

Accommodation

Exhibit A

RECORDING REQUESTED BY
FIRST AMERICAN TITLE

2023131-09

RECORDING REQUESTED BY:

Order No.
Escrow No.

WHEN RECORDED MAIL TO:

CITY OF OAKLAND
Public Works Agency, Department of Transportation
Dalziel Admin Building
250 Ogawa Plaza - 4th Floor
Oakland, CA 94612
Attn: Fred Kelley, Assistant Director

MAIL TAX STATEMENTS TO:

City of Oakland
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612
Attn: City Administrator

2023054634

05/15/2023 09:34 AM

7 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$0.00



ELECTRONICALLY RECORDED

ASSESSOR'S PARCEL NO.: 018-0460-001

ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) pursuant to R&T Code 11922 that no tax is due upon recordation of this Irrevocable Offer of Dedication based on consideration paid less than \$100.

Exempt from recording fees pursuant to California Government Code Section 27383.

County Transfer tax is \$0.00

City transfer tax is \$0.00

IRREVOCABLE OFFER OF DEDICATION

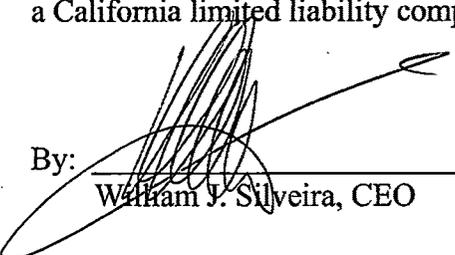
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Two Quarts Down, LLC, a California limited liability company, and 499 Embarcadero, LLC, a California limited liability company (collectively, "**Grantors**"), hereby IRREVOCABLY offer to dedicate to the CITY OF OAKLAND, A MUNICIPAL CORPORATION, a non-exclusive easement for the construction, maintenance, repair and replacement of intersection and sidewalk improvements for pedestrian access, ingress and egress, and all incidents related thereto, including, but not limited to the construction, maintenance repair, removal and replacement of the necessary intersection and sidewalk improvements (the "**Easement**"), over and across real property owned in fee by the Grantors (as tenants in common) and located in the County of Alameda, State of California, more particularly described in the Exhibit A and as such Easement is depicted on Exhibit B, attached hereto and incorporated by this reference.

[Signatures continued on next page]

Dated: 4-21-23

Grantors:

Two Quarts Down, LLC,
a California limited liability company

By: 
William J. Silveira, CEO

499 Embarcadero, LLC,
a California limited liability company

By: 
Brian L. Silveira, Manager

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 Alameda)

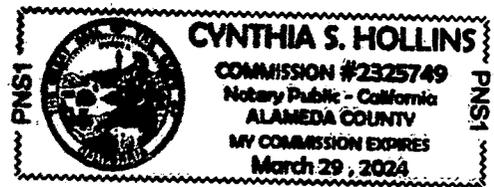
On this 21st day of April, 2023, before me, Cynthia S. Hollins, Notary Public, personally appeared William J. Silveira who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed 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: *Cynthia S. Hollins*

Comm # 2325749
exp. date: March 29,
(Seal) 2024



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 Alameda)

On this 1th day of January, 2023, before me, Amanda Hernandez, Notary Public, personally appeared Brian L. Silveira 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: *Amanda Hernandez*

(Seal)

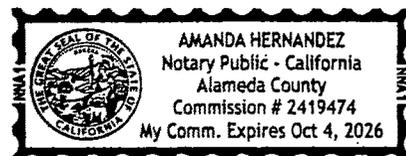


Exhibit A
Legal Description of Easement

[See attached.]



ENGINEERS
SURVEYORS
PLANNERS

EXHIBIT A

All that real property situate in the City of Oakland, County of Alameda, State of California, being a portion of the lands of Silveira, as said lands are described in that certain Grant Deed recorded December 6, 2013 in Document Number 2013377709, Official Records of Alameda County, more particularly described as follows:

BEGINNING at the most easterly corner of said lands of Silveira, also being a point on the southerly line of Embarcadero; thence westerly along said southerly line of Embarcadero, North $61^{\circ}43'52''$ West, 26.743 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said southerly line, North $61^{\circ}43'52''$ West, 14.21 feet to the beginning of a non-tangent curve to the right, from which point a radial line, from the curve to the radius point bears South $43^{\circ}01'11''$ West;

thence southeasterly along said curve having a radius of 24.00 feet, through a central angle of $32^{\circ}38'32''$ and an arc length of 13.67 feet to the northwesterly line of a Community Roadway Easement recorded February 28, 2005 in Document Number 2005077956, Official Records of Alameda County;

thence along said northwesterly line, North $49^{\circ}10'19''$ East, 7.45 feet to the **TRUE POINT OF BEGINNING**, containing an area of 41 square feet, more or less.

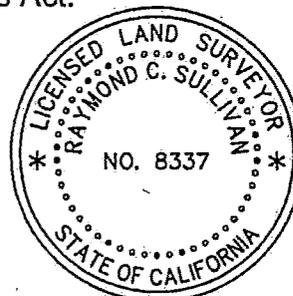
Basis of Bearings: All bearings shown on this survey are based on upon the California Coordinate System of 1983 (CCS83), Epoch 1986, Zone III. Held record CCS83 coordinate Northing = 2115136.166, Easting = 6052732.398, at point "SHIP", and the calculated bearing South $72^{\circ}09'16''$ East to point "H133" having CCS83 coordinate Northing = 2114243.395, Easting = 6055505.473. The two monuments, "SHIP" and "H133" are shown on the Record of Survey of the port area of the City of Oakland, R/S No. 1847, filed for record on November 8, 2004 in Book 29 of Records of Survey at pages 23 through 26, Alameda County Records, State of California. All distances are ground distances. To obtain grid distances, multiply ground distances shown by 0.9999293.

A plat showing the above-described parcel is attached hereto and made apart hereof as "Exhibit B".

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

Raymond C Sullivan

Raymond C Sullivan
P.L.S. 8337



03/17/15
Date

END OF DESCRIPTION

J:\Sur13\130175\Plats\ (2015-03-17)AccessEsmt.docx

**Exhibit B
Plat of Easement**

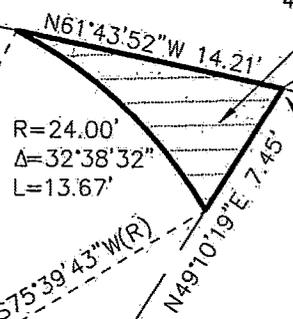
[See attached.]

"EXHIBIT B"



EMBARCADERO

AREA=
40.74 SQ.FT.±



T.P.O.B.

P.O.B.

$N61^{\circ}43'52''W$ 26.743'

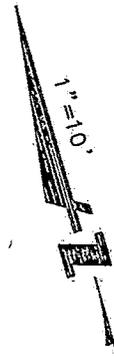
$S43^{\circ}01'11''W(R)$

$S75^{\circ}39'43''W(R)$

LANDS OF SILVEIRA
DN 2013377709

LEGEND

- DN DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- T.P.O.B. TRUE POINT OF BEGINNING



60' COMMUNITY ROADWAY
EASEMENT
DN 2005077956

5TH AVENUE



300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
510-227-3011

Subject EXHIBIT B

Job No. 20130175-53

By RCS/RAB Date 03/17/15 Chkd. RCS

SHEET 1 OF 1