (Refunding of Various Capital Projects) 2007 Series A, issued pursuant to the Sixth Supplemental Trust Agreement dated as of March 1, 2007, and as Insurer of the Authority’s Lease Revenue Bonds (Medical Center Refunding) 2007 Series B, issued pursuant to the Seventh Supplemental Trust Agreement dated as of August 1, 2007, hereby consents, pursuant to Section 6.08 of the Trust Agreement, to the execution and delivery of the Eighth Amendment to Master Site Lease dated as of July 1, 2015, between the County of Contra Costa (the “County”) and the Authority, relating to the Master Site Lease, dated as of February 1, 1999, between the County and the Authority, as amended by the First Amendment to Master Site Lease, dated as of January 1, 2001, the Second Amendment to Master Site Lease, dated as of May 1, 2001, the Third Amendment to Master Site Lease, dated as of June 1, 2002, the Fourth Amendment to Master Site Lease, dated as of July 1, 2002, the Fifth Amendment to Master Site Lease, dated as of July 1, 2003, the Sixth Amendment to Master Site Lease, dated as of March 1, 2007 and the Seventh Amendment to Master Site Lease, dated as of December 1, 2013.

NATIONAL PUBLIC FINANCE GUARANTEE
CORPORATION

By _____
Authorized Officer