

RECORDING REQUESTED BY
STATE OF CALIFORNIA
NORTH AMERICAN TITLE COMPANY

1402482
WHEN RECORDED RETURN TO
DEPARTMENT OF TRANSPORTATION
PO BOX 23440, MS-11A
OAKLAND, CA 94623-0440
Attn: R/W Excess Lands

CERTIFIED A TRUE COPY OF THE ORIGINAL
RECORDED IN THE OFFICIAL RECORDS OF
SAID COUNTY ON 11-30-2017
Under Recorder's Serial No. 2017264025
NORTH AMERICAN TITLE COMPANY, INC.
D. Chavez
By _____

Space above this line for Recorder's Use

**DIRECTOR'S DEED
GRANT**

District	County	Route	Postmile	Number
04	ALA	238	11.8x	DD-031029-01-01

00005

OCT 30 2017

The State of California, acting by and through its Director of Transportation, hereinafter called STATE, hereby grants to

City of Hayward , a municipal corporation,

hereinafter called GRANTEE, that real property in the City of Hayward, County of Alameda, State of California, described as follows:

See Exhibit "A", attached hereto and made a part hereof.

State shall have the power to terminate the fee simple estate in the Property conveyed by this deed, as defined in California Civil Code Section 885.010 and more particularly described in EXHIBIT "B" attached hereto and made a part hereof.

Subject to special assessments if any, restrictions, reservations, and easements of record.

MAIL TAX
STATEMENTS TO:

**EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383**

NO TAX DUE EXEMPT TRANSFER
REV & TAX CODE 11922

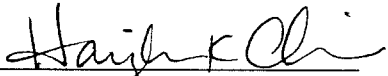
DOCUMENTARY TRANSFER TAX \$
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
<input type="checkbox"/> COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Number
DD-031029-01-01

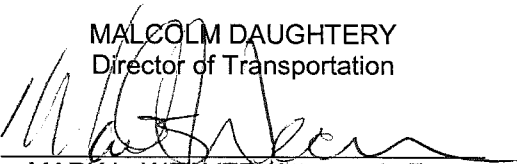
Signature of declarant or agent determining tax firm name	
<input checked="" type="checkbox"/> CITY OF HAYWARD	<input type="checkbox"/> Unincorporated

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

Dated 10/24/17
APPROVED AS TO FORM AND
PROCEDURE


ATTORNEY
DEPARTMENT OF TRANSPORTATION

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

MALCOLM DAUGHTERY
Director of Transportation
By 
MARK L. WEAVER, Attorney in Fact
Deputy District Director
Right of Way and Land Surveys

THIS IS TO CERTIFY that the California Transportation Commission has authorized the Director of Transportation to execute the foregoing deed at its meeting regularly called and held on the 18th day of October 2017, in the city of Modesto.

Dated this 18th day of October 2017.


SUSAN BRANSEN, Executive Director
CALIFORNIA TRANSPORTATION COMMISSION

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 Alameda

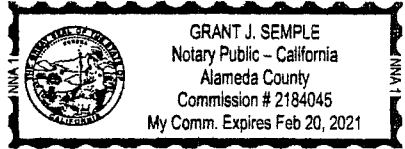
On October 24, 2017 before me, Grant J. Semple, Notary Public,
Here insert Name and Title of the Officer

personally appeared Mark L. Weaver,
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 *Grant J. Semple* (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

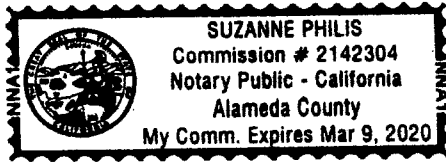
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

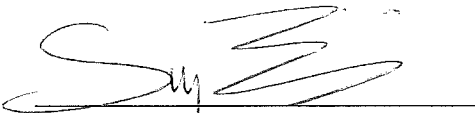
State of California)
) ss.
County of Alameda)

On November 1, 2017, before me, Suzanne Philis, Notary Public, personally appeared Maria Hurtado, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.




Suzanne Philis, Notary Public

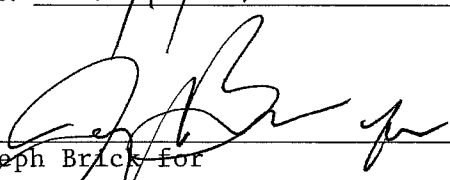
Suzanne Philis
Commission #2142304
Notary Public – California
Alameda County
Comm. Expires March 9, 2020

This California All-Purpose Acknowledgment was attached to:

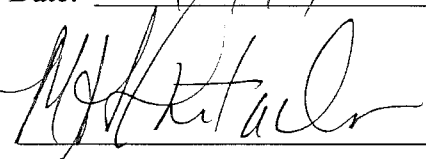
Title of document: Certificate of Acceptance DD-031029-01-01
Number of pages: 1 page

CERTIFICATE OF ACCEPTANCE


This is to certify that the interest in real property conveyed by the Director's Deed dated October 18, 2017, from the STATE OF CALIFORNIA, acting by and through its Director of Transportation, to the CITY OF HAYWARD, a municipal corporation (Grantee"), located in the County of Alameda, State of California, is hereby accepted by order of its City Council's Resolution No. 16-004, adopted on January 12, 2016 and approved by the Mayor on January 12, 2016, and Grantee consents to recordation thereof by its duly authorized officer.

Date: 11/1/17


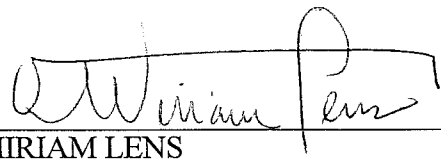
Joseph Brick for
MICHAEL LAWSON
City Attorney
(Approved as to format)

Date: 11/1/17


MARIA HURTADO
Assistant City Manager

Date: 11/1/17


MORAD FAKHRAI
Director of Public Works

ATTEST:


MIRIAM LENS
City Clerk

Exhibit "A"

Those parcels of land, in the City of Hayward, County of Alameda, State of California, described as follows:

Portions of Blocks 11, 12 and 13, as shown on that Map "East 14th Street Home Sites, Eden Township, Alameda County, California, 1927", recorded February 8, 1928, in Book 18 of Maps at Pages 56 and 57, filed in the Office of the County Recorder of Alameda County, described as follows:

Said Portions of Block 11, consisting of Lots 1 and 2, and Lots 5 through 45,

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 13 through 16, a portion of Lot 19, and Lots 20 through 22, as described in that Grant Deed to the State of California recorded February 16, 1971, in Reel 2787, Image 164, Document Number 71-16742, Official Records of Alameda County, described therein as follows:

"Lots 13, 14, 15, 16, 19, 20, 21 and 22, Block 12, Map of East 14th Street Home Sites, filed February 8, 1928, Map Book 18, page 56, Alameda County Records.

Excepting therefrom that portion thereof described in the deed to the City of Hayward, recorded November 10, 1967, Reel 2072 OR, Image 840, Series No. AZ/116253, described as follows:

Portions of Lot 19, Block 12, Map of East 14th Street Home Sites, filed February 8, 1928, Map Book 18, page 56, Alameda County Records, described as follows:

Commencing at the point of intersection of the center line of State Highway Route 5, presently 100.00 feet in width, known as Mission boulevard, with the center line of Hillary Street or County Road No. 7785, formerly Hill Road 50.00 feet in width; run thence along said center line of Hillary Street the five following courses: North 57°37'55" East, (North 57°37'55" East being taken as the bearing of said center line of Hillary Street for the purpose of making this description), a distance of 530.23 feet to a point of curve; thence northeasterly and easterly along the arc of last said curve to the right having a 800.00 feet, tangent to last said course, a distance of 250.78 feet; thence

tangent to last said curve North 75°35'35" East 179.54 feet to a point of curve; thence easterly along the arc of last said curve to the right having a radius of 320.00 feet, tangent to last said curve, a distance of 191.96 feet; and thence tangent to last said curve South 70°02'15" East 293.72 feet to a point of curve therein; thence leaving said center line of Hillary Street, at right angles, South 19°57'45" West 67.00 feet; thence at right angles, South 70°02'15" East 357.14 feet to a point of curve; thence easterly along the arc of last said curve to the right having a radius of 1445.00 feet, tangent to last said curve, a distance of 36.53 feet to a point on the Northwestern line of Lot 19 in Block 12, as said lot and block are shown on that certain map entitled "E. 14th Street Home Sites" etc., filed February 8, 1928, in Book 18 of Maps, at pages 56 and 57, in the office of the County Recorder of Alameda County, last said point being the actual point of beginning of the parcel of land to be described; and running thence continuing easterly along the arc of said curve to the right having a radius of 1445.00 feet a distance of 11.64 feet to the Southwestern line of said Hillary Street; thence along last said line North 62°57'05" West 11.59 feet to said Northwestern line of Lot 19; thence along last said line South 27°02'55" West 1.10 feet to the actual point of beginning."

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 17 and 18, as described in that Grant Deed to the State of California recorded November 13, 1967, in Reel 2073, Image 155, Document Number AZ116442, Official Records of Alameda County, described therein as follows:

"Lots 17 and 18 in Block 12, as said lots and blocks are shown on the Map of "E. 14th St. Home Sites, Eden Township, Alameda Co., Calif.", filed February 8, 1928, in Book 18 of Maps, page 56, in the office of the County Recorder of Alameda County.

EXCEPTING THEREFROM: That portion of said Lot 18, described in the deed to the City of Hayward, recorded April 30, 1963, Reel 869, Image 498, Instrument No. AU/72965."

TOGETHER WITH,

Said Portions of Block 12, Lots 23 through 41,

TOGETHER WITH,

Said Portions of Block 12, consisting of Lot 44, and a portion of Lot 43, as described in that Grant Deed to the State of California recorded August 10, 1968, in Reel 2237, Image 378, Document Number BA89806, Official Records of Alameda County, described therein as follows:

"Lot 44, and the southeastern 22.51 feet right angle measurement of Lot 43, Block 12, as said lot and block are shown on that certain map entitled, "E. 14th Street Home Sites", etc. filed February 8, 1928, in the office of the County Recorder of Alameda County, in Book 18 of Maps, pages 56 and 57."

TOGETHER WITH,

Said Portions of Block 12, consisting of Lots 45 through 98, and Lots 101 through 120,

TOGETHER WITH,

Said Portions of Block 13, consisting of Lot 1, Lots 7 through 10, and Lots 14 through 19,

ALSO,

The State of California acting by and through its Director of Transportation does hereby remise, release and quitclaim any and all interest lying within Hill Court, Central Court (Bunker Hill Court), Central Boulevard (Bunker Hill Boulevard), Lindbergh Court, Central Boulevard, Maitland Drive and Byrd Avenue as shown on said Map recorded February 8, 1928, in Book 18 of Maps at Pages 56 and 57.

Containing in total 31.29 acres, more or less, exclusive of any underlying fee interest, if any, appurtenant to all of the above described properties.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature *Andrew Fulwider*
Licensed Land Surveyor

Date 11-20-2017



EXHIBIT B

(CT 11-19-2015)

POWER OF TERMINATION

The subject Parcel is being conveyed by Grantor, State of California, Department of Transportation (State or Grantor) to Grantee City of Hayward, a municipal corporation of the State of California (City or Grantee) as one of several conveyances of Parcels, which together comprise the Property being conveyed by Grantor to the City pursuant to that certain Purchase and Sale Agreement dated ____, 2016 and entered into by State and City. All definitions set forth in the above referenced Purchase and Sale Agreement are applicable to and incorporated into this deed. To assure the purposes and intentions of the Purchase and Sale Agreement, the satisfaction of each of the provisions of subsections (a)(1), (a)(2) and (a)(3), below, is expressly declared to be a condition subsequent for the benefit of Grantor. Should said conditions not be satisfied, Grantor shall have the power to terminate the fee simple estate in the Parcel conveyed by this deed, and to reenter and take possession and title to the Parcel, including without limitation, all improvements thereon, in the manner provided in subsection (b) hereof and subject to expiration and relinquishment of the Power of Termination pursuant to subsection (c) hereof. The interest created in Grantor by this paragraph is a "Power of Termination" as defined in California Civil Code Section 885.010.

- (a) With respect to the Parcel conveyed by this deed, the following are conditions subsequent:
- (1) The full Parcel Purchase Price as determined by the procedures set forth in the Purchase and Sale Agreement and any other fees owing as specified in the Purchase and Sale Agreement relating to the particular Parcel shall be paid by City to State.
 - (2) If the Parcel is sold to a third party by the City, the gross sales proceeds of such sale shall be deposited into the escrow account established for that sale pursuant to the terms of the Purchase and Sale Agreement, which sales proceeds shall be applied to pay the Parcel Purchase Price and further allocated, as applicable, as set forth in the Purchase and Sale Agreement; and
 - (3) If the Parcel is retained by the City, City shall notify State in writing of the same and shall transfer the full Parcel

Number
DD-031029-01-01

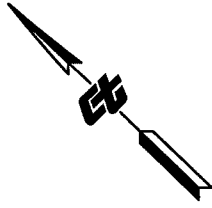
Purchase Price owing to State within 60 days of such notification as provided for in the Purchase and Sale Agreement.

- (b) Grantor shall have the right to exercise its Power of Termination in each of the following circumstances:
 - (1) If at the end of the 5-year term specified in the Purchase and Sale Agreement, and following not less than 90 days prior written notice to Grantee, City has not paid the full Parcel Purchase Price to State, and City and State have not agreed to extend the time to pay the Property/ Parcel Purchase Price as set forth in the Purchase and Sale Agreement; or
 - (2) Upon 30 days prior written notice to Grantee, if City fails to pay the fee for retaining the Parcel beyond the 5-year term as specified in the Purchase and Sale Agreement City.

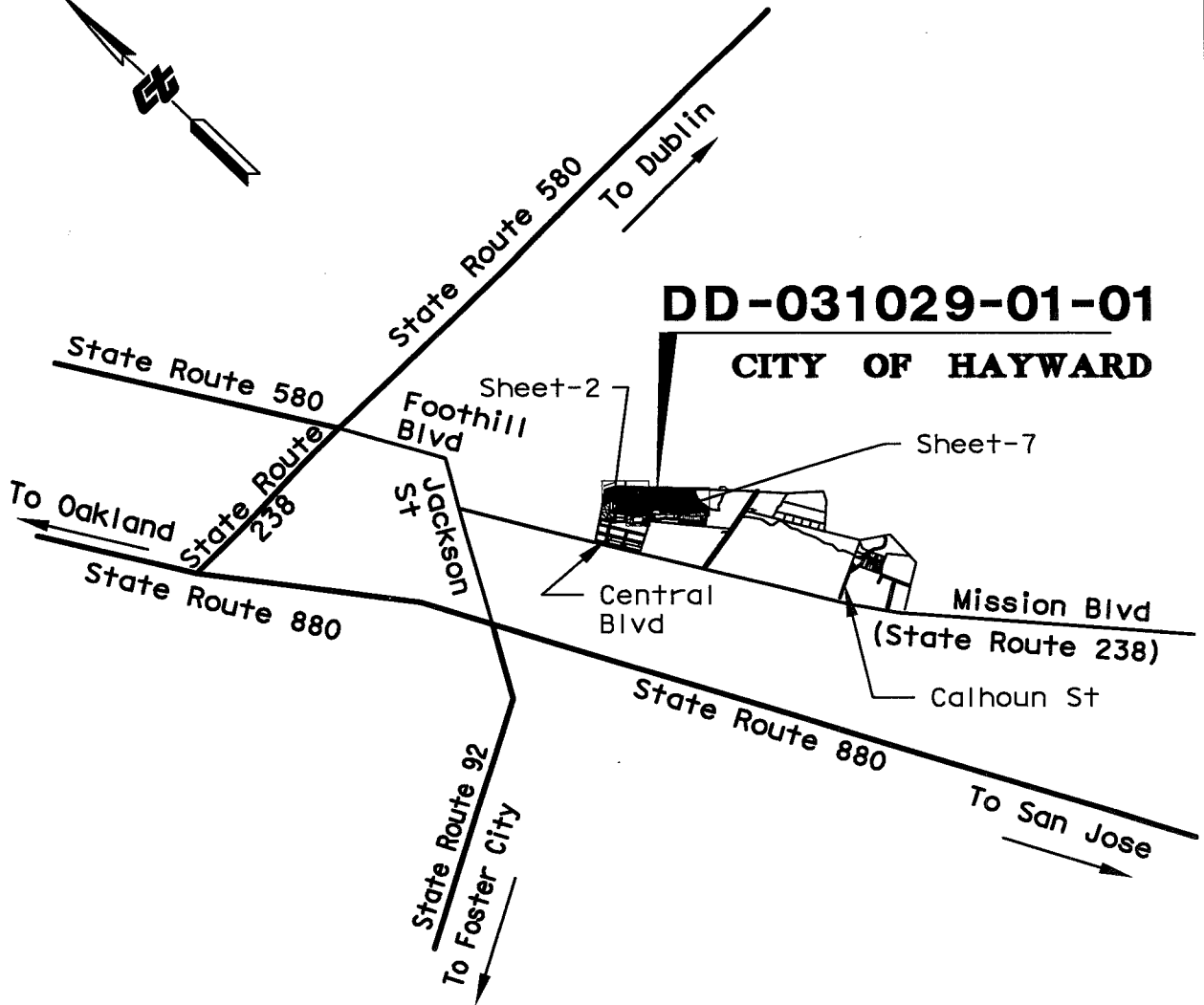
- (c) Grantor's Power of Termination under this paragraph shall expire and be relinquished as to the Parcel, and Grantor agrees to the delivery and recordation of a Relinquishment of Power of Termination pursuant to the terms of the Purchase and Sale Agreement upon State's receipt from City of the full Parcel Purchase Price and any and all other funds owing as to said Parcel under the Purchase and Sale Agreement.

- (d) Unless specifically agreed to in writing by Grantor, this Power of Termination shall be senior to and shall not be limited, defeated, rendered invalid by the terms of, or rights or interests of parties and others provided in: (i) any bond indenture, note, certificate of participation, mortgage, deed of trust, assignment or other security instrument entered into to finance the development of the Parcel or Property; and/or (ii) any agreement or contract entered into in furtherance of the financing or development of the Parcel or Property.

COUNTY OF ALAMEDA



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DD-031029-01-01

CITY OF HAYWARD

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTOR'S DEED**
 DD-031029-01-01
 No Scale

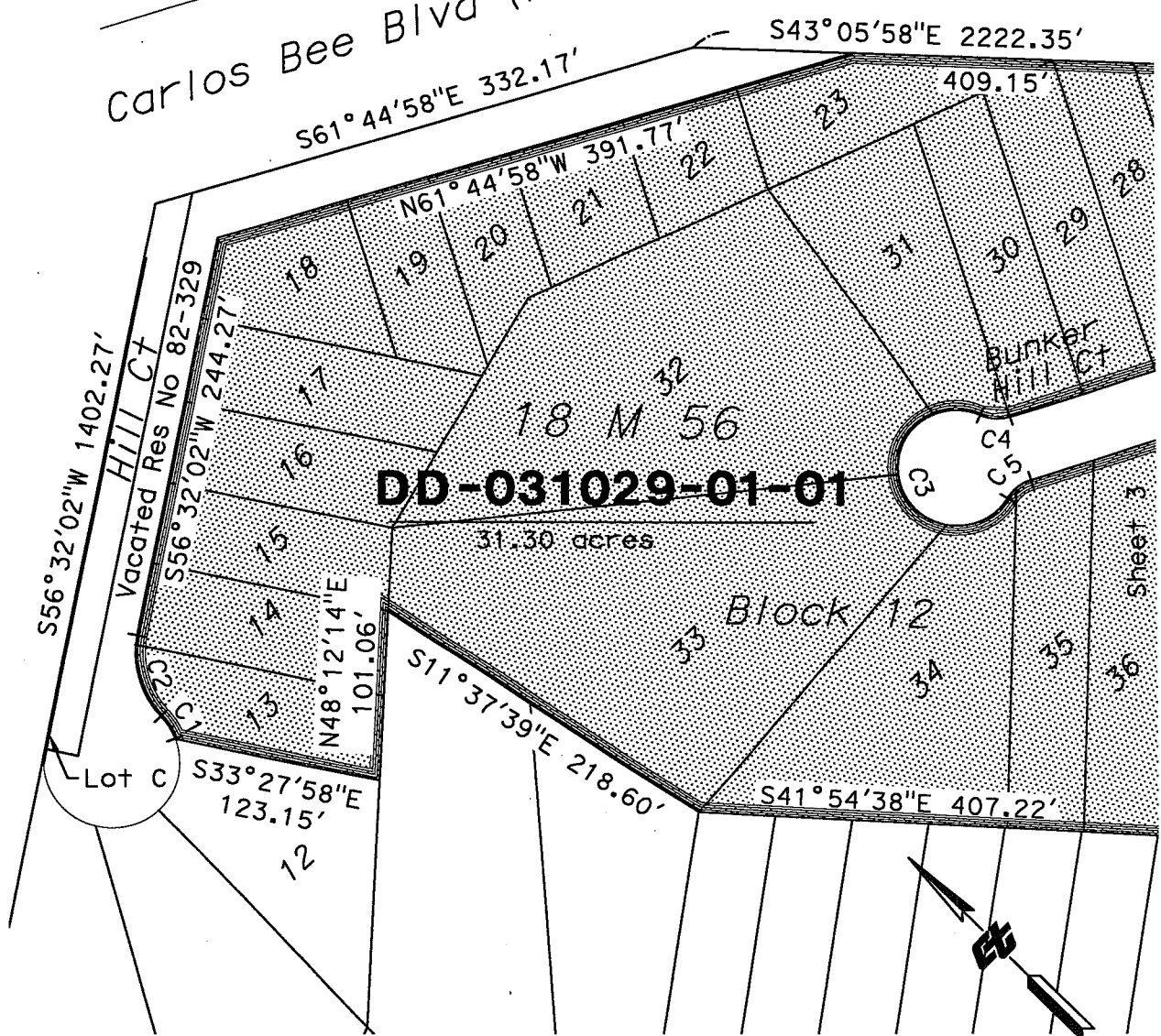
R-167

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x-12.2x	1	7

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

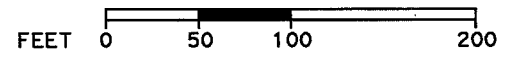
Carlos Bee Blvd (Hillary St) 9 ROS 49



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C1	40.00'	22°32'47"	15.74'
C2	54.28'	54°50'57"	51.96'
C3	35.00'	262°49'09"	160.53'
C4	25.00'	41°24'35"	18.07'
C5	25.00'	41°24'35"	18.07'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY
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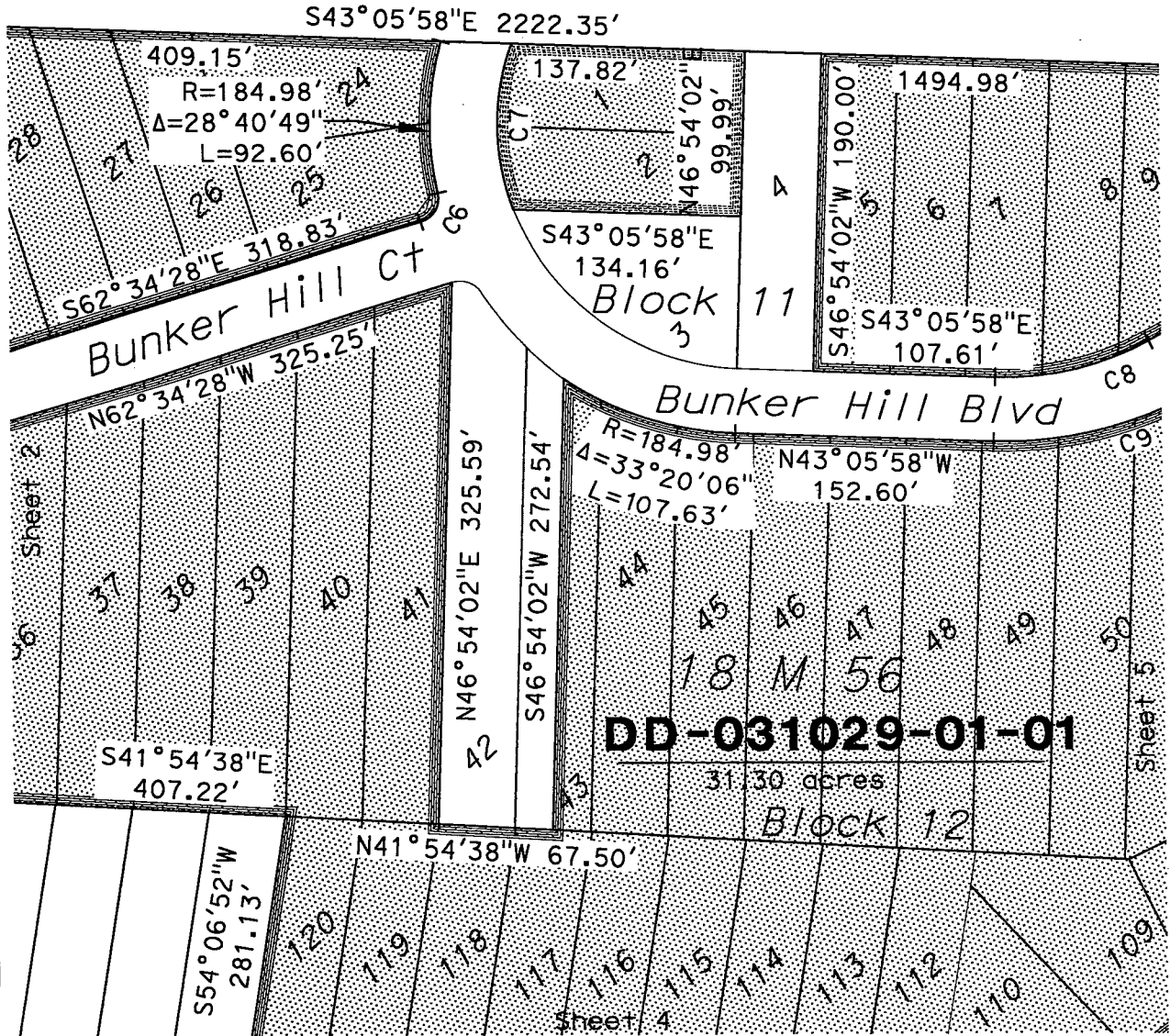
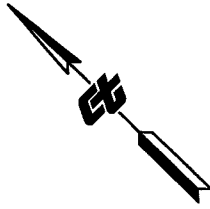


R-167.9

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
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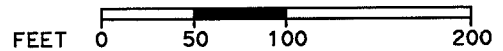
9 ROS 49



Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.

CURVE DATA TABLE			
NO.	RADIUS	DELTA	LENGTH
C6	15.00'	85°07'15"	22.28'
C7	144.99'	40°22'15"	102.16'
C8	179.99'	29°55'30"	94.00'
C9	219.98'	29°55'30"	114.89'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-031029-01-01

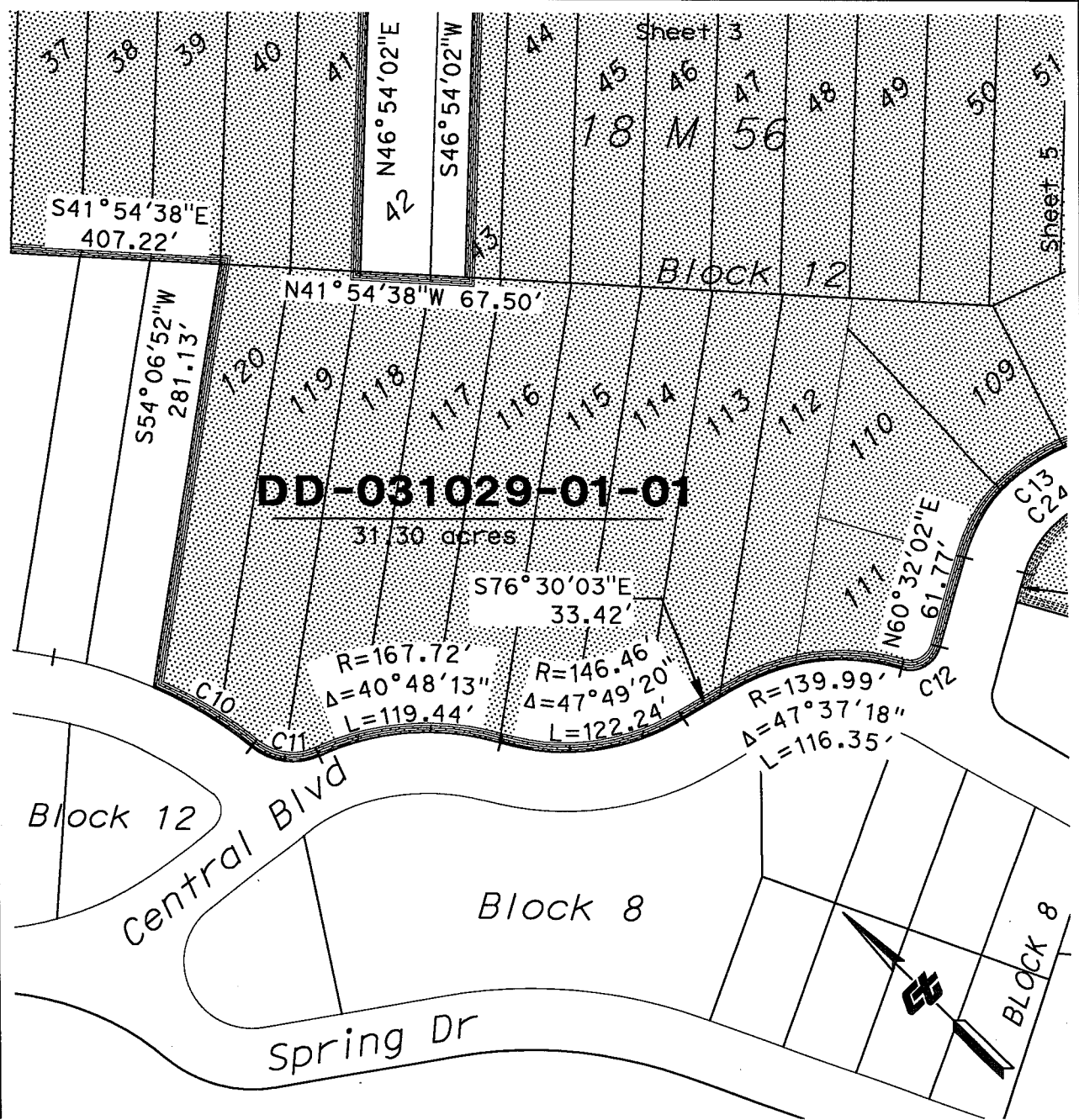


DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
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R-167.9

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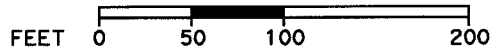
Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C10	266.80'	15°53'00"	73.96'
C11	41.30'	63°54'08"	46.06'
C12	20.00'	90°35'13"	31.62'
C13	109.99'	70°06'30"	134.59'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
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 RIGHT OF WAY
 DIRECTOR'S DEED
 DD-031029-01-01

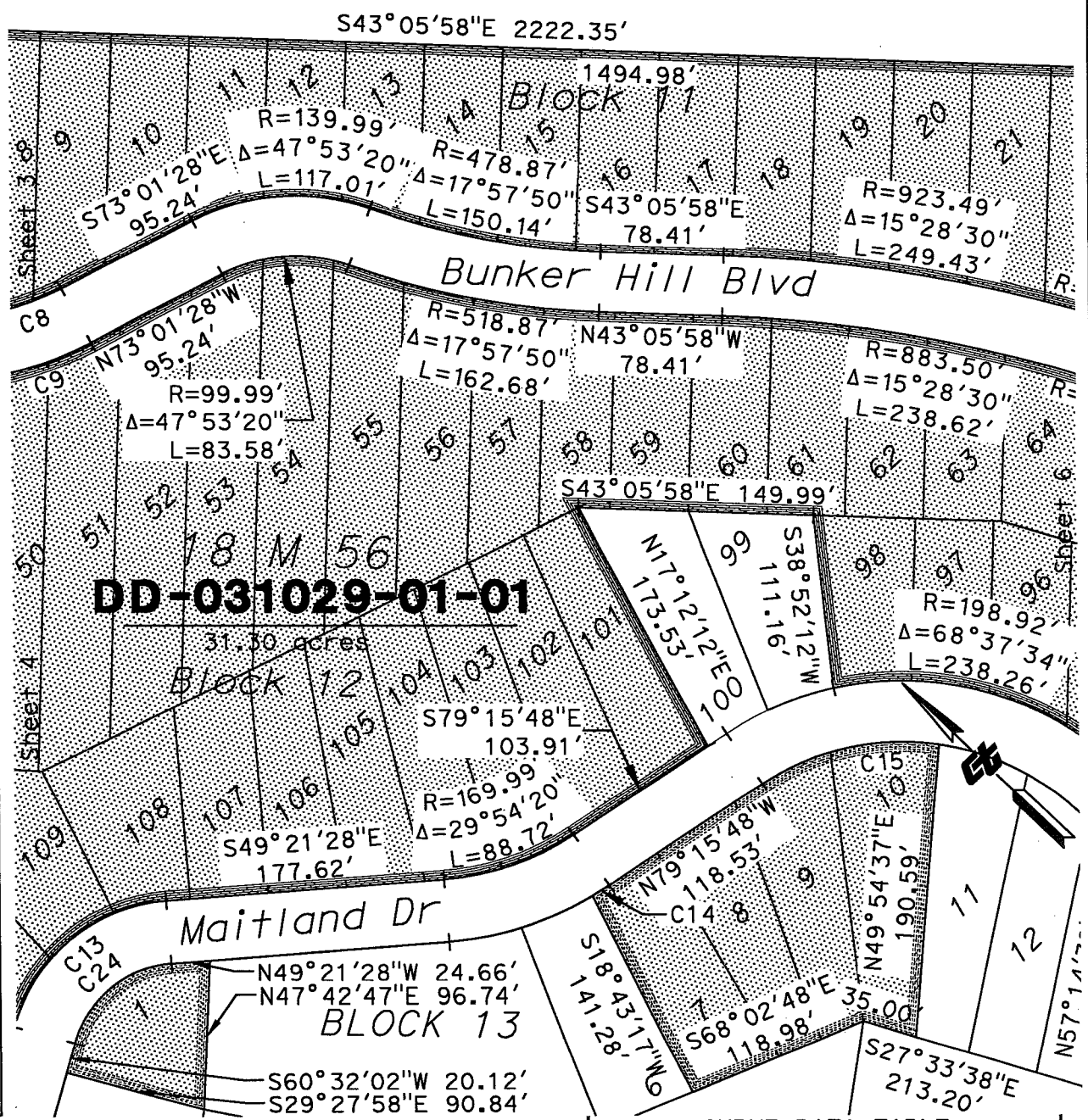


DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	12.2x	4	7

R-167.9

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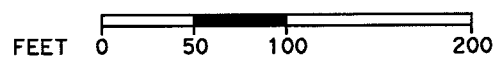
DD-031029-01-01

31.30 acres
BLOCK 12

NO.	RADIUS	DELTA	LENGTH
C8	179.99'	29°55'30"	94.00'
C9	219.98'	29°55'30"	114.89'
C13	109.99'	70°06'30"	134.59'
C14	209.98'	3°25'52"	12.57'
C15	158.93'	42°50'27"	118.83'

NO.	RADIUS	DELTA	LENGTH
C24	69.99'	70°06'30"	85.65'

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
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DIRECTOR'S DEED
DD-031029-01-01

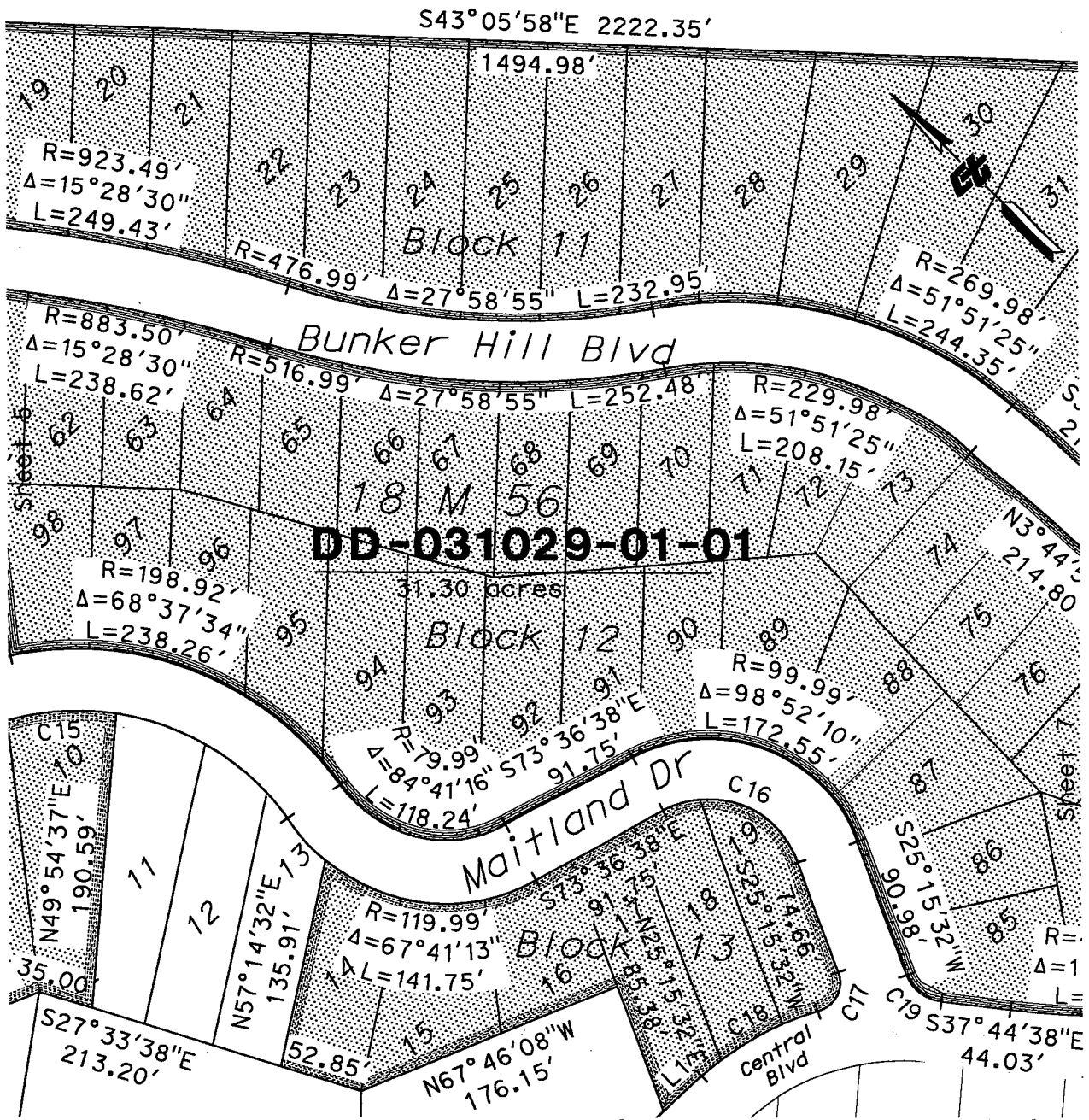


R-167.10

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	5	7

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Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C15	158.93'	42° 50' 27"	118.83'
C16	60.00'	98° 52' 10"	103.53'
C17	20.00'	93° 08' 22"	32.51'
C18	189.99'	25° 53' 02"	85.83'
C19	27.01'	63° 00' 10"	29.70'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	N87° 29' 08" W	32.62'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
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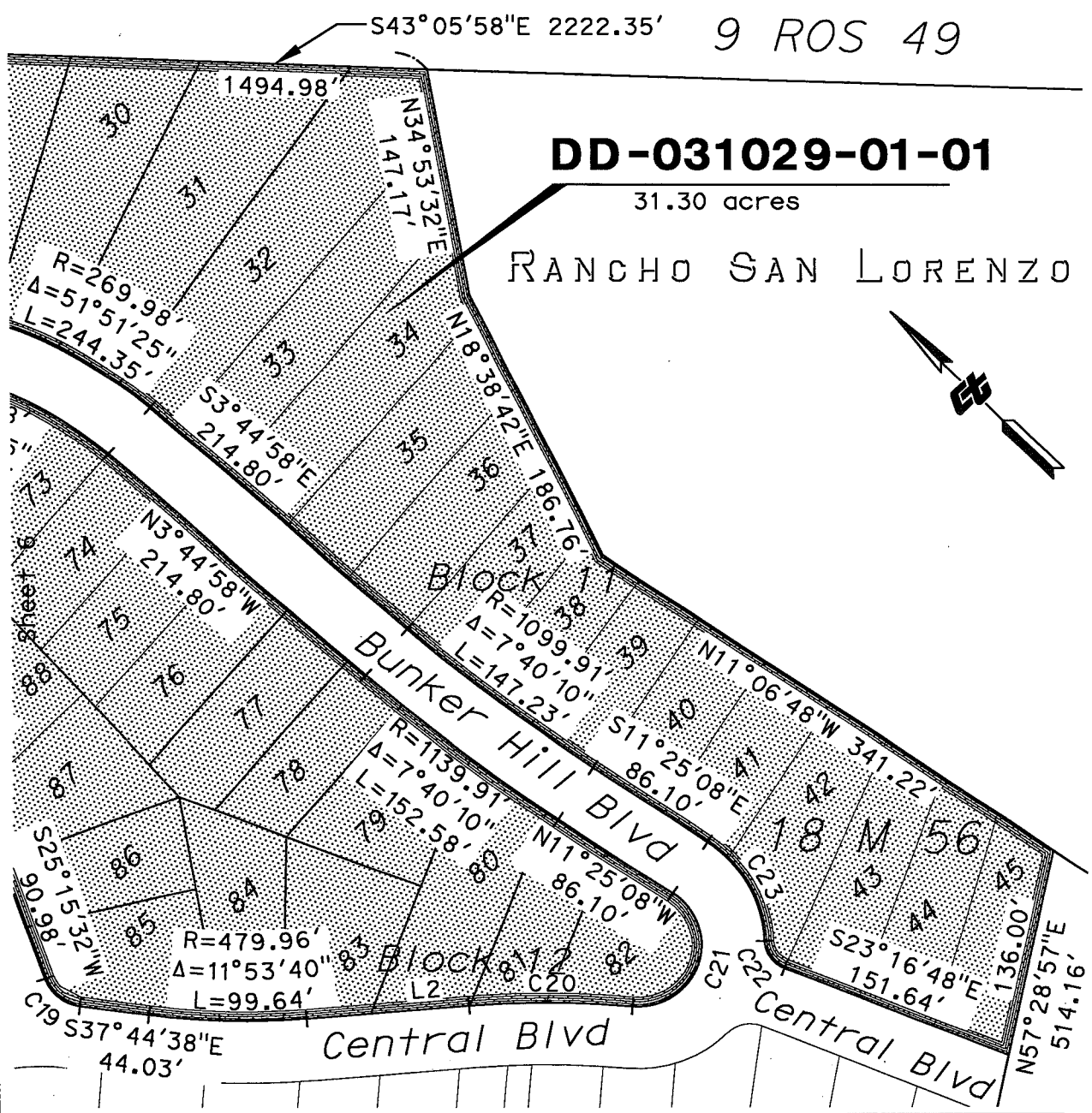


R-167.10

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	6	7

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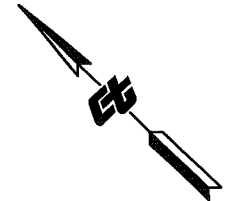
Bearings, Coordinates and Distances are based on CCS-27, Zone-3. Multiply Distances by 1.0000823 to obtain ground distances.



DD-031029-01-01

31.30 acres

RANCHO SAN LORENZO

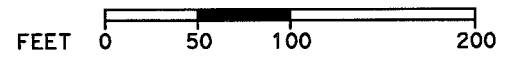


R-167.11

NO.	RADIUS	DELTA	LENGTH
C19	27.01'	63°00'10"	29.70'
C20	598.05'	9°53'10"	103.19'
C21	40.00'	151°40'00"	105.87'
C22	20.00'	66°25'19"	23.18'
C23	79.99'	54°33'39"	76.17'

NO.	BEARING	DISTANCE
L2	S49°38'18"E	103.23'

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTOR'S DEED**
 DD-031029-01-01



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
4	ALA	238	11.8x	7	7