

EXHIBIT A

Map of Brooks Island Regional Preserve

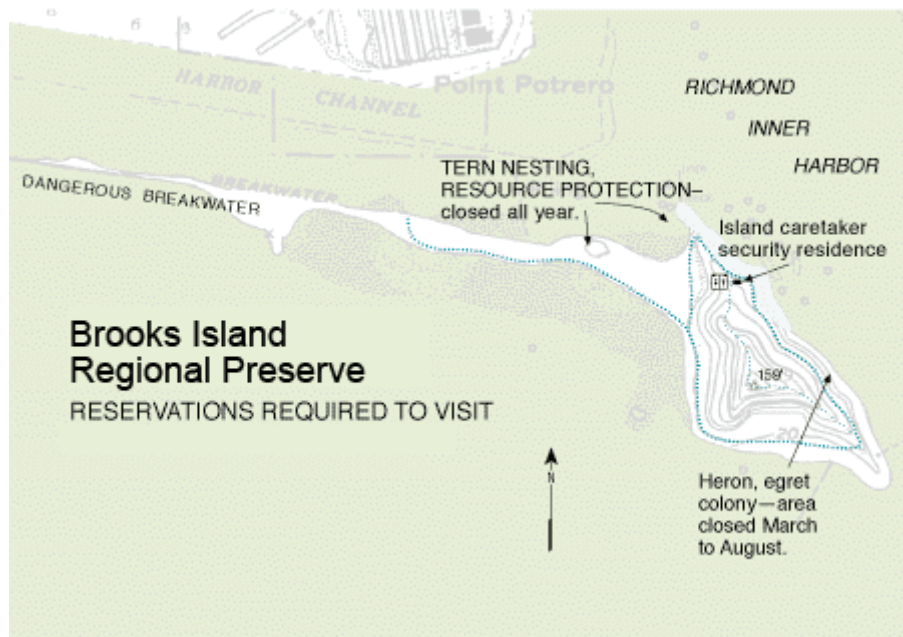


EXHIBIT B
Scope of Services

1. Caretaker shall live on-site at Brooks Island Regional Preserve in residence provided by the District as detailed in Section 6 of this Agreement.
2. Caretaker must provide their own boat (with motor) for travel between the island and the mainland. No transportation will be provided by the District.
3. Caretaker will receive District orientation from the Park Supervisor regarding specific security responsibilities in addition to general maintenance duties at the Premises.
4. Caretaker will develop a positive relationship with District staff.
5. Caretaker shall provide security services and protect the Island and the Island resources.
6. Caretaker shall monitor visitor compliance with District rules and regulations. Caretaker shall contact boaters, windsurfers or sailboarders only when they land on the island to inform them of violations. Caretaker shall call in description of boaters to park staff if they disturb the water near the nesting site.

All visitor activities are subject to the provisions of the District's Ordinance 38. Visitors are also subject to special rules as provided in the information booklet for public access to the Island.

In the case of abuse of the Island, unsafe actions on the part of any person(s), or violation of any District ordinance or rule, Caretaker will courteously and respectfully point out such abuse or unsafe action to the person(s) committing them and to request that they refrain from so doing. In the case of any continuing violations, the matter should be referred to a Public Safety Officer and the Park Supervisor. In the event of an emergency, the Caretaker shall provide aid and/or assist the public to their level of expertise and notify Public Safety Dispatch and the Park Supervisor ASAP.

7. Caretaker shall at all times during the term of this Agreement maintain the Island and all improvements therein in a clean, safe, wholesome and sanitary condition, recognizing this is a bay island environment, subject to tidal action and beach debris. Caretaker must refrain from accumulation of additional trash, debris, old boats, etc. during agreement term.

8. Caretaker is responsible for obtaining the reservations scheduled on the Island. Caretaker shall call the Recreation Department Secretary on Wednesdays to get tour information for the following seven day period so they know when to expect legitimate visits. When a District Naturalist leads the tour group, Caretaker does not have to accompany the group but should be there to meet the group. If asked, the Caretaker should give information about what it is like to live on the Island. Caretaker may have to lead tour groups when a Naturalist is not available. At such time, Caretaker shall meet tour group when they arrive, welcome them to the East Bay Regional Park District Facility and interpret Island resources and history based on their knowledge and expertise.
9. Caretaker will provide a written monthly narrative and attendance report, detailing legitimate and prohibited visitors, to the Park Supervisor.
10. Caretaker shall undertake special projects and/or scientific research projects in accordance with the expertise and interest of the Caretaker at the request of the Park Supervisor or other District staff. See Exhibit "D".
11. Mowing. Caretaker shall mow single track trails to a width no greater than 48 inches, about two mower-widths. At the top of the hill, mow an area 8' to 10' around the picnic table. At the tern observation bluff, keep the area clear around the picnic table and chemical toilets. Other locations that have been identified by the Park Supervisor and are used as a group gathering/speaking spot, mow up to an 8' diameter circle. All other park areas shall be left in their natural state.

Caretaker to keep the vegetation mowed/cleared a minimum of 10' and a maximum of 15' around the residence except in the front of the house and storage containers where the area should be kept clear up the chemical toilets.
12. Chemical toilets. Caretaker shall maintain and keep chemical toilets clean and stocked with toilet paper. Caretaker shall also pump out the chemical toilet pots on a regular basis. Park Supervisor will show the Caretaker how and where this can be done.
13. Personal property that is not being actively used by caretaker may not be stored on the island.
14. Except on Saturdays and Sundays, Caretaker is permitted to leave the island up to three times per week, on weekdays, for approximately four hours to purchase supplies or to

take care of other business. Caretaker is not permitted to leave the Island on weekend days unless it is an emergency. Any longer period of time off the island must be requested and receive written approval from the Park Supervisor thirty days prior to the departure.

EXHIBIT C
District Responsibilities

1. The District is responsible for the following:
 - a. Providing and maintaining all signs.
 - b. Providing cleaning supplies and toilet paper for maintenance of the public chemical toilets.
 - c. Providing bottled drinking water.
 - d. Providing diesel fuel for the generator and annual maintenance service.
 - e. Providing a gas powered push mower.
 - f. Providing access to the Richmond Marina Boat Launch parking lot.

2. Capital Project funds for any development, improvements on the residence or other enhancements desired by the District.

3. Police and fire functions.

4. Park maintenance and operations other than specified in Exhibit B.

5. Development of the policies to operate the Island as a facility of the District.

6. Information booklet, a copy of Ordinance 38 and manuals for operation of diesel generator, electrical system, water system, and composting toilet.

7. Reservations information.

8. Emergency back-up boat with District staff provided to the Caretaker within 24 hours of notice that back-up boat is required.

9. Expenses shall be reimbursed for an approved list of expenditures which include:
 - a. Gasoline, oil, and maintenance for the lawn mower.
 - b. Replacement parts for District equipment.
 - c. Petty cash items for Island operation as requested by the Park Supervisor.

All expenses are to be paid at cost and are to be supported by original receipts.

10. District shall provide all public tours and programs with a District Naturalist. If a Naturalist is not available to lead the tour, the caretaker may be called upon to provide the tour. See Exhibit B #4.

11. District shall arrange, organize, work with, and supervise all volunteers on Island projects. All groups will be directed to do their cleanup effort on the sand spit, past the breach. Caretaker may not offer to help remove collected trash from the spit. Supervisor may ask Caretaker to check cleanup area and report if the collected trash has been hauled off.

12. Park Supervisor will make site visits to inspect the island and residence on a semi-regular basis.

Exhibit D
Projects of Scientific, Natural Resource and/or Historic Nature

1. Projects of a scientific, research, or conservation nature may be proposed by the District or the Caretaker with the approval of the District.
2. Projects of a scientific nature which are approved by the District may be funded by the District. However, any funded projects will include a procedure for review and reporting of results.
3. Projects not funded by the District may be pursued provided they do not conflict with the District purposes on the Island and do not interfere with the Caretaker activities performed for the District.
4. District shall have the right to direct the abandonment or indefinitely postpone projects at any time. In such event, District shall give written notice of such abandonment. In the event of abandonment prior to completion of a project, the Caretaker shall have the right to expend reasonable additional time to assemble work in progress for the purpose of proper filing and closing the project. Prior to expending such time for a District funded project, the Caretaker shall present to the District a complete report of said proposed closure and its costs, and the District may approve all or any part of said expense.