

EXHIBIT A

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

ICON SSF Apartments Owner, L.L.C.
5790 Fleet Street, Suite 140
Carlsbad, CA 92008

WITH A CONFORMED COPY TO:

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

(space above this line for recorder's use)

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 Grant of Easement recorded on September 24, 1986 as Instrument No.: 86117795 of the Official Records of San Mateo County, hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ICON SSF Apartments Owner, L.L.C., a Delaware limited liability company, as their interests appear of record,

all RIGHTS, TITLE AND INTEREST of City in and to the easement area conveyed under the Grant of Easement, including any storm drain facilities and any other improvements thereon or therein, located within the real property described on **Exhibit "A"** attached hereto and incorporated herein by this reference (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 Grant of 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 easements granted under any other documents.

Dated: _____, 2026

CITY OF SOUTH SAN FRANCISCO

By: _____
Name: _____
Its: _____

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)
)ss.
COUNTY OF _____)

On _____, 20__ 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 paragraphs is true and correct.

Witness my hand and official seal.

Notary Public in and for said
County and State

EXHIBIT "A"

Legal Description of Quitclaimed Area

EXHIBIT "A"

STORM DRAIN EASEMENT

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE EASEMENT ON, OVER, UNDER A CERTAIN PARCEL OF LAND FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTION AND MAINTENANCE OF A STORM DRAIN LINE. THE SIDE LINES ARE PARALLEL AND LIE 5 FEET AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINES:

PARCEL 1

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY KNOWN AS BAYSHORE HIGHWAY, DISTANT THEREON NORTH $31^{\circ}45'14''$ WEST 465.87 FEET FROM A POINT ON SAID LINE OF THE STATE HIGHWAY, WHICH BEARS SOUTH $37^{\circ}43'59''$ WEST 644.64 FEET FROM A GRANITE MONUMENT MARKING THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN; THENCE LEAVING SAID SOUTHWESTERLY LINE OF BAYSHORE HIGHWAY SOUTH $58^{\circ}14'46''$ WEST 276.76 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE SOUTHERN PACIFIC COMPANY, AS RECORDED NOVEMBER 20, 1930, IN BOOK 506 AT PAGE 99 OF OFFICIAL RECORDS OF SAN MATEO COUNTY; THENCE CONTINUING ALONG SAID SOUTHERN PACIFIC RIGHT-OF-WAY (506 O.R. 99) SOUTH $54^{\circ}31'16''$ EAST 80.79 FEET; THENCE LEAVING SAID SOUTHERN PACIFIC RIGHT-OF-WAY NORTHEASTERLY ALONG A CURVE WHOSE CENTER BEARS SOUTH $63^{\circ}45'23''$ EAST, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}26'27''$, AN ARC LENGTH 62.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $44^{\circ}11'16''$ EAST 19.48 FEET; THENCE SOUTH $40^{\circ}52'04''$ EAST 80.93 FEET; THENCE SOUTH $54^{\circ}31'15''$ EAST 153.00 FEET; THENCE SOUTH $31^{\circ}11'08''$ EAST 135.56 FEET TO A TERMINUS POINT ON THE NORTHERLY LINE OF PARCEL "B" OF THE CITY OF SOUTH SAN FRANCISCO, AS RECORDED IN BOOK 6760 AT PAGE 312 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

8617795

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REVISED AUGUST 12, 1986
A.O.

PARCEL 2

RETURNING TO THE TRUE POINT OF BEGINNING OF PARCEL 1: THENCE SOUTH 44°11'16" EAST 15.48 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 25°45'40" EAST, 26.58 FEET TO A TERMINUS POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN MATEO AVENUE.

SAID SIDE LINES SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT BOUNDARY.

CONTAINING 4,080 +/- S.F.

5617795

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A.D.