

**RECORDING REQUESTED BY
& WHEN RECORDED MAIL TO:**

Edward Shaffer
Archer Norris
2033 North Main Street
Walnut Creek, CA 94596

APN: 417-90-022

(Space Above This Line For Recorder's Use Only)

The undersigned Grantor(s) declare(s):
Documentary transfer tax is \$ -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens &
encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Pablo
(X) Realty not sold.

CITY OF SAN PABLO QUITCLAIM DEED (ROFR)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of San Pablo, a municipal corporation ("**Grantor**") does hereby remise, release and forever quitclaim to West Contra Costa Healthcare District, a political subdivision of the State of California ("**Grantee**"), all right, title and interest of Grantor in and to that certain Memorandum of Right of First Refusal ("**ROFR**") dated as of March 13, 2015 and recorded on March 13, 2015 as Recorder's Serial Number 2015-45662 in the Official Records of Contra Costa County, as to option rights in that certain real property located in the City of San Pablo, County of Contra Costa, State of California legally described in **Exhibit "A"** attached hereto which is also depicted as "Parcel Four" on **Exhibit "B-1"** attached hereto.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be effective as of the date written below.

GRANTOR: CITY OF SAN PABLO, a municipal corporation

By: _____
Matt Rodriguez, City Manager

Date: _____

[NOTARY ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE]

GRANTOR 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 _____)

On _____ before me, _____,
(insert name and title of the officer)

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

DESCRIPTION OF PROPERTY

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PARCEL FOUR (REMAINDER PARCEL)

REAL PROPERTY IN THE CITY OF SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA, BEING ALL OF PARCEL A AS DESCRIBED IN THE QUITCLAIM DEED TO WEST CONTRA COSTA HEALTH CARE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED AUGUST 5, 2005, DOCUMENT 2005-0293541, CONTRA COSTA COUNTY RECORDS,

EXCEPTING THEREFROM THE FOLLOWING PORTION (WHICH IS FURTHER DEPICTED AS "PARCEL ONE" IN EXHIBIT "B" ATTACHED HERETO):

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL (20050293541), 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 95134333, 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 Plat Map

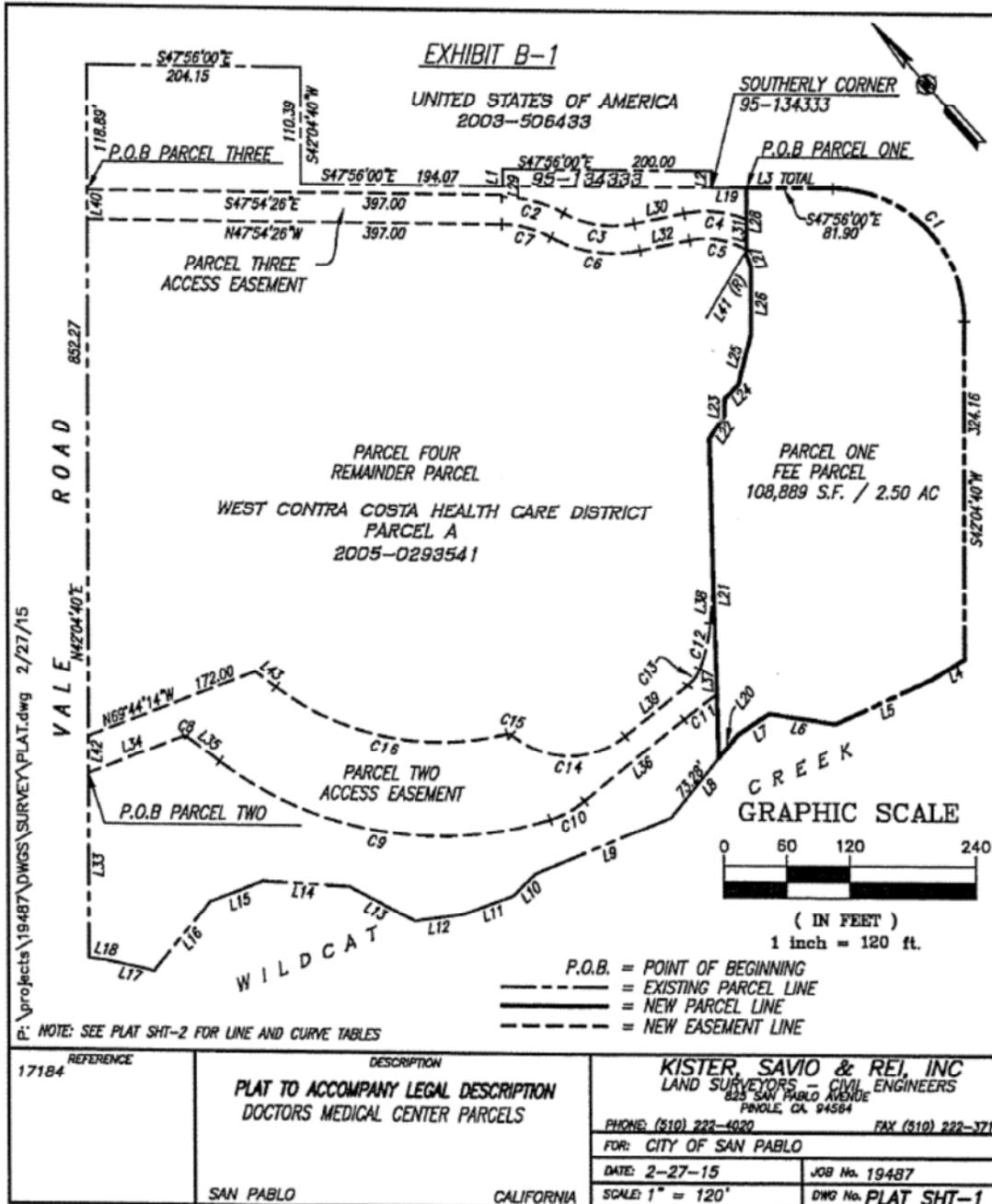


EXHIBIT B-2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°04'00"E	16.00
L2	S42°04'00"W	16.00
L3	S47°56'00"E	114.98
L4	N80°26'00"W	36.30
L5	N73°11'00"W	102.30
L6	N39°11'00"W	64.02
L7	N82°41'00"W	36.30
L8	S80°49'00"W	102.30
L9	N70°41'00"W	140.58
L10	S88°19'00"W	31.02
L11	N68°26'00"W	50.82
L12	N56°11'00"W	46.80
L13	N20°26'00"W	70.62
L14	N45°11'00"W	83.16
L15	N69°41'00"W	54.12
L16	S80°49'00"W	85.80
L17	N35°41'00"W	44.88
L18	N40°41'00"W	18.65
L19	S47°56'00"E	33.08
L20	S80°49'00"W	29.02
L21	N40°30'32"E	306.73
L22	N75°03'38"E	26.83
L23	N43°43'25"E	16.39
L24	N86°13'19"E	18.36
L25	N55°59'21"E	50.78
L26	N42°04'00"E	62.32
L27	N21°21'06"E	11.82
L28	N42°04'00"E	64.56
L29	S42°05'34"W	2.00
L30	S60°07'24"E	48.64
L31	S42°04'00"W	28.99
L32	N60°07'24"W	48.64
L33	N42°04'40"E	175.92
L34	S69°44'14"E	98.19
L35	S11°15'27"E	39.35
L36	S87°30'02"E	123.79
L37	N40°30'32"E	105.76
L38	S46°39'46"W	37.88
L39	N87°30'02"W	77.67
L40	S42°04'40"W	28.00
L41 (R)	N72°52'25"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	90°00'40"	196.37
C2	126.00	28°07'47"	61.86
C3	99.00	40°20'44"	69.71
C4	101.00	34°32'33"	60.89
C5	75.00	42°59'49"	56.28
C6	125.00	40°20'44"	88.02
C7	100.00	28°07'47"	49.10
C8	3.00	58°26'47"	3.06
C9	350.00	54°36'22"	333.57
C10	100.00	21°38'13"	37.76
C11	700.00	3°15'31"	39.81
C12	150.00	17°11'19"	45.00
C13	40.00	28°38'52"	20.00
C14	85.00	79°34'25"	118.05
C15	5.00	54°49'52"	4.78
C16	260.00	51°30'02"	233.70

P:\projects\19487\DWG\SURVEY\PLAT.dwg 2/27/15

REFERENCE 17184	DESCRIPTION PLAT TO ACCOMPANY LEGAL DESCRIPTION DOCTORS MEDICAL CENTER PARCELS	KISTER, SAVIO & REI, INC LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CA. 94364	
		PHONE: (510) 222-4020 FAX (510) 222-3718	
		FOR: CITY OF SAN PABLO	
		DATE: 2-27-15	JOB No. 19487
SAN PABLO	CALIFORNIA	SCALE: 1" = 120'	DWG No. PLAT SHT-2