

# EXHIBIT A

**RECORDED AT THE REQUEST OF,  
AND WHEN RECORDED MAIL TO:**

US 180 El Camino Owner, LLC  
c/o SteelWave  
101 California Street, Suite 800  
San Francisco, CA 94111  
Attn: Steve Dunn

**WITH A CONFORMED COPY TO:**

City of South San Francisco  
400 Grant Avenue  
South San Francisco, CA 94080  
Attn:

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## **EASEMENT QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITY OF SOUTH SAN FRANCISCO, a municipal corporation ("City"), a grantee and/or successor of interest under that certain document recorded on May 4, 1945 in Book 1173 at Page 193 and document recorded June 15, 1946 in Book 1279 at Page 414 of the Official Records of San Mateo County, hereby REMISE, RELEASE AND FOREVER QUITCLAIM to US 180 El Camino Owner, LLC, a Delaware limited liability company, as their interests appear of record,

all RIGHTS, TITLE AND INTEREST of District in and to the portions of the easement area conveyed under the Right of Way for Pipeline Easement located within the real property described on **Exhibit A** and depicted on **Exhibit B** attached hereto (the "Quitclaimed Area").

The rights, title and interest hereby quitclaimed are not necessary or useful in the performance of the duties of the City.

This quitclaim shall be deemed to apply only to the rights, title and interest of the City under the Right of Way for Pipeline Easement as they pertain to the Quitclaimed Area and shall not diminish or affect any of the City's rights, title and interest as to any other land described in the Right of Way for Pipeline Easement located outside of the Quitclaimed Area.

DATED: \_\_\_\_\_

City of South San Francisco,

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

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

On \_\_\_\_\_, 20\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State, 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.

\_\_\_\_\_  
Notary Public in and for said State

**EXHIBIT A**

**Legal Description of Quitclaimed Area**

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **SANITARY SEWER EASEMENT QUITCLAIM**

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEING ALL THAT PORTION OF AN EXISTING 10 FOOT SANITARY SEWER EASEMENT AS DESCRIBED IN 1173 O.R. 193 AND 1279 O.R. 414 LOCATED WITHIN THE REMAINDER PARCEL AND PARCEL "A" AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP 22-0269, FILED FOR RECORD ON SEPTEMBER 2, 2022, IN VOLUME 86 OF MAPS AT PAGES 57-59, SAN MATEO COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID REMAINDER PARCEL;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID REMAINDER PARCEL, SOUTH 51°43'20" EAST, A DISTANCE OF 133.60 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF THAT CERTAIN 10 FOOT WIDE SANITARY SEWER RIGHT OF WAY DESCRIBED IN DOCUMENT RECORDED IN BOOK 1173 OF OFFICIAL RECORDS AT PAGE 193 AND BOOK 1279 OF OFFICIAL RECORDS AT PAGE 414, SAN MATEO COUNTY RECORDS, AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID REMAINDER PARCEL, SOUTH 51°43'20" EAST, A DISTANCE OF 10.02 FEET, TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID 10 FOOT WIDE SANITARY SEWER RIGHT OF WAY (1173 OR 193, 1279 O.R. 414);

THENCE LEAVING THE NORTHEASTERLY LINE OF SAID REMAINDER PARCEL AND ALONG THE SOUTHEASTERLY LINE OF SAID 10 FOOT WIDE SANITARY SEWER RIGHT OF WAY (1173 OR 193, 1279 O.R. 414), SOUTH 34°56'19" WEST, A DISTANCE OF 488.33 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 60°21'19" WEST, A DISTANCE OF 417.49 FEET TO THE WESTERLY LINE OF SAID PARCEL "A";

THENCE ALONG SAID WESTERLY LINE, NORTH 29°31'37" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHWESTERLY LINE OF SAID 10 FOOT WIDE SANITARY SEWER RIGHT OF WAY (1173 OR 193, 1279 O.R. 414);

THENCE LEAVING LAST SAID LINE, AND ALONG SAID NORTHWESTERLY LINE NORTH 60°21'19" EAST, A DISTANCE OF 415.21 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 34°56'19" EAST, A DISTANCE OF 486.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9,038 SQUARE FEET OR 0.207 ACRES, MORE OR LESS.

THE LAND DESCRIBED HEREON IS SHOWN ON THE ATTACHED PLAT, EXHIBIT "B", AND IS BY REFERENCE, MADE A PART THEREOF.

**END OF DESCRIPTION**

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

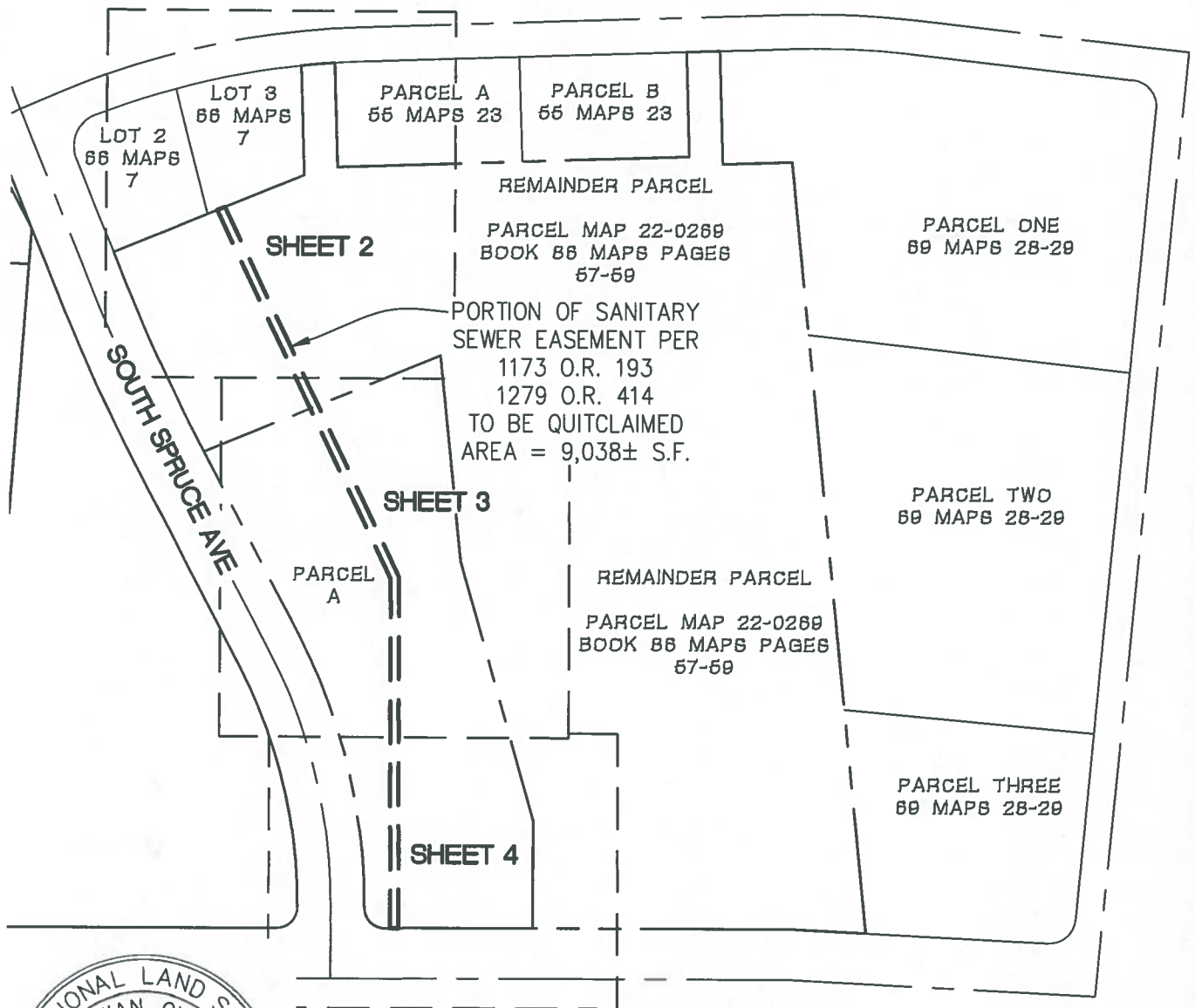
  
CHRISTIAN CINTEAN, PLS 8941



10/27/2022  
DATE

**EXHIBIT B**  
**Depiction of Quitclaimed Area**

# HUNTINGTON AVENUE



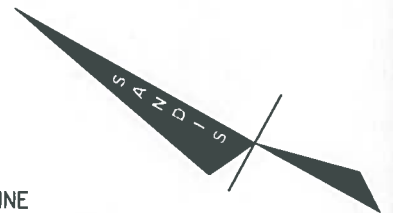
## NOTE

BEARINGS BASED ON  
PARCEL MAP NUMBER  
22-0269

## LEGEND



PARCEL LINE  
CENTER LINE  
EXISTING EASEMENT LINE  
TO BE QUITCLAIMED



PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

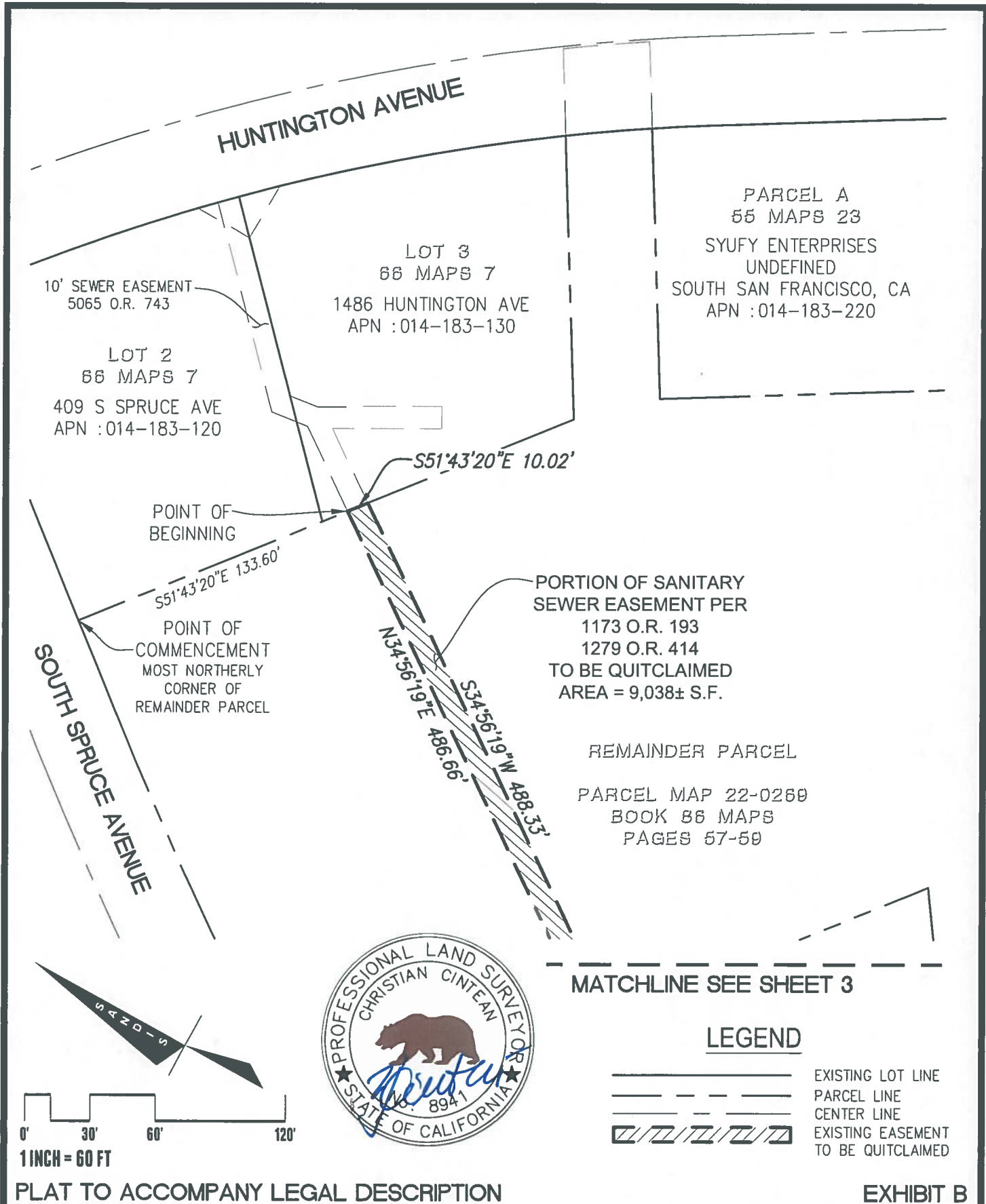


**BUILD ON.**  
SANDIS.NET

DATE: 06/27/2022  
SCALE: 1"=200'  
BY: HLS  
PROJECT No.:  
**221227**


**SANITARY SEWER EASEMENT  
QUITCLAIM  
180 EL CAMINO REAL  
SOUTH SAN FRANCISCO**

SHEET  
**1**  
OF **4** SHEETS



PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B

 <div><b>SANDIS</b></div> <div><b>BUILD ON.</b> <small>SANDIS.NET</small></div>	DATE: 06/27/2022	<b>SANITARY SEWER EASEMENT QUITCLAIM</b> <b>180 EL CAMINO REAL SOUTH SAN FRANCISCO</b>	SHEET
	SCALE: 1"=60'		<b>2</b>
	BY: HLS		<b>OF 4 SHEETS</b>
	PROJECT No: <b>221227</b>		



MATCHLINE SEE SHEET 2

REMAINDER PARCEL

PARCEL MAP 22-0269  
BOOK 86 MAPS  
PAGES 57-59

PARCEL A

PARCEL MAP 22-0269  
BOOK 86 MAPS  
PAGES 57-59

SOUTH SPRUCE AVE

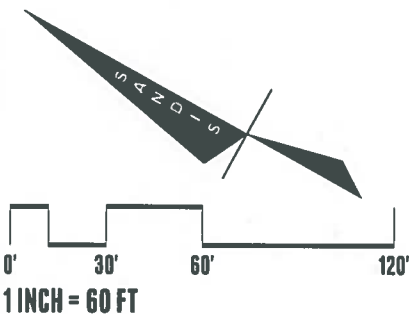
PORTION OF SANITARY  
SEWER EASEMENT PER  
1173 O.R. 193  
1279 O.R. 414  
TO BE QUITCLAIMED  
AREA = 9,038± S.F.

N60°21'19"E 415.21'  
S60°21'19"W 417.49'

MATCHLINE SEE SHEET 4

### LEGEND

	EXISTING LOT LINE
	PARCEL LINE
	CENTER LINE
	EXISTING EASEMENT TO BE QUITCLAIMED



PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B



BUILD ON.  
SANDIS.NET

DATE: 06/27/2022  
SCALE: 1"=60'  
BY: HLS  
PROJECT No.:  
221227

SANITARY SEWER EASEMENT  
QUITCLAIM  
180 EL CAMINO REAL  
SOUTH SAN FRANCISCO

SHEET  
3  
OF 4 SHEETS

MATCHLINE SEE SHEET 3

REMAINDER  
PARCEL

PARCEL MAP  
22-0260  
BOOK 86 MAPS  
PAGES 57-59

PORTION OF SANITARY  
SEWER EASEMENT PER  
1173 O.R. 193  
1279 O.R. 414  
TO BE QUITCLAIMED  
AREA = 9,038± S.F.

PARCEL A

PARCEL MAP 22-0260  
BOOK 86 MAPS  
PAGES 57-59

SOUTH SPRUCE AVE

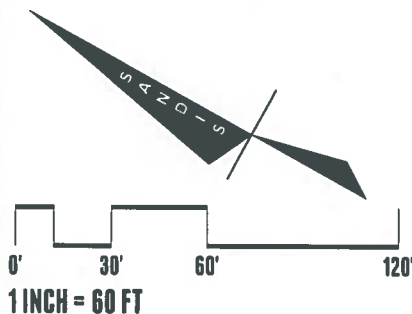
N60°21'19"E 415.21'  
S60°21'19"W 417.49'

N29°31'37"W 10.00'

EL CAMINO REAL

### LEGEND

————— EXISTING LOT LINE  
————— PARCEL LINE  
————— CENTER LINE  
▨▨▨▨▨▨▨▨▨▨ EXISTING EASEMENT  
TO BE QUITCLAIMED



PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT B



**BUILD ON.**  
SANDIS.NET

DATE: 06/27/2022  
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**SANITARY SEWER EASEMENT  
QUITCLAIM  
180 EL CAMINO REAL  
SOUTH SAN FRANCISCO**

SHEET  
**4**  
OF 4 SHEETS