

NO.

RECORDED

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RENE G. DAVIDSON
ALAMEDA COUNTY, CA.

1 Recording Requested by:
2 City of Oakland and State of California
3 Document Entitled to Free Recordation
4 Pursuant to Government Code Section 6103
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6 Stamp Act

7 When Recorded Mail To:
8 City of Oakland
9 Parks and Recreation Department
10 1520 Lakeside Drive
11 Oakland, California 94612

12 I) TAX DUE

DH

Space above for Recorders Use

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Grantor: State of California
Grantee: City of Oakland
Project: Knowland State
Arboretum and Park

AGREEMENT AND QUITCLAIM DEED

THIS INDENTURE, made and entered into this 4th day of March
1975, by and between the STATE OF CALIFORNIA, acting through the Department of
Parks and Recreation, and the CITY OF OAKLAND, a municipal corporation;

W I T N E S S E T H:

WHEREAS, pursuant to Chapter 753, Statutes of 1973 of the State of
California the Director of Parks and Recreation with the approval of the
Director of General Services may convey those certain lands and improvements
thereon known as the Knowland State Arboretum and Park to the CITY OF OAKLAND,
a municipal corporation, for public park purposes;

1 NOW, THEREFORE, THE STATE OF CALIFORNIA, acting by and through its
2 Director of Parks and Recreation, pursuant to Chapter 753, Statutes of 1973,
3 for valuable consideration receipt of which is hereby acknowledged, does hereby
4 convey to the CITY OF OAKLAND, a municipal corporation, for public park purposes
5 all right, title and interest of the STATE OF CALIFORNIA in and to all that
6 certain real property situated in the City of Oakland, County of Alameda, State
7 of California within Knowland State Arboretum and Park and described as follows:

8
9 Parcel A:

10 All that certain real property described in the DEED from the
11 ALAMEDA COUNTY ZOOLOGICAL SOCIETY, a California Corporation to
12 the State of California, dated October 29, 1948, and recorded
13 as document number AD64184 on September 21, 1949 in Book 5892,
14 Page 341, Official Records of Alameda County, California.

15 Excepting and reserving therefrom to the State of California
16 all that certain real property described as PARCEL ONE in that
17 certain AGREEMENT between the DEPARTMENT OF PARKS AND RECREATION,
18 Division of Beaches and Parks and the DEPARTMENT OF PUBLIC WORKS,
19 Division of Highways dated February 9, 1965, and recorded as
20 document number AX78897 on June 8, 1965, in Reel 1523, Image
21 365, Official Records of Alameda County, California.

22 Parcel B:

23 All that certain real property described in the DEED from
24 W. L. MAYNARD, INCORPORATED to the State of California,
25 dated October 16, 1956, and recorded as document number
26 AM11912 on February 1, 1957 in Book 8276, Page 155, Official
27 Records of Alameda County, California.

Parcel C:

All that certain real property described in the DEED from J. A.
CLAPPER and BEULAH CAROL CLAPPER, his wife, to the State of
California, dated November 30, 1956, and recorded as document
number AM40665 on April 23, 1957, in Book 8346, Page 127,
Official Records of Alameda County, California.

Parcel D:

All that certain real property described in the DEED from
HOWARD WATT and ALMA WATT, Husband and Wife, to the State of
California, dated April 19, 1957, and recorded as document

1 number AM83139 on August 21, 1957, in Book 8448, Page 169,
2 Official Records of Alameda County, California.

3 Parcel E1:

4 All that certain real property described in the DEED from
5 LLOYD F. BAMBAUER, JOHN P. BAMBAUER, GEORGE B. BAMBAUER,
6 LOUISE L. STRUVE, who acquired title as Louise L. Bambauer,
7 DOLORES REINHART, MARIAN BERNSTEIN, MOLLIE VAN NORTWICK, who
8 acquired title as Mollie See, CECILE MORROW, PETER DE MONT
9 and NELLIE K. BAMBAUER, to the State of California, dated
10 August 30, 1957, and recorded as document number AP37264
11 on April 15, 1958, in Book 8646, Page 311, Official Records
12 of Alameda County, California.

13 Parcel E2:

14 All that certain real property described in the TRUSTEE'S
15 DEED from BANK OF AMERICA NATIONAL TRUST AND SAVINGS
16 ASSOCIATION, a national banking association, as Trustee
17 under the will of GEORGE R. DEMONT, alias, Deceased, to the
18 State of California, dated April 23, 1957, and recorded as
19 document number AP37265 on April 15, 1958, in Book 8646,
20 Page 317, Official Records of Alameda County, California.

21 Parcel E3:

22 All that certain real property described in the DEED from
23 W. L. MAYNARD, INCORPORATED, to the State of California,
24 dated October 16, 1956, and recorded as document number
25 AP37266 on April 15, 1958, in Book 8646, Page 320, Official
26 Records of Alameda County, California.

27 Parcel F:

All that certain real property described in the DEED from
W. L. MAYNARD, INCORPORATED, a California corporation, to the
State of California dated November 21, 1962, and recorded as
document number AU25249 on February 11, 1963, in Reel 797,
Image 647, Official Records of Alameda County, California.

Parcel G:

All that certain real property described as PARCELS FOUR AND
FIVE in that certain AGREEMENT between the DEPARTMENT OF PARKS
AND RECREATION, Division of Beaches and Parks and the DEPARTMENT
OF PUBLIC WORKS, Division of Highways dated February 9, 1965,
and recorded as document number AX78897 on June 8, 1965, in
Reel 1523, Image 365, Official Records of Alameda County,
California.

Excepting and reserving from Parcels, A, B, C, D, E1, E2, E3,
F, and G above to the State of California all right, title

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and interest it may have in and to all deposits of minerals, including oil and gas, in such land and to the State of California or persons authorized by the State of California the right to prospect or mine, and remove such deposits from such property without, however, the right to enter upon the surface of the land or any part of said subsurface of the land within one hundred (100) feet of the surface thereof.

This conveyance is made upon the condition that in the event the CITY OF OAKLAND, a municipal corporation, ceases to use the property for public park purposes, the hereinabove described property shall revert to the STATE OF CALIFORNIA.

It is mutually agreed by the parties hereto that the agreement and lease dated December 1, 1949 and the amendments thereto dated May 15, 1958, and September 22, 1966, between the parties hereto for the operation of Knowland State Arboretum and Park are hereby terminated.

IN WITNESS WHEREOF, the parties have executed this instrument the date first hereinabove appearing.

JUL 14 1976
By *[Signature]*
Chief Land Agent

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
Herbert Rhodes, Director

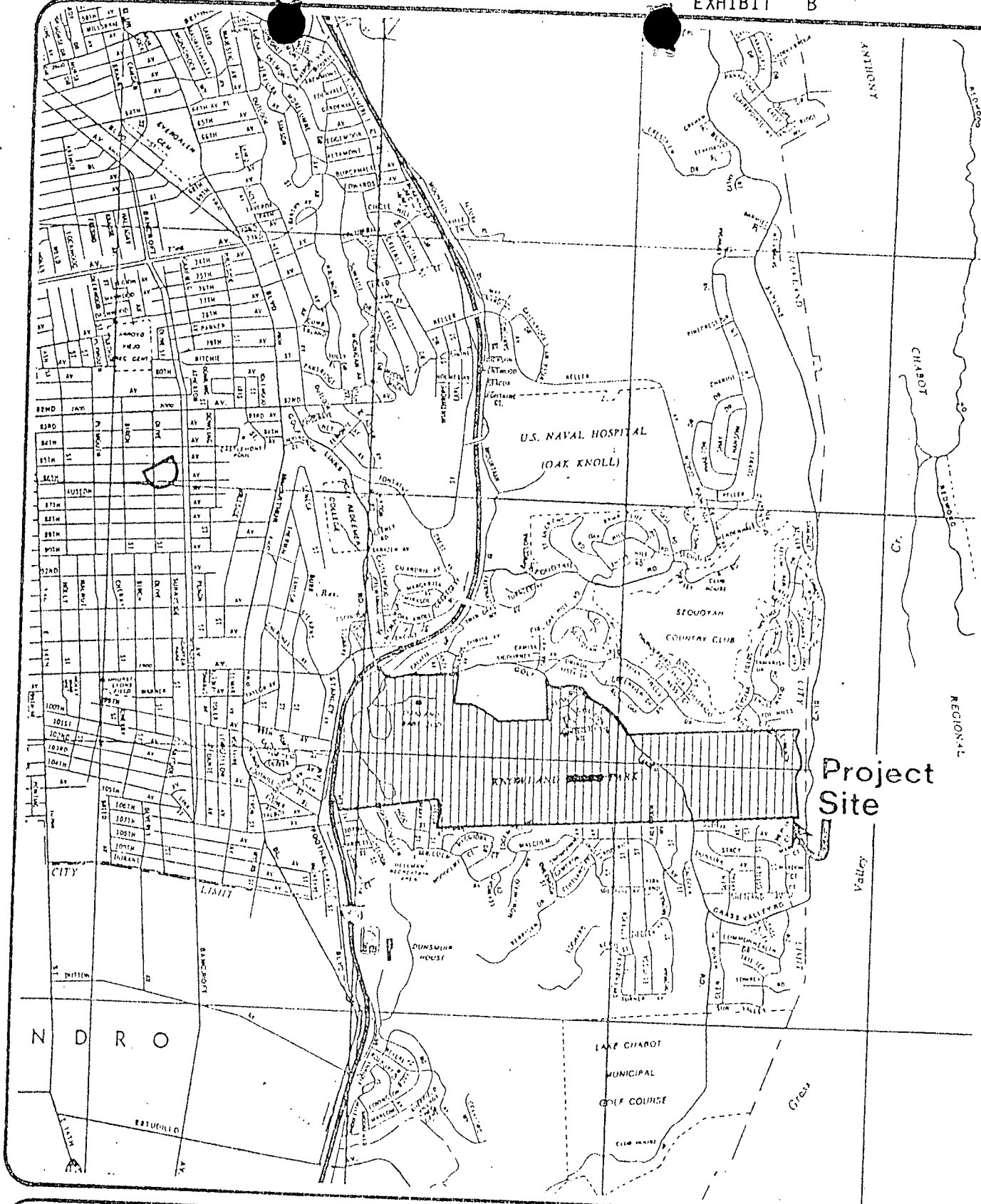
By _____
CITY OF OAKLAND, a municipal corporation

By *[Signature]* ASSISTANT CITY MANAGER

N *[Signature]* City Manager

URT PAPER
STATE OF CALIFORNIA
113 - REV. 11-72

[Handwritten notes]



Site Location Map

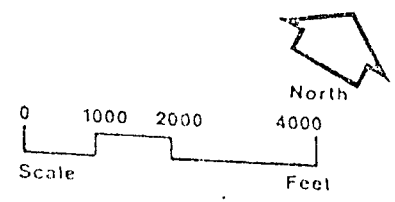


Figure No. 2

CAPITAL IMPROVEMENTS
Paragraph 5 of the Contract
Exhibit C

1.	Circulation Road	\$ 55,000
2.	Move Entrance	60,000
3.	Renovate sprinkler system, lower meadow	85,000
4.	New sprinkler system, upper 200 meadow	25,000
5.	Cross fence erosion control, upper veldt	30,000
6.	New office building	40,000
7.	New service building	50,000
8.	New concession building, primate area	25,000
9.	Landscape parking lot	35,000
10.	Rehabilitate group picnic area (3)	15,000
11.	Build new hippo set	125,000
12.	Rehabilitate 37 family picnic tables, replace 6 family barbecue stoves and provide 20 new garbage containers	2,800
13.	Build new elephant set	350,000

NOTE: If City does 3, 4, and 5 or furnishes funds then the Society will add 11, 12, and 13 to the list.