

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:  
*ORT - Oakland 117014035*  
PETER A. HASS, ESQ.  
WATSON, HOFFE & HASS  
3700 BARRETT AVENUE  
P. O. BOX 5001  
RICHMOND, CA 94805-2297  
Record without fee pursuant to  
Government Code Section No 27383

2015P004566200007  
CONTRA COSTA Co Recorder Office  
JOSEPH CANCIAMILLA, Clerk-Recorder  
DOC-2015-0045662-00  
Acct 2212-E - Old Republic Title Company  
Friday, MAR 13, 2015 15:02:47  
FRE \$0.00 |  
Ttl Pd \$0.00 | Nbr-0002213462  
mom/RC/1-7

**MEMORANDUM OF RIGHT OF FIRST REFUSAL**

This Memorandum of Right of First Refusal is entered into by and between West Contra Costa Healthcare District, a political subdivision of the State of California, dba Doctors Medical Center of San Pablo ("Optionor") and the City of San Pablo, a municipal corporation, and/or its assignees ("Optionee") as of March 13, 2015.

**1. TERM AND PURPOSE.**

OPTIONOR grants to OPTIONEE and OPTIONEE accepts from OPTIONOR those terms and conditions specified in that certain Purchase and Sale Agreement by and between Optionor and Optionee as of March 11, 2015. Optionor has granted Optionee certain Option rights in and to purchasing the "Parcel Four Remainder Parcel" as described and shown in Exhibit "1" and its exhibits attached hereto. The Option shall expire on or about March 13, 2020.

**2. PURPOSE OF MEMORANDUM.**

The purpose of this Memorandum of Right of First Refusal is for recordation and the notice thereby imparted. This Memorandum of Right of First Refusal does not, in any way, modify the provisions of the Purchase and Sale Agreement referred to above.

//

//

//

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:  
ORT - Oakland 11/70/4035  
PETER A. HASS, ESQ.  
WATSON, HOFFE & HASS  
3700 BARRETT AVENUE  
P. O. BOX 5001  
RICHMOND, CA 94805-2297  
Record without fee pursuant to  
Government Code Section No 27383

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY RECORDED. SEE  
THE ATTACHED COVER PAGE FOR  
RECORDING INFORMATION

---

**MEMORANDUM OF RIGHT OF FIRST REFUSAL**

This Memorandum of Right of First Refusal is entered into by and between West Contra Costa Healthcare District, a political subdivision of the State of California, dba Doctors Medical Center of San Pablo ("Optionor") and the City of San Pablo, a municipal corporation, and/or its assignees ("Optionee") as of March 13, 2015.

1. **TERM AND PURPOSE.**

OPTIONOR grants to OPTIONEE and OPTIONEE accepts from OPTIONOR those terms and conditions specified in that certain Purchase and Sale Agreement by and between Optionor and Optionee as of March 11, 2015. Optionor has granted Optionee certain Option rights in and to purchasing the "Parcel Four Remainder Parcel" as described and shown in Exhibit "1" and its exhibits attached hereto. The Option shall expire on or about March 13, 2020.

2. **PURPOSE OF MEMORANDUM.**

The purpose of this Memorandum of Right of First Refusal is for recordation and the notice thereby imparted. This Memorandum of Right of First Refusal does not, in any way, modify the provisions of the Purchase and Sale Agreement referred to above.

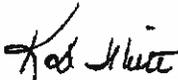
//

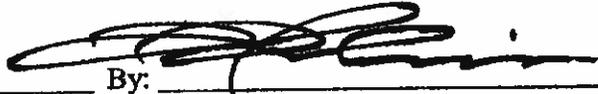
//

//

**OPTIONOR:**  
**WEST CONTRA COSTA**  
**HEALTHCARE DISTRICT**, a political  
subdivision of the State of California

**OPTIONEE:**  
**CITY OF SAN PABLO**, a municipal  
corporation

By:   
\_\_\_\_\_  
Kathy White, Interim Chief  
Executive Officer

By:   
\_\_\_\_\_  
Matt Rodriguez, City Manager

ACKNOWLEDGMENT

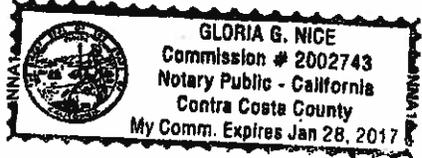
A notary public or other officer completing this certificate verifies only the identity of the individual who signs the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF CONTRA COSTA )

On March 12, 2015 before me, Gloria G. Nice, Notary Public, personally appeared KATHY WHITE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Gloria G. Nice

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signs the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF CONTRA COSTA )

On \_\_\_\_\_, 2015 before me, SEE ATTACHED, Notary Public, personally appeared MATT RODRIGUEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

## ACKNOWLEDGMENT

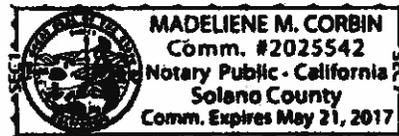
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California  
County of Solano

On March 11, 2015, before me, Madeliene M. Corbin, a Notary Public, personally appeared **MATT RODRIGUEZ** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature: \_\_\_\_\_

Madeliene M. Corbin

(Seal)

PARCEL FOUR (REMAINDER PARCEL)-Exhibit A to Memorandum of Right of First Refusal

ALL OF PARCEL A (2005-0293541) EXCEPTING THEREFROM HEREON ABOVE DESCRIBED PARCEL ONE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL (2005-0293541), DISTANT THEREON SOUTH 47° 56' 00" EAST, 33.08 FEET FROM THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN THE DEED TO THE WEST CONTRA COSTA HEALTH CARE DISTRICT, RECORDED AUGUST 16, 1995, SERIES 95-134333, CONTRA COSTA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL (2005-0293541), THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 47° 56' 00" EAST, 81.90 FEET,
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 90° 00' 40", AN ARC DISTANCE OF 196.37 FEET,
3. SOUTH 42° 04' 40" WEST, 324.16 FEET,
4. NORTH 80° 26' 00" WEST, 36.30 FEET,
5. NORTH 73° 11' 00" WEST, 102.30 FEET,
6. NORTH 39° 11' 00" WEST, 64.02 FEET,
7. NORTH 82° 41' 00" WEST, 36.30 FEET AND
8. SOUTH 80° 49' 00" WEST, 29.02 FEET;

THENCE LEAVING SAID EXTERIOR BOUNDARY, NORTH 40° 30' 32" EAST, 306.73 FEET;

THENCE NORTH 75° 03' 38" EAST, 26.83 FEET;

THENCE NORTH 43° 43' 25" EAST, 16.39 FEET;

THENCE NORTH 86° 13' 19" EAST, 18.36 FEET;

THENCE NORTH 55° 59' 21" EAST, 50.78 FEET;

THENCE NORTH 42° 04' 00" EAST, 62.32 FEET;

THENCE NORTH 21° 21' 06" EAST, 11.82 FEET;

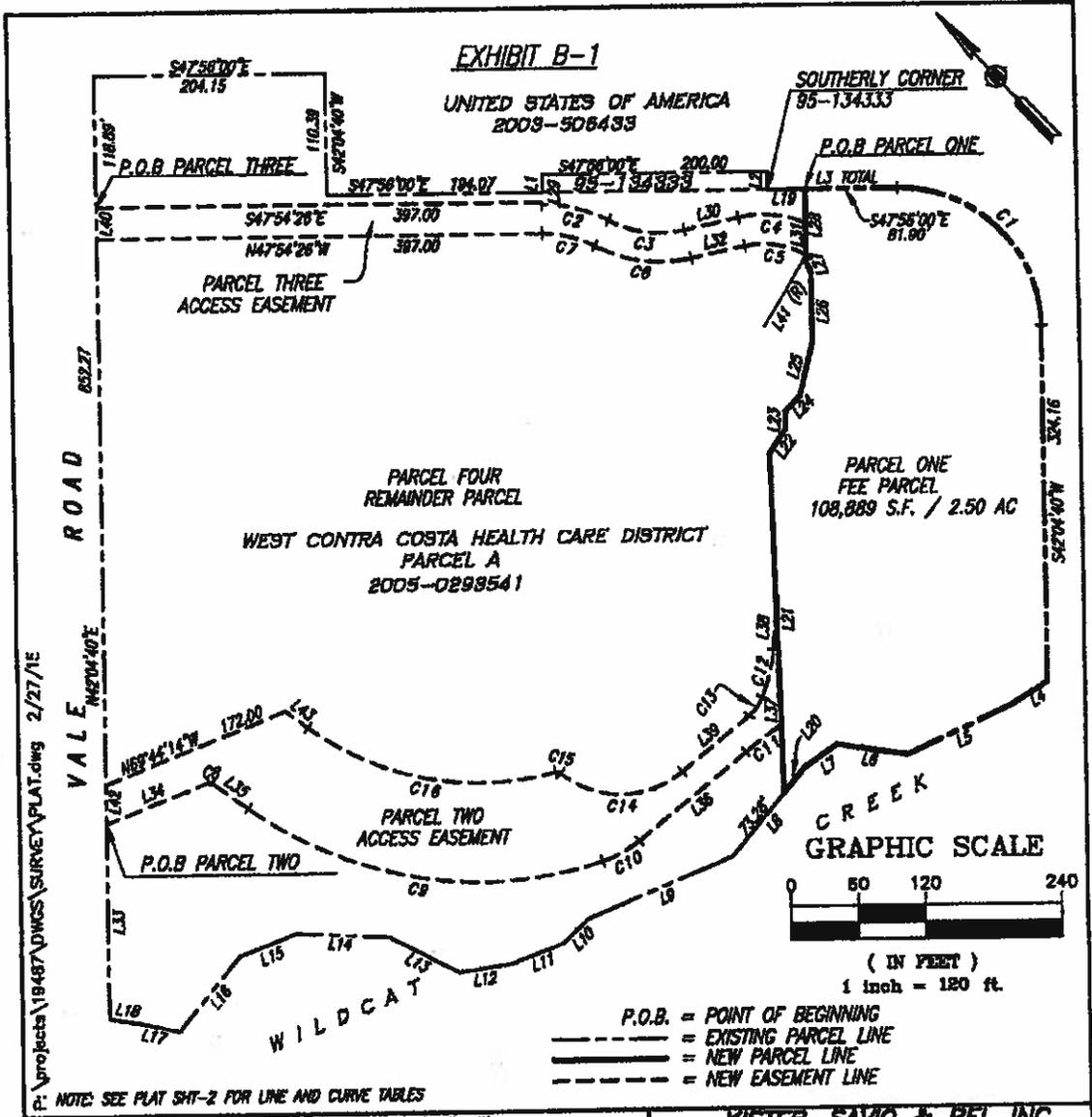
THENCE NORTH 42° 04' 00" EAST, 64.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B-1 AND B-2 ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART OF THIS DESCRIPTION.



*Patrick M. Rei*

March 12, 2015



|                    |  |  |  |
|--------------------|--|--|--|
| REFERENCE<br>17184 | DESCRIPTION<br><b>PLAT TO ACCOMPANY LEGAL DESCRIPTION<br/>DOCTORS MEDICAL CENTER PARCELS</b> | <b>KISTER, SAVIO &amp; REI, INC</b><br>LAND SURVEYORS - CIVIL ENGINEERS<br>125 SAN PABLO AVENUE<br>SAN PABLO, CA 94884<br>PHONE (910) 222-4020      FAX (910) 222-3718 |  |
|                    | SAN PABLO      CALIFORNIA  | FOR: CITY OF SAN PABLO<br>DATE: 2-27-15<br>SCALE: 1" = 120'  | JOB No. 19487<br>DTD No. <b>PLAT SHT-1</b> |

EXHIBIT B-2

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N42°04'00"E | 16.00    |
| L2         | S42°04'00"W | 16.00    |
| L3         | S47°56'00"E | 114.88   |
| L4         | N80°26'00"W | 38.30    |
| L5         | N73°11'00"W | 102.30   |
| L6         | N38°11'00"W | 64.02    |
| L7         | N82°41'00"W | 38.30    |
| L8         | S80°48'00"W | 102.30   |
| L9         | N70°41'00"W | 140.58   |
| L10        | S88°18'00"W | 31.02    |
| L11        | N88°28'00"W | 50.02    |
| L12        | N88°11'00"W | 46.80    |
| L13        | N80°26'00"W | 70.62    |
| L14        | N45°11'00"W | 83.18    |
| L15        | N83°41'00"W | 54.12    |
| L16        | S80°48'00"W | 85.00    |
| L17        | N35°41'00"W | 44.88    |
| L18        | N40°41'00"W | 18.65    |
| L19        | S47°56'00"E | 33.08    |
| L20        | S80°48'00"W | 29.02    |
| L21        | N40°30'38"E | 306.73   |
| L22        | N73°03'38"E | 26.83    |
| L23        | N47°43'25"E | 16.30    |
| L24        | N88°13'19"E | 18.38    |
| L25        | N83°38'21"E | 50.78    |
| L26        | N42°04'00"E | 63.32    |
| L27        | N2°21'08"E  | 11.82    |
| L28        | N42°04'00"E | 64.58    |
| L29        | S42°05'24"W | 2.00     |
| L30        | S80°07'24"E | 48.64    |
| L31        | S42°04'00"W | 28.00    |
| L32        | N80°07'24"W | 48.64    |
| L33        | N42°04'40"E | 175.92   |
| L34        | S82°44'14"E | 88.18    |
| L35        | S11°15'27"E | 38.35    |
| L36        | S87°30'02"E | 123.78   |
| L37        | N40°30'32"E | 103.78   |
| L38        | S48°38'46"W | 37.88    |
| L39        | N87°30'02"W | 77.67    |
| L40        | S42°04'40"W | 28.00    |
| L41 (R)    | N72°02'25"E | 75.00    |
| L42        | S42°04'40"W | 35.55    |
| L43        | N11°15'27"W | 24.54    |

| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| CURVE       | RADIUS | DELTA     | LENGTH |
| C1          | 125.00 | 80°00'40" | 196.37 |
| C2          | 128.00 | 28°07'47" | 61.86  |
| C3          | 88.00  | 40°20'44" | 68.71  |
| C4          | 101.00 | 35°32'33" | 60.89  |
| C5          | 75.00  | 42°30'48" | 58.28  |
| C6          | 125.00 | 40°20'44" | 88.02  |
| C7          | 100.00 | 28°07'47" | 48.10  |
| C8          | 3.00   | 88°28'47" | 3.06   |
| C9          | 350.00 | 54°38'28" | 333.57 |
| C10         | 100.00 | 21°38'13" | 37.78  |
| C11         | 700.00 | 3°15'31"  | 38.81  |
| C12         | 150.00 | 17°11'18" | 45.00  |
| C13         | 40.00  | 28°38'02" | 20.00  |
| C14         | 85.00  | 78°34'28" | 118.05 |
| C15         | 5.00   | 54°48'32" | 4.78   |
| C16         | 260.00 | 57°30'02" | 233.70 |

P:\Projects\19487\DWGS\SURVEY\PLAT.dwg 2/27/15

|                    |  |  |                    |
|--------------------|--|--|--------------------|
| REFERENCE<br>17184 | DESCRIPTION<br>PLAT TO ACCOMPANY LEGAL DESCRIPTION<br>DOCTORS MEDICAL CENTER PARCELS | KISTER, SAVIO & REI, INC<br>LAND SURVEYORS - CIVIL ENGINEERS<br>123 SAN PABLO AVENUE<br>PACIFIC, CA. 94064 |                    |
|                    |  | PHONE (810) 222-4028   | FAX (810) 222-5718 |
| SAN PABLO          |  | CALIFORNIA   |                    |
|                    |  | DATE 2-27-15   | JOB No. 19487      |
|                    |  | SCALE 1" = 120'  | DWG No. PLAT SHT-2 |