

RECORDING REQUESTED BY  
SLTC, LLC

**AND WHEN RECORDED MAIL TO:**

Westlake Urban, Inc.  
520 S. El Camino Real, 9<sup>th</sup> Floor  
San Mateo, CA 94402-1722  
Attn: Sunny Tong, Managing Director

**EXHIBIT "A"**  
**LEGISTAR**  
**FILE 17-615**

A.P.N. Number: 075-0047-053-001,  
075-0047-053-002, 075-0047-054-  
003, 075-0047-054-004, and 075-  
0047-057-002

Space Above This Line for Recorder's Use Only

The Undersigned Grantor(s) Declare(s):  
DOCUMENTARY TRANSFER TAX \$ 0 – no monetary consideration

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The CITY OF SAN LEANDRO, a municipal corporation (the "**City**"), does hereby remise, release and forever quitclaim to SLTC, LLC, a California Limited Liability Company, any and all of the City's right, title and interest, including any easement and right-of-way interests, in and to that certain real property located in the City of San Leandro, County of Alameda, State of California more particularly described on Exhibit A and depicted in Exhibit B attached hereto, as reserved in City Council Ordinance No. 2014-014 for Public Utility purposes, with said Ordinance recorded on December 23, 2014 as Series No. 2014312540, and as offered and accepted as an Irrevocable Offer of Dedication recorded on December 23, 2014 as Series No. 2014312541, Alameda County official records.

Dated: \_\_\_\_\_, 2017

CITY OF SAN LEANDRO,  
a municipal corporation

By: \_\_\_\_\_  
Chris Zapata, City Manager

Approved as to Form:

By: \_\_\_\_\_  
Richard Pio Roda, City Attorney

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 )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, 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)

**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  $62^{\circ}00'00''$  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  $36^{\circ}36'56''$  West, 40.46 feet to the centerline of said West Estudillo Avenue; thence along said centerline, North  $62^{\circ}00'00''$  East, 286.06 feet to the Northerly prolongation of said Western line of said Martinez Street; thence along said Northerly prolongation, South  $28^{\circ}00'00''$  East, 40.00 feet to the **Point of Beginning**.

Containing 11,321 square feet, more or less.



11-30-17

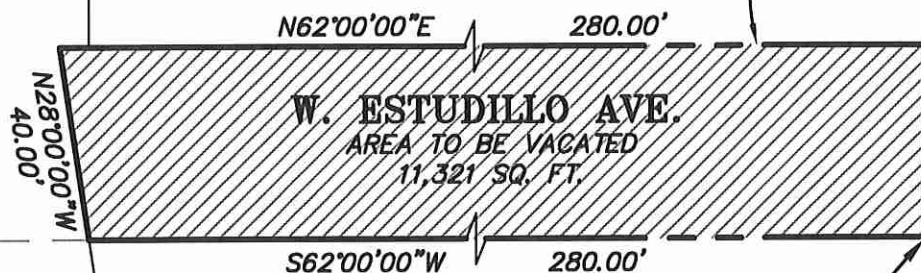


11-30-17

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

VACATED  
ORDINANCE NO.  
86-012

VACATED  
ORDINANCE NO. 86-013



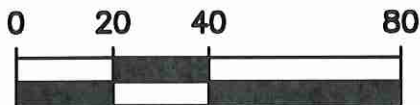
(,08) (80)  
MARTINEZ STREET  
S28°00'00\"/>

ALVARADO STREET

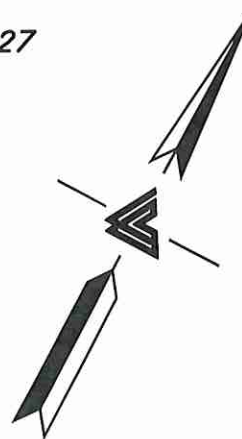
LANDS OF CITY OF SAN LEANDRO  
DEED DOC. NO. 88-257044

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

BLOCK 49



SCALE: 1" = 40'



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  
WEST ESTUDILLO AVENUE  
SAN LEANDRO, CALIFORNIA

FEB. 2015

DRAWN BY: M.J. WALTERS/MT JOB NO. 2070219

**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.



11-30-17



W. ESTUDILLO AVE. VACATED  
ORD. 86-013

VACATED  
ORD. 86-012

W. ESTUDILLO AVE.  
ABANDONED

W. ESTUDILLO AVE. (40')

N62°00'00"E  
40.00'



11-30-17

BLOCK 49

BLOCK 39

HEPBURN STREET  
VACATED

WEST JOAQUIN AVENUE  
ABANDONED

1462.68'

1462.68'

BLOCK 48

BLOCK 40

SAUNDERS STREET  
VACATED

WEST JUANA  
AVENUE  
ABANDONED

AREA TO BE VACATED  
58,507 SQ. FT.

MARTINEZ STREET (80')

OF SAN LEANDRO  
2 M 43

BLOCK 47

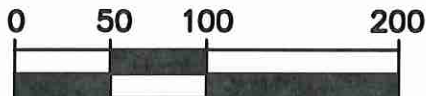
ESTUDILLO SQUARE

PARROTT STREET  
VACATED

PARROT STREET (66')

N28°00'00"W

S28°00'00"E



SCALE: 1" = 100'

BLOCK 46

BLOCK 41

POINT OF  
BEGINNING

S62°00'00"W  
40.00'

THORNTON STREET (60')



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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**  
**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.



11-30-17



11-30-17

MAP OF THE  
TOWN OF SAN  
LEANDRO  
2 MAPS 43

BLOCK 46

MARTINEZ STREET (80')

CENTERLINE

N62°00'00"E

40.00'

205.00'

AREA TO BE VACATED  
8,200 SQ. FT.

205.00'

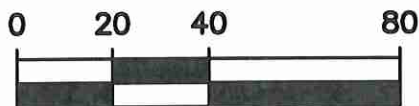
N28°00'00"W

S28°00'00"E

S62°00'00"W  
40.00'

LANDS OF WESTLAKE  
INFRASTRUCTURE LLC  
DEED DOC. NO.  
2013233746

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, 1981 in Deed Document No. 81-037627, more particularly described as follows:

**Beginning** at the intersection of the Southwestern 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.

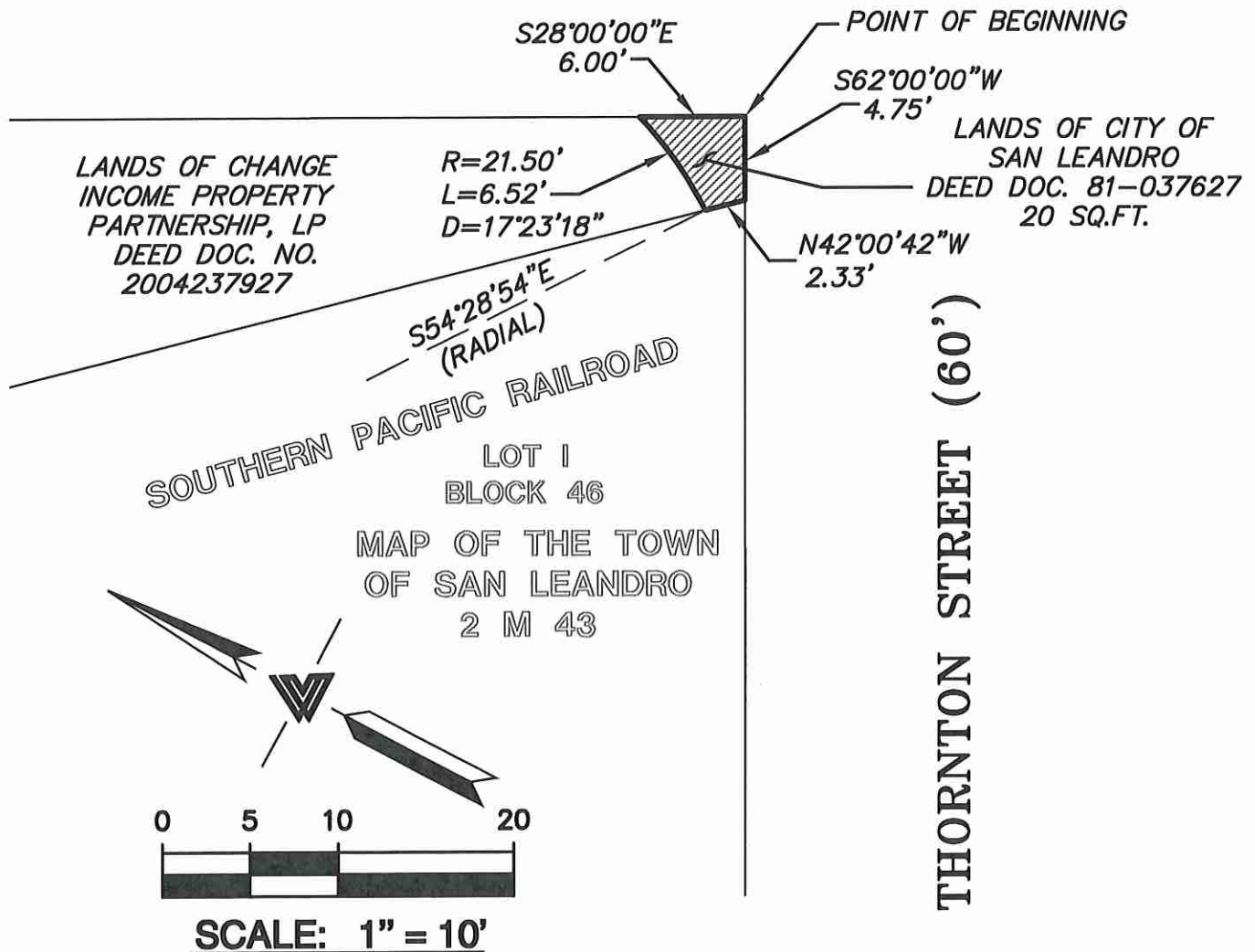


11-30-17



11-30-17

## MARTINEZ STREET (80')



**LEA & BRAZE ENGINEERING, INC.**

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**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