

WHEN RECORDED RETURN TO:

Marinwood Plaza LLC

100 Galli Dr. Suite. 2
Novato, CA 94949

Space above this line for the purpose of recording

QUITCLAIM DEED AND TERMINATION OF EASEMENT RIGHTS

Marin Municipal Water District hereby forever quitclaims all rights, claims, interest or title in and to that real property situated in the County of Marin, State of California, as shown in that in Grant of Easement as recorded February 21, 1963 in Book 1660 of Original Records, Page 68, Official Records of Marin County and attached hereto as Exhibit "A", and specifically terminates and relinquishes all rights arising out of or under said Deed.

By: _____

Dated _____ 20 ____

By: _____

Exhibit A

BOOK 1660 PAGE 68

10527PB 164-260-25

6509

THIS INDENTURE made and entered into this 2nd day of January 1963, by and between MARIN PLAZA, a partnership, hereinafter called "Grantor" and MARIN MUNICIPAL WATER DISTRICT, a public corporation, hereinafter called "District".

W I T N E S S E T H :

That for a good and valuable consideration, receipt whereof is hereby acknowledged, grantor does by these presents, grant, bargain, sell and convey unto the District, its successors and assigns, the following right-of-way in the County of Marin, State of California, described as follows:

A right-of-way for pipeline or pipelines and access purposes fifteen (15) feet in width lying seven and one half ($7\frac{1}{2}$) feet on each side of the following described line.

Beginning at a point on the exterior boundary of the lands described in the Deed from Marin Plaza, a partnership, to County of Marin recorded May 12, 1960 in Book 1366 of Official Records at page 620, Marin County Records, distant thereon North $52^{\circ} 16' 03''$ East 70.28 feet from the intersection of the calls set forth as "South $37^{\circ} 43' 57''$ East 223.00 feet" and "North $52^{\circ} 16' 03''$ East 86.00 feet" therein; thence leaving said exterior boundary South $40^{\circ} 11' 06''$ East 11.84 feet; thence North $54^{\circ} 24' 16''$ East 10.36 feet; thence North $81^{\circ} 07' 43''$ East 94.25 feet; thence South $38^{\circ} 37' 05''$ East 20.00 feet.

Said right-of-way is granted and shall be held for and subject to the following terms and conditions.

The District shall have, and is hereby granted the right to lay, maintain, repair, remove, replace and operate a pipeline or pipelines of such dimension or dimensions as the District may elect to install therein together with enlargements and renewals thereof and together also with the right to construct and maintain such meters, valves, and other facilities as may be necessary or convenient in connection with the storage, transmission and delivery of water, together with and including reasonable ingress and egress over adjoining lands for the construction, repair and maintenance of such pipeline and facilities.

Grantor reserves and shall have the right to revise the grade of the surface or location of such right-of-way provided and only if and when it shall first pay to the District the full expense of changing the grade or location of the pipeline and other installations

of the District therein. In the event of any such change in grade the District will determine if such grade change necessitates the raising or lowering of the pipeline or other installation and its finding thereon and on expense shall be final. In the event a change in location is desired, grantor will first deed to the District a new right-of-way suitable to the District and covering such change.

The right-of-way granted herein shall be and is non-exclusive, and the right is hereby reserved by the grantor to use said right-of-way for any and all purposes which will not interfere with or jeopardize the use of the right-of-way for the said purposes of the District; provided however, that no structures or other improvements shall be placed on or over such right-of-way which will interfere with or impede the free access of District for use, repair, replacement or maintenance of the installations therein.

Bearings shown are based on the deed from Marin Plaza to County of Marin above described.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

MARIN PLAZA

By: Marcia Estates, Inc. a general partner

BY [Signature] President

BY [Signature] Secretary

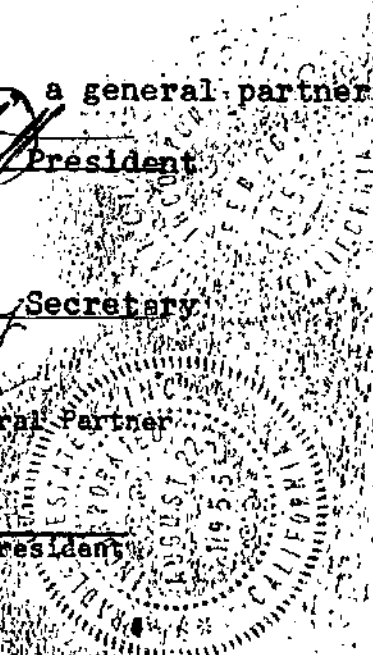
Refer to Drawing:
G9-7-6

PBN:nb
12/18/62

BRADLEY ESTATES, INC., a General Partner

By: [Signature] Vice President

By: [Signature] Asst. Secretary



6509

RECORDED AT REQUEST OF
CAL-MARIN TITLE CO.
AT 49 MIN. PAST 10 A.M.

FEB 2 11963

Official Records of Marin County

N. J. Giacomini
FEE \$ 10
RECORDED

BOOK 1660 PAGE 69

THIS IS TO CERTIFY THAT THE ABOVE DEED WAS RECORDED IN MARIN COUNTY CALIFORNIA
DEED OR GRANT DATE 11/2/62 MARIN PLAZA
TO MARIN MUNICIPAL...
GOVERNMENTAL AS MAY 11 1962...
DIRECTORS ON FEB 13, 1963...
RECORDATION...
DATE FEB 13, 1963

County of CONTRA COSTA } ss.

On this 3rd day of January in the year one thousand nine hundred and sixty-three
 before me, R. L. Jones a Notary Public in and for the

County of Contra Costa, State of California, residing therein,
 duly commissioned and sworn, personally appeared Gerald G. Hoytt and
Vera Bailey, president and secretary, respectively
of Marcia Estates, Inc.

known to me to be one of the partners of the partnership that executed the within instrument,
 and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal,
 in the _____ County of Contra Costa the day and year in this
 certificate first above written.

(R.L. Jones) my commission expires 1/22/66

Notary Public in and for the _____ County of Contra Costa
 State of California.

(Corporation as a Partner of a Partnership)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On January 2, 1963, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared
Ira Englander, known to me to be the

Vice President, and R. J. Muller, known
to me to be the Assistant Secretary of

Bradley Estates, Inc., the corporation that execut-
ed the within instrument and known to me to be the persons who executed
the within instrument on behalf of said corporation, said corporation being
known to me to be one of the partners of Marin Plaza

the partnership that executed the with-
in instrument and acknowledged to me that such corporation executed
the same as such partner and that such partnership executed the same.
WITNESS my hand and official seal.

(Seal) B. J. ALLEN
My Commission Expires July 16, 1966

Name (Typed or Printed)
Notary Public in and for said County and State

STAPLE HERE