IRREVOCABLE OFFER OF DEDICATION
OF STREET RIGHT-OF-WAY
(CITY OF MENLO PARK, CALIFORNIA)

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, and the benefits to accrue to them by reason of the location and establishment by the City of Menlo Park, of a public street upon, over, and across said land, Bohannon Development Company, a California Corporation ("Grantor"), does hereby certify that it is the legal owner of the hereinafter described real property, and Grantor does hereby irrevocably offer to dedicate (this "Irrevocable Offer to Dedicate") to City of Menlo Park, a municipal corporation in the County of San Mateo, State of California ("Grantee"), right-of-way and incidents thereto for public street purposes upon, over, and across the said land situated in said City of Menlo Park and more particularly described and shown in Exhibit A and B, attached hereto and incorporated herein by this reference.

This Irrevocable Offer to Dedicate shall continue in full force and effect until the date Grantee accepts or rejects such offer. If Grantee fails to accept this Irrevocable Offer to Dedicate by July 1, 2017, then such offer shall be deemed rejected. If the Irrevocable Offer to Dedicate is rejected by Grantee, then the Grantor shall be automatically released from such offer. The dedication of the land described herein for public street purposes shall be deemed completed and shall become permanent upon acceptance of the offer to dedicate by the Grantee as evidenced by a Certificate of Acceptance or Resolution accepting such offer. The provisions of this Irrevocable Offer to Dedicate shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

The property described in Exhibit A is a portion of the property commonly known as 161 Constitution Drive in the City of Menlo Park State of California [APN: 055-241-140].

[Signature Page Follows]
In witness whereof, this instrument has been executed as of March 16, 2017, and recorded.

Bohannon Development Company,
a California Corporation

By: [Signature]
Name: Robert L. Webster
Title: President and CEO

City Of Menlo Park

By: Alex D. McIntyre
City Manager

Approved as to form:

City Attorney

ATTEST

City Clerk
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 )
County of San Mateo )

On March 16, 2017 before me, Deanna Wright, Notary Public,

Date here Insert Name and Title of the Officer

personally appeared ****************Robert L. Webster, President & CEO**********************

Name(s) of Signer(s)

**********************Bohannon Development Company**********************

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]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Irrevocable Offer of Dedication of Street Right-of-Way

Title or Type of Document: City of Menlo Park, California Document Date:

Number of Pages: 2 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer’s Name:

☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

Signer’s Name:

☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

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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
County of San Mateo

On April 3, 2017 before me, Pamela I. Aguilar, Notary Public
(insert name and title of the officer)

personally appeared Alex D. McIntyre 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 I. Aguilar (Seal)
CERTIFICATE OF ACCEPTANCE

This to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated March 16, 2017, from Bohannon Development Company to the City of Menlo Park, a municipal corporation, is hereby accepted by the undersigned on behalf of the City pursuant to authority conferred by Resolution of the City Council of the City of Menlo Park bearing No. 6365, adopted on January 24, 2017, and said City consents to recordation thereof.

Dated April 3, 2017

CITY OF MENLO PARK

By: Alex D. McIntyre
City Manager

ATTEST:

Pam Aguilar
City Clerk
EXHIBIT "A"
LEGAL DESCRIPTION — RIGHT-OF-WAY DEDICATION

IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 22 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO. 6, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON OCTOBER 22, 1963 IN VOLUME 59 OF MAPS AT PAGE 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22, THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 74°22'50" WEST 136.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE ALONG THE GENERALLY EASTERLY BOUNDARY OF CHRYSLER DRIVE DESCRIBED IN DOCUMENT NO. 4485-AR RECORDED OCTOBER 31,1980 AND THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE, NORTH 74°22'50" WEST 18.10 FEET TO AN ANGLE POINT IN SAID EASTERLY BOUNDARY;
THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 21°56'50" WEST 246.22 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE 47.12 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE SOUTHERLY LINE OF SAID LOT 22;
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 68°03'10" EAST 10.00 FEET;
THENCE LEAVING SAID SOUTHERLY LINE, NORTH 29°16'38" WEST 37.84 FEET TO A LINE PARALLEL WITH AND 10.50 FEET EASTERLY OF SAID RIGHT OF WAY LINE;
THENCE ALONG SAID PARALLEL LINE, NORTH 21°56'50" EAST 244.73 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 59°21'50" EAST 12.33 FEET TO THE TRUE POINT OF BEGINNING.

ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 3,896 SQUARE FEET, MORE OR LESS.

MICHAEL JAMES KNAPTON
P.L.S.8012
REV: 1/11/17

1/11/17

STATE OF CALIFORNIA

No. 8012

Page 1 of 1
EXHIBIT "B" RIGHT OF WAY DEDICATION
12/21/2016

CHRYSLER DRIVE

RIGHT OF WAY PER DOC. NO. 4485-AR
REC'D 10/31/1980

CONSTITUTION DRIVE

RIGHT OF WAY

BOHANNON INDUSTRIAL PARK
UNIT NO. 6
59 M 11

LOT 22

LOT 23

LEGEND

LIMITS OF DEDICATION
T.P.O.B.
TRUE POINT OF BEGINNING
P.O.C.
POINT OF COMMENCEMENT

GRAPHIC SCALE IN FEET

0 20 40 80

NORTH
RESOLUTION NO. 6365

RESOLUTION OF THE CITY OF MENLO PARK ACCEPTING RIGHT-OF-WAY DEDICATION OF A PORTION OF LAND ALONG THE PROPERTY FRONTAGE OF 161 CONSTITUTION DRIVE FOR THE MENLO GATEWAY PROJECT

The City of Menlo Park, acting by and through its City Council, having considered and been fully advised in the matter and good cause appearing therefore,

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Menlo Park that the City Council does hereby accept the right-of-way dedication from Bohannon Development Company.

BE IT AND IT IS HEREBY ALSO RESOLVED that the City Council authorizes the City Manager to sign the certificate of acceptance for said easement.

I, PAMELA AGUILAR, City Clerk of the City of Menlo Park, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on this twenty-fourth day of January, 2017, by the following votes:

AYES: Carlton, Cline, Keith, Mueller, Ohtaki

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twenty-fourth day of January, 2017.

Pamela Aguilar, CMC
City Clerk