



2014312541

12/23/2014 09:50 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY  
PATRICK O'CONNELL  
RECORDING FEE: 0.00**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

City of San Leandro  
835 E. 14<sup>th</sup> Street  
San Leandro, CA 94577  
Attn: City Clerk

EXEMPT FROM RECORDING FEES PER  
GOVERNMENT CODE §§6103, 27383



14 PGS

Q3  
14  
JH

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

APN: Portion of 075-0047-007-00,  
075-0047-002-00, 075-0047-003-02

**IRREVOCABLE OFFER OF DEDICATION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHANG INCOME PROPERTY PARTNERSHIP, LP, SAN LEANDRO LAND SERIES (R1), A DELAWARE LIMITED PARTNERSHIP**, herein after called GRANTOR, hereby grants to the City of San Leandro, a charter city formed under the laws of the State of California, an Irrevocable Offer of Dedication, and to the PUBLIC IN GENERAL, a right-of-way easement interest for public purposes in the real property, and all public utility facilities located on or under the real property, described below, including but not limited to for street and road purposes, over and across the hereinafter described real property in the City of San Leandro, County of Alameda, State of California.

SEE ATTACHED EXHIBIT "A"

This Irrevocable Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Council of the City of San Leandro.

This Irrevocable Offer of Dedication shall convey to the City of San Leandro upon its acceptance, a superior right over any facility or facilities located within or under the aforementioned parcel of land. The above-described real property shall be kept open, clear and free from building or structures of any kind.

This Irrevocable Offer of Dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9 of the Streets and Highways Code of the State of California.

This Irrevocable Offer of Dedication shall be irrevocable and shall be binding on GRANTOR, his heirs, executors, administrators, successors and assigns. The term, GRANTOR, as used herein shall include the plural as well as the singular number and the word "he" shall include the feminine and neuter gender as the case may be.

IN WITNESS WHEREOF, the GRANTOR has properly executed, and the City has hereby accepted,

this Dedication as follows:

OWNER:

Date:

9/23/14



M. Gary Wong,

Chang Income Property Partnership, LP, San Leandro  
Land Series (R1), a Delaware Limited Partnership

CITY OF SAN LEANDRO:

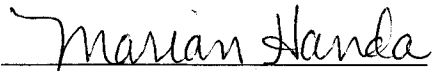
Date:

10/6/14



Chris Zapata, City Manager

ATTEST:



Marian Handa, City Clerk

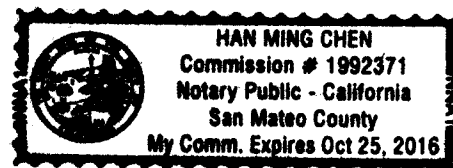
STATE OF CALIFORNIA     )  
  ) ss:  
COUNTY OF SAN MATEO    )

On Sept. 23, 2014 before me, Han Ming Chen, a  
Notary public personally appeared M. Gary Wong, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) 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 [Signature] (Seal)



STATE OF CALIFORNIA     )  
  ) ss:  
COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_, a  
\_\_\_\_\_ personally appeared \_\_\_\_\_, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) 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.

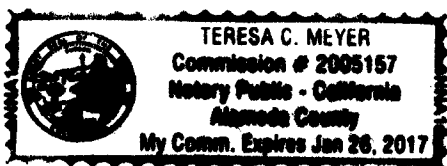
Signature \_\_\_\_\_ (Seal)

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )  
 ) ss.  
County of Alameda )

On OCTOBER 6, 2014 before me, TERESA C. MEYER, NOTARY PUBLIC,  
personally appeared CHRIS ZAPATA, CITY MANAGER

My commission number is 2005157.



My commission expires on January 26, 2017.

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.

Teresa C. Meyer  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Irrevocable Offer of Dedication

Document Date: October 6, 2014

Number of Pages: 2

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Exhibit "A"

Legal Description of Right-of Way and Plat Accompanying Description

SUBSTITUTION OF LEGIBLE ORIGINAL DOCUMENT

(GOVERNMENT CODE 27361.7)

I DECLARE UNDER PENALTY OF PERJURY THAT THIS  
HANDWRITTEN/TYPEWRITTEN LEGIBLE COPY  
IS A TRUE COPY OF THE ORIGINAL PAGE(S)

DATE: 10-1-79

SIGNATURE 

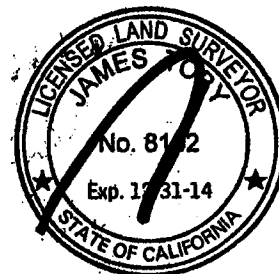
PRINT NAME Jim T. by

**Legal Description**  
**Martinez Street Vacation**  
**(Between West Estudillo Avenue and Thornton Street)**

Real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of Martinez Street, 80 feet in width, as said street is shown on "Map of the Town of San Leandro", filed February 27, 1855 in Map Book 2 at Page 43, Alameda County Records, more particularly described as follows:

**Beginning** at the intersection of the Northern line of Thornton Street, 60 feet in width, as said street is shown on said map, with the Western line of said Martinez Street; thence along said Western line, North 28° 00'00" West, 1462.68 feet to the centerline of West Estudillo Avenue, as said avenue is shown on said map; thence along last said line, North 62°00'00" East, 40.00 feet to the centerline line of said Martinez Street; thence along last said line, South 28°00'00" East, 1462.68 feet to said Northern line of Thornton Street; thence along last said line, South 62°00'00" West, 40.00 feet to the **Point of Beginning**.

Containing 58,507 square feet, more or less.



9-02-14



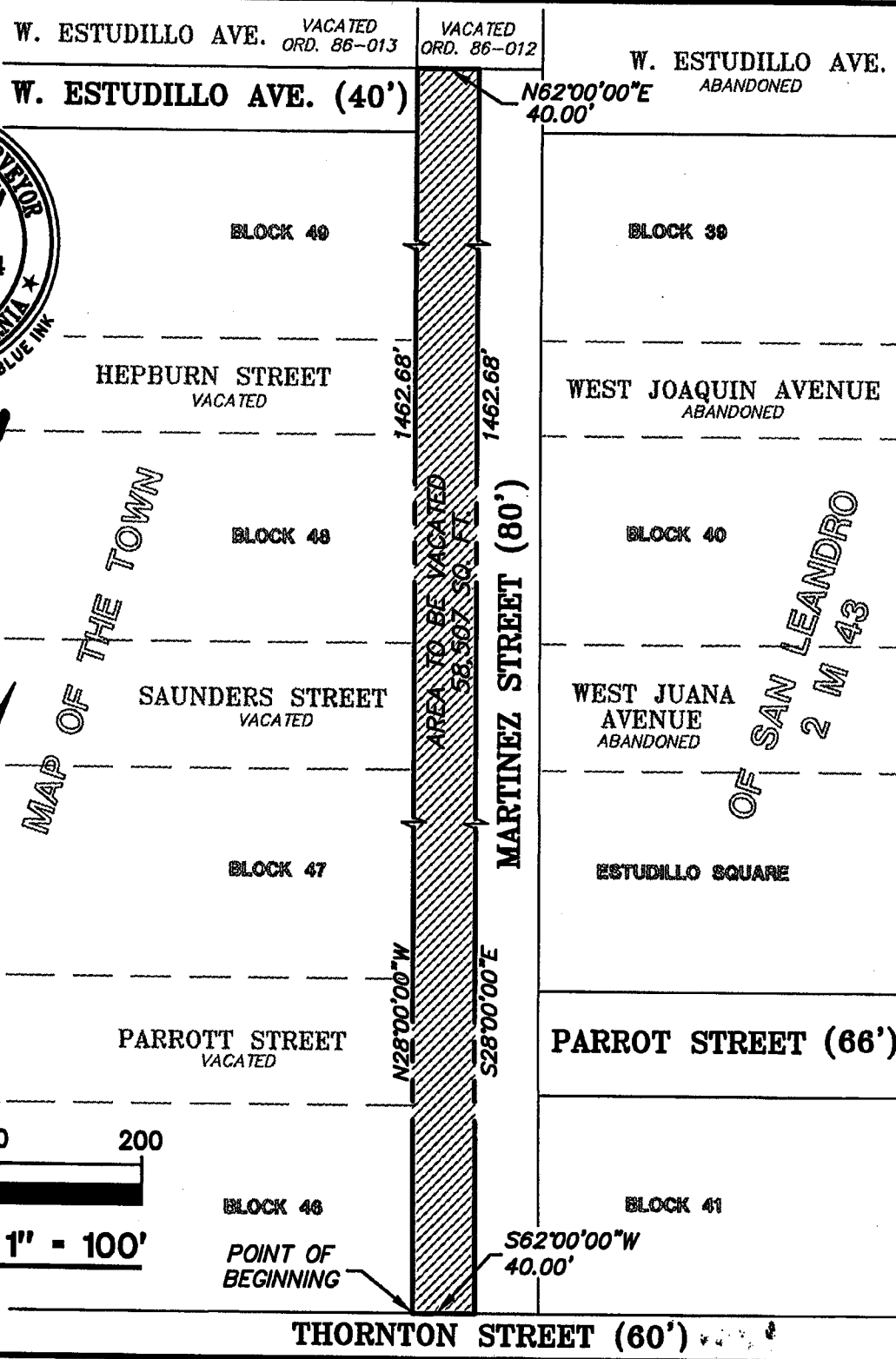
4-20-77



MAP OF THE TOWN



SCALE: 1" = 100'



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 2495 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CALIFORNIA 94545  
 (510) 887-4086  
 FAX (510) 887-3019  
 WWW.LEABRAZE.COM

**PROPOSED VACATION EXHIBIT  
 MARTINEZ STREET  
 SAN LEANDRO, CALIFORNIA  
 THORNTON STREET TO WEST ESTUDILLO AVENUE**

AUGUST 2013

DRAWN BY: PCW/MT

JOB NO. 2070219



**Legal Description**  
**West Estudillo Avenue Vacation**  
**(Between Martinez Street and Alvarado Street)**

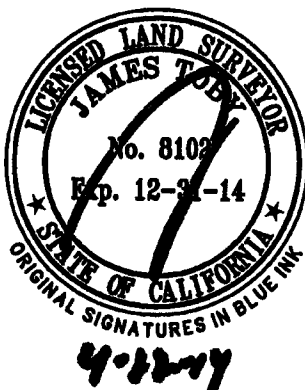
Real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of West Estudillo Avenue (formerly Ward Street), 80 feet in width, as said street is shown on "Map of the Town of San Leandro", filed February 27, 1855 in Map Book 2 at Page 43, Alameda County Records, more particularly described as follows:

**Beginning** at the intersection of the Western line of Martinez Street, 80 feet in width, as said street is shown on said map, with the Southern line of said West Estudillo Avenue; thence along last said line South 62°00'00" West, 280.00 feet to the most Northern corner of the lands of the City of San Leandro as described in Grant Deed recorded October 12, 1988 as Document No. 88-257044; thence leaving last said line, North 36°36'56" West, 40.46 feet to the centerline of said West Estudillo Avenue; thence along said centerline, North 62°00'00" East, 286.06 feet to the Northerly prolongation of said Western line of said Martinez Street; thence along said Northerly prolongation, South 28°00'00" East, 40.00 feet to the **Point of Beginning**.

Containing 11,321 square feet, more or less.



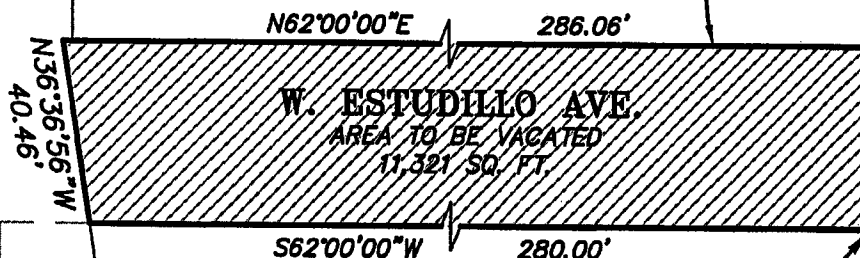
4-12-79



MAP OF THE TOWN  
OF SAN LEANDRO  
2 M 43 BLOCK 50

VACATED  
ORDINANCE NO. 86-013

VACATED  
ORDINANCE NO.  
86-012



ALVARADO STREET

LANDS OF CITY OF SAN LEANDRO  
DEED DOC. NO. 88-257044

LANDS OF CHANGE INCOME PROPERTY  
PARTNERSHIP, LP  
DEED DOC. NO. 2004237927

BLOCK 49



SCALE: 1" = 40'

POINT OF  
BEGINNING

(.08) STREET MARTINEZ  
S28°00'00"E  
40.00'



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FAX (510) 887-3019  
WWW.LEABRAZE.COM

PROPOSED VACATION EXHIBIT  
WEST ESTUDILLO AVENUE  
SAN LEANDRO, CALIFORNIA

AUGUST 2013

DRAWN BY: PCW/MT

JOB NO. 2070219

**Legal Description  
Martinez Street Vacation**

Real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of Martinez Street, 80 feet in width, as said street is shown on "Map of the Town of San Leandro", filed February 27, 1855 in Map Book 2 at Page 43, Alameda County Records, more particularly described as follows:

**Beginning** at the intersection of the Northern line of Thornton Street, 60 feet in width, as said street is shown on said map, with the Eastern line of said Martinez Street; thence along said Northern line of Thornton Street, South 62°00'00" West, 40.00 feet to the centerline of said Martinez Street, thence along said centerline, North 28° 00'00" West, 205.00 feet to a point distant South 62°00'00" West, 40.00 feet from the most Northern corner of the Lands of Westlake Infrastructure, LLC as described in Grant Deed Document No. 2013233746 recorded July 8, 2013, Alameda County Records; thence leaving last said line, North 62°00'00" East, 40.00 feet to said Northern corner of said lands, said point being on said Eastern line of Martinez Street; thence along last said line South 28°00'00" East, 205.00 feet to the **Point of Beginning**.

Containing 8,200 square feet, more or less.



4-46-17



4-22-19

MAP OF THE  
TOWN OF SAN  
LEANDRO  
2 MAPS 43

BLOCK 46

MARTINEZ STREET (80')

CENTERLINE

N62°00'00"E

40.00'

205.00'

N28°00'00"W

205.00'

AREA TO BE VACATED  
8,200 SQ. FT.

205.00'

S28°00'00"E

LANDS OF WESTLAKE  
INFRASTRUCTURE LLC  
DEED DOC. NO.  
2013233746

S62°00'00"W

40.00'

POINT OF  
BEGINNING



SCALE: 1" = 40'

THORNTON STREET (60')



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PROPOSED VACATION EXHIBIT  
MARTINEZ STREET  
SAN LEANDRO, CALIFORNIA

AUGUST 2013

DRAWN BY: PCW/MT

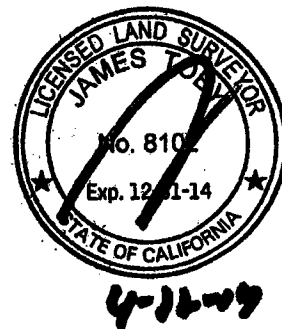
JOB NO. 2070219

**Legal Description**  
**Quitclaim of Lands of City of**  
**San Leandro (Doc. 81-037627)**

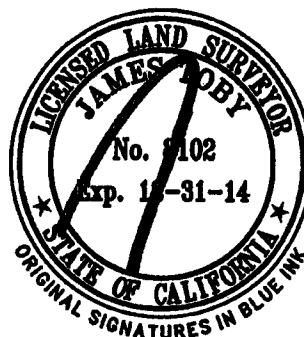
Real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of Lot I, Block 46 as shown on "Map of the Town of San Leandro", filed February 27, 1855 in Map Book 2 at Page 43, Alameda County Records, also being all of the lands granted to the City of San Leandro in Grant Deed recorded March 11, 198 in Deed Document No. 81-037627, more particularly described as follows:

**Beginning** at the intersection of the Southwestern line of line of Martinez Street with the Northwestern line of Thornton Street as said streets are shown on said map; thence along said Northwestern line of Thornton Street, South 62°00'00" West, 4.75 feet to the Northeastern line of the 100 foot wide right-of-way of the Southern Pacific Railroad; thence along last said line, North 42°00'42" West, 2.33 feet to the beginning of a non-tangent curve to the left with a radius of 21.50 feet, a radial line to said point bears South 54°28'54" East; thence along said curve, through a central angle of 17°23'18", a distance of 6.52 feet to said Southwestern line of Martinez Street; thence along last said line, South 28°00'00" East, 6.00 feet to the **Point of Beginning**.

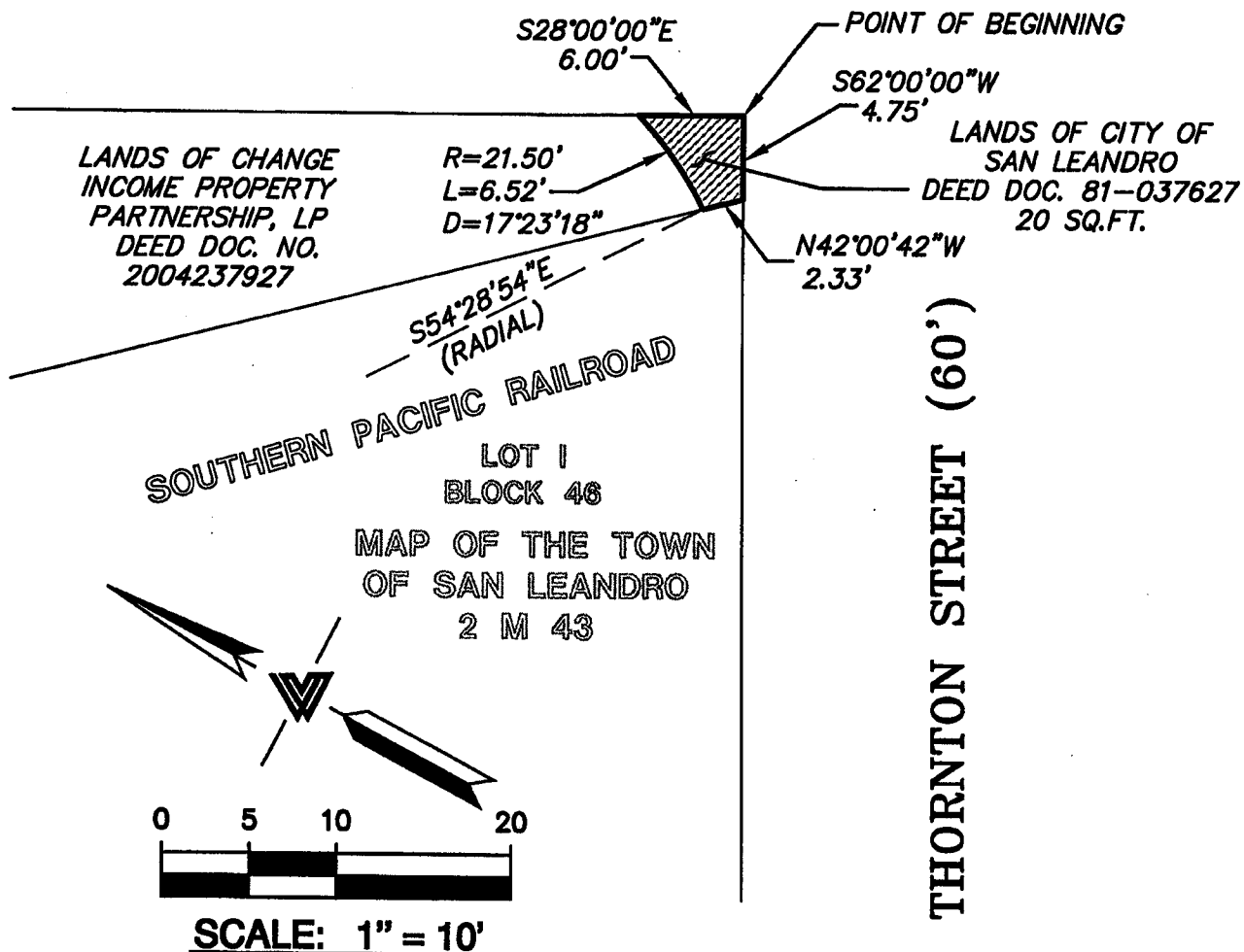
Containing 20 square feet, more or less.



MARTINEZ STREET (80')



4-7-13



**LEA & BRAZE ENGINEERING, INC.**

CIVIL ENGINEERS • LAND SURVEYORS

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FAX (510) 887-3019  
WWW.LEABRAZE.COM

**PROPOSED QUITCLAIM OF  
THE LANDS OF  
THE CITY OF SAN LEANDRO  
(DOC. 81-037627)  
SAN LEANDRO, CALIFORNIA**

AUGUST 2013

DRAWN BY: MT

JOB NO. 2070219