

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Recording Fee \$0 (Govt Code § 27383)
Document Transfer Tax \$0 (Rev & Tax Code § 11922)

Portions of State Parcel F (APN 3721-015A), (space above line for Recorder’s use only)
75 Natoma (APN 3721-031), 546 Howard (APN 3721-016),
564 Howard (APN 3721-019), 568 Howard (APN 3721-020),
and 77-79 Natoma (APN 3721-029)

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the TRANSBAY JOINT POWERS AUTHORITY, a joint powers agency created under California Government Code Sections 6500 et seq. (“Grantor”), hereby grants to _____ (“Grantee”), all of its right, title and interest in and to the real property located in the City and County of San Francisco, State of California, described on Exhibit A attached hereto and made a part hereof (“Land”).

TOGETHER WITH all improvements and fixtures located on or in the Land, including any and all buildings and structures located on or in the Land (collectively, “Improvements”), but excluding the improvements constructed by the TJPA on the Land relating to the Transbay Transit Center Program, as further described in the EASEMENTS FOR TRANSBAY SUBSURFACE FACILITIES AND TRANSBAY VENTING FACILITIES, recorded herewith, the ownership and authority for which is retained by the TJPA;

AND TOGETHER WITH any and all of the rights, privileges, and easements incidental or appurtenant to the Land or Improvements, including any and all minerals, oil, gas, and other hydrocarbon substances on and under the Land, as well as any and all development rights, air rights, water, water rights, riparian rights, and water stock relating to the Land, and any and all easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Land or Improvements (collectively, “Appurtenances”).

The Land, the Improvements, and the Appurtenances are collectively referred to as the “**Transbay Parcel F Property.**”

The right, title, and interest in the Transbay Parcel F Property conveyed by Grantor to Grantee shall be expressly subject to the reservations and restrictions described in the following documents recorded herewith: (a) PARCEL F RESERVATION AGREEMENT, (b) EASEMENTS FOR TRANSBAY SUBSURFACE FACILITIES AND TRANSBAY VENTING FACILITIES, (c) PARCEL F PEDESTRIAN BRIDGE EASEMENT AGREEMENT, and (d) PARCEL F BUS RAMP EASEMENT AGREEMENT (collectively, “**TJPA Retained Property**”).

GRANTOR:

TRANSBAY JOINT POWERS AUTHORITY

By: _____

Name: Maria Ayerdi-Kaplan

Its: Executive Director

APPROVED AS TO FORM:

By: _____

Counsel for the TJPA

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 _____)

County of _____)

On _____, 2015, before me, _____, 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)

EXHIBIT A

Legal Description of Parcel F

[see attached]

TRANSBAY PARCEL F PROPERTY
PERIMETER DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING ALL OF THAT PARCEL OF LAND CONVEYED TO THE TRANSBAY JOINT POWERS AUTHORITY BY GRANT DEED RECORDED APRIL 10, 2009 IN OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO UNDER DOCUMENT NO. 2009-I745633-00, TOGETHER WITH A PORTION OF PARCELS ONE THROUGH 3, INCLUSIVE, OF LAND CONVEYED TO THE TRANSBAY JOINT POWERS AUTHORITY BY DIRECTOR'S DEED (QUITCLAIM) RECORDED AUGUST 9, 2010 IN OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO UNDER DOCUMENT NO. 2010-J017202-00, A PORTION OF THAT PARCEL OF LAND CONVEYED TO THE TRANSBAY JOINT POWERS AUTHORITY BY GRANT DEED RECORDED DECEMBER 16, 2008 IN OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO UNDER DOCUMENT NO. 2008-I694632-00, AND A PORTION OF THOSE PARCELS OF LAND CONDEMNED TO THE TRANSBAY JOINT POWERS AUTHORITY BY ORDER OF CONDEMNATION IN OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO UNDER DOCUMENT NO. 2014-J925707-00, ALL BEING SITUATED IN 100 VARA BLOCK NO. 347 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF NATOMA STREET, DISTANT THEREON 225.59 FEET, MORE OR LESS, NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SECOND STREET, SAID POINT BEING THE MOST EASTERLY EDGE OF RAMP, AS CONSTRUCTED; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF NATOMA STREET NORTH $46^{\circ}18'10''$ EAST 287.41 FEET, TO THE NORTHERNMOST CORNER OF SAID PARCEL 2 (2010-J017202); THENCE LEAVING SAID SOUTHEASTERLY LINE OF NATOMA STREET AND ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 SOUTH $43^{\circ}41'50''$ EAST 50.00 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH $46^{\circ}18'10''$ WEST 90.00 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3 (2010-J017202) AND THE NORTHEASTERLY LINE OF THAT SAID CERTAIN PARCEL OF LAND CONVEYED BY DEED UNDER DOCUMENT NO. 2009-I745633-00 SOUTH $43^{\circ}41'50''$ EAST 115.17 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF HOWARD STREET, SAID POINT PERPENDICULARLY DISTANT 423.00 FEET, MORE OR LESS, NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SECOND STREET; THENCE ALONG SAID NORTHWESTERLY LINE OF HOWARD STREET SOUTH $46^{\circ}18'10''$ WEST 128.90 FEET MORE OR LESS, TO THE MOST NORTHEASTERLY EDGE OF RAMP, AS CONSTRUCTED; THENCE ALONG SAID EDGE OF RAMP, IN ALL OF ITS COURSES, WESTERLY ALONG A CURVE FROM WHICH THE RADIUS BEARS SOUTH $19^{\circ}36'03''$ WEST, HAVING A RADIUS OF 2274.00 FEET, THROUGH A SUBTENDED ARC OF $1^{\circ}14'51''$ AN ARC LENGTH OF 49.51 FEET; THENCE ALONG A NON-TANGENT CURVE FROM WHICH THE RADIUS BEARS NORTH $33^{\circ}15'06''$ EAST, HAVING A RADIUS OF 92.33 FEET, THROUGH A SUBTENDED ARC OF $15^{\circ}56'56''$, AN ARC LENGTH OF 25.70 FEET; THENCE NORTH $72^{\circ}41'50''$ WEST 16.91 FEET; THENCE ALONG A NON-TANGENT CURVE FROM WHICH THE RADIUS BEARS SOUTH $21^{\circ}54'53''$ WEST, HAVING A RADIUS OF 2274.00 FEET, THROUGH A SUBTENDED ARC OF $1^{\circ}11'07''$, AN ARC DISTANCE OF 47.04 FEET; THENCE ALONG A TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, THROUGH A SUBTENDED ARC OF $16^{\circ}33'18''$, AN ARC DISTANCE OF 40.45 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
BEING A PORTION OF ASSESSOR'S BLOCK NO. 3721
COMPRISING 32,015 SQUARE FEET, MORE OR LESS

ALL BEARINGS, STREETS AND STREET LINES HEREINABOVE MENTIONED ARE IN ACCORDANCE WITH THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY NO. 6428", FILED MAY 31, 2012 IN OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, UNDER DOCUMENT NO. 2012J423945, IN BOOK EE OF SURVEY MAPS, AT PAGES 19 THROUGH 27, INCLUSIVE

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

PRELIMINARY

TODD A. TILLOTSON
L.S. NO. 8593
LICENSE EXPIRES 12/31/15

DATE: _____