

3
RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
RECORDING REQUESTED BY:

WHEN RECORDED MAIL THIS DEED AND
TAX STATEMENT TO:

c/o Core Capital Fund Manager, Inc.
17780 Fitch, Suite 145
Irvine, California 92614
Attention: Roshan Bhakta

Title Order No.: NCS 841834- SA1 Escrow No. NCS
841834-SA1



2017116179

05/26/2017 01:57 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 34.00
COUNTY TAX: 148223.90
CITY TAX: 2021235.50



4 PGS
PCOR20.00

703
+
614-1
20
20

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s)

DOCUMENTARY TRANSFER

TAX IS City \$ 2,021,233.50 BASED ON \$134,748,900.00
County \$148,223.90

- Computed on full value of the interest or property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

or City of Oakland

Parcel No.: 002-0098-002

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AGRE DCP Oakland City Center Owner LLC, a Delaware limited liability company ("Grantor"), hereby grants to GC Oakland Hotel, LLC, a Delaware limited liability company ("Grantee"), that certain real property located in the City of Oakland, County of Alameda, State of California, as more particularly described in Exhibit "A" attached hereto ("**Property**").

The Property is conveyed subject to the following: (a) all liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record; (b) all matters which a correct survey of the Property would disclose; (c) rights of tenants as tenants only; and (d) a lien not yet delinquent for taxes and assessments for real property.

[Remainder of page intentionally left blank; signature blocks on following page]

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of May _____, 2017.

GRANTOR:

AGRE DCP OAKLAND CITY CENTER OWNER LLC,
a Delaware limited liability company

By: 
Name: Tracey Gamble
Title: Authorized Person

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 New York
County of New York

On May 17, 2017 before me, Pamela Hodges (here insert name and title of officer), personally appeared Tracy Samble, Authorized Person, 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 Pamela Y. Hodges

PAMELA Y. HODGES
Notary Public, State of New York
No. 01HO6315024
Qualified in New York County
Commission Expires Nov. 17, 2018

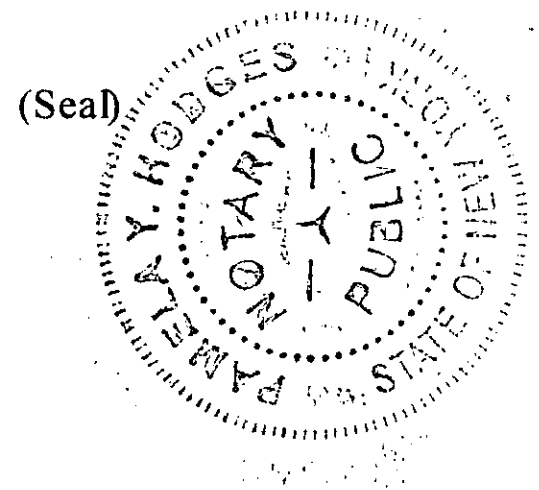


EXHIBIT "A"

LEGAL DESCRIPTION

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

A FEE INTEREST IN AND TO THE FOLLOWING:

Portion of Block 144 and 10th Street, as said Block and Street are shown on Kellersberger's Map of Oakland, filed September 2, 1853, in Map Book 1, Page 21, in the Office of the Recorder of Alameda County, more particularly described as follows:

Beginning for reference at the intersection of the southeasterly line of Clay Street with the southwesterly line of 11th Street, as said Streets are shown on said map; thence along said southwesterly line of 11th Street, south $62^{\circ} 35' 21''$ east, 463.36 feet to the true point of commencement; thence south $27^{\circ} 24' 39''$ west, 208.06 feet to the northeasterly line of 10th Street, as said Street now exists 72.75 feet and as said northeasterly line was established by City of Oakland Ordinance No. 10020 C.M.S. which vacated a portion of Washington and 10th Streets and was recorded March 16, 1981, at Series No. 81-39604; thence along said northeasterly line of 10th Street, south $62^{\circ} 35' 36''$ east, 217.25 feet to the northwesterly line of Broadway Street; thence along last said line, north $27^{\circ} 25' 02''$ east, 188.04 feet to the southwesterly line of the parcel of land described in the Deed from the City of Oakland to San Francisco Bay Area Rapid Transit District, recorded December 20, 1965, on Reel 1667, Image 368, Official Records of Alameda County; thence along last said southwesterly line and along the northwesterly line of said parcel, north $62^{\circ} 35' 21''$ west, 20.00 feet and north $27^{\circ} 25' 02''$ east, 20.00 feet to said southwesterly line of 11th Street; thence along last said line, north $62^{\circ} 35' 21''$ west, 197.28 feet to the true point of beginning.

APN: 002-0098-002