

## **FORM OF QUITCLAIM DEED**

*Note: Form will be modified to reflect specific real property information pertaining to the conveyance of each of the Former Agency Properties*

**WHEN RECORDED RETURN TO:**

Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
Attn: Director of Property

**The undersigned hereby declares this instrument to be exempt from Documentary Transfer Tax (CA Rev. & Tax Code §11922 and S.F. Bus. & Tax Reg Code § 1105) and recording fees per Government Code §27383 and §27388.1.**

APN: Block 3731, Lots 240 and 241

Space Above for Recorder's Use

**QUITCLAIM DEED**  
**(Health Clinic Parcel and Garage Parcel)**

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, a public body, organized and existing under the laws of the State of California (the "**Successor Agency**"), owns the property more particularly described in Exhibit A, Property Legal Description, attached hereto and made a part hereof by this reference (the "**Property**"); and,

WHEREAS, The Property contains two parcels, (1) a health clinic parcel (the "**Health Clinic Parcel**" on Block 3731, Lot 241), and (2) a subsurface parking garage parcel (the "**Garage Parcel**," and underlying land, Block 3731, Lot 240); and

WHEREAS, On February 1, 2012, California law dissolved all redevelopment agencies, including the former Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic (the "**Former Agency**"), pursuant to California Health and Safety Code Sections 34170 et seq. ("**Redevelopment Dissolution Law**"). By operation of law, the assets of the Former Agency, including the Property, were transferred to the Successor Agency, which also assumed all of the Former Agency's obligations.

WHEREAS, Redevelopment Dissolution Law requires successor agencies to former redevelopment agencies to dispose of the former agencies' property assets under a Long-Range Property Management Plan (the "**PMP**"), pursuant to California Health and Safety Code Section 34191.5(b). On November 23, 2015, the Oversight Board of the Successor Agency (the "**Oversight Board**") approved, by Resolution No. 14-2015, the Successor Agency's PMP. On December 7, 2015, the California Department of Finance approved the Oversight Board's

resolution approving the PMP, which provides, among other things, for the transfer of the Property, and all rights, titles and interests related thereto to the City and County of San Francisco, a municipal corporation, acting by and through its Mayor's Office of Housing and Community Development, as the City's Housing Successor Agency, as a mixed-use housing asset (Cal. Health & Safety Code § 34176 (f)); and,

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, exercising its functions and powers and organized and existing under the laws of the State of California ("**Grantor**"), pursuant to California Health and Safety Code Section 34176 (f), does hereby

REMISE, RELEASE AND QUITCLAIM to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the Mayor's Office of Housing and Community Development ("**Grantee**"), and its successor and assigns, any and all right, title and interest, the Grantor may have in the Property described in Exhibit A, together with any and all rights, privileges, easements incidental or appurtenant thereto, and the improvements constructed on the Property.

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IN WITNESS WHEREOF, the Grantor has executed this instrument as of the \_\_\_\_\_  
day of \_\_\_\_\_ 20\_\_.

**GRANTOR:**

**THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO**, a public body,  
organized and existing under the laws of the State of  
California

By: \_\_\_\_\_  
Nadia Sesay  
Executive Director

Authorized by Successor Agency Oversight Board  
Resolution No. 14-2015, adopted November 23, 2015

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James B. Morales  
General Counsel

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Bruce R. Storrs, PLS  
City and County Surveyor

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 \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public  
(here 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)

**Certificate of Acceptance**  
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated \_\_\_\_\_, 20\_\_ from the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, exercising its functions and powers and organized and existing under the laws of the State of California, is hereby accepted by the undersigned officer, on behalf of the City and County of San Francisco, as Grantee, pursuant to the authority conferred by Resolution/Ordinance No. \_\_\_\_\_, adopted by the San Francisco Board of Supervisors on \_\_\_\_\_, 20\_\_, and the Grantee consents to recordation of this Quitclaim Deed.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Andrico Q. Penick  
Director of Property

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 \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public  
(here 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**  
**Property Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1**

**Parcel One:**

Parcel A, as shown on that certain Map entitled, "Parcel Map 5194, Westbrook Plaza, 3 Lot Air Space" filed for record in the Office of the City and County of San Francisco, State of California on December 9, 2008, in Book 47, of Parcel Maps, Pages 162 through 175, inclusive.

**Parcel Two:**

Non-exclusive easements appurtenant to Parcel One above as more particularly described in that certain Westbrook Plaza Mixed-Use Development Declaration Establishing Reciprocal Easements and Covenants Running with the Land, executed by and between Mercy Properties California, a California nonprofit public benefit corporation and San Francisco Medical Center Outpatient Improvement Programs, Incorporated, a California nonprofit public benefit corporation, recorded in Official Records, under Recorder's Serial Number 2008-I696326, upon the terms and conditions contained therein.

**APN: Lot 240, Block 3731**

**PARCEL 2**

**Parcel One:**

Parcel "B", as shown on that certain Map Entitled "Parcel Map 5194, Westbrook Plaza, 3 Lot Air Space" filed for record in the Office of the City and County of San Francisco, State of California on December 9, 2008, in Book 47, of Parcel Maps, Pages 162 through 175, inclusive.

**Parcel Two:**

Non-exclusive easements appurtenant to Parcel One above as more particularly described in that certain Westbrook Plaza Mixed-Use Development Declaration Establishing Reciprocal Easements and Covenants Running with the Land, executed by and between Mercy Properties California, a California nonprofit public benefit corporation and San Francisco Medical Center Outpatient Improvement Programs, Incorporated, a California nonprofit public benefit corporation, recorded in Official Records, under Recorder's Serial Number 2008-I696326, upon the terms and conditions contained therein.

**APN: Lot 241, Block 3731**