



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J313959-00

Check Number 0549
Friday, DEC 09, 2011 13:56:45
Ttl Pd \$39.00 Rcpt # 0004294023
REEL K539 IMAGE 0461
081/FT/1-6

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN IT TO:

Orrick, Herrington & Sutcliffe LLP
405 Howard Street
San Francisco, CA 94105
Attention: Michael H. Liever

MAIL ALL TAX STATEMENTS TO:

c/o The Ron Kaufman Companies LLC
One Lombard Street, Suite 201
San Francisco, CA 94111
Attention: Ronald H. Kaufman

TITLE NO. 38411457 / EDEW NO. 16031175

APN: 3316-19

SPACE ABOVE THIS LINE FOR RECORDER'S USE

255 12TH STREET

The undersigned Grantor declares:
Documentary Transfer Tax not shown
Pursuant to Section 11932 of the
Revenue and Taxation Code, as amended.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 255 12th Street & Kissling, LLC, a California limited liability company ("Grantor"), hereby grants to 12th Street RK LLC, a California limited liability company, and 12th Street KF LLC, a California limited liability company (collectively, "Grantee"), all that certain real property, together with (i) all improvements and fixtures now or in the future situated thereon, (ii) all easements, tenements, hereditaments, privileges, entitlements and appurtenances thereto belonging to the land and (iii) all of Grantor's right, title, and interest, if any, in and to the streets, roads, avenues, alleys, easements, strips and rights-of-way in any way affecting the land (collectively, the "Property") situated in the County of San Francisco, State of California, described on Exhibit A attached hereto and by this reference incorporated herein.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO the (i) subject to the matters described in Exhibit B attached hereto and incorporated herein by this reference, but only to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances", and (ii) lien of all real estate taxes and assessments not yet delinquent as of the date hereof.

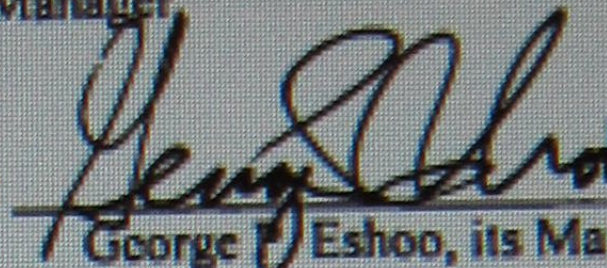
[Grantor signature page follows]

Executed as of this 8th day of December, 2011.

GRANTOR:

255 12th Street & Kissling, LLC,
a California limited liability company

By: Gemia Investments, LLC,
a California limited liability company,
its Manager

By: 
George P. Eshoo, its Manager

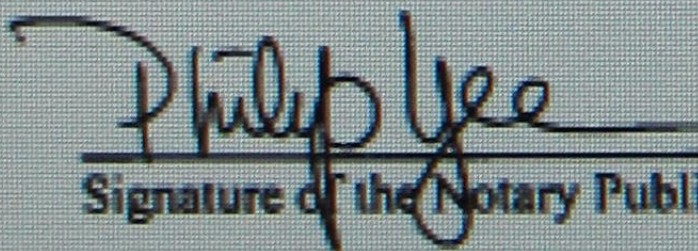
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On December 7, 2011, before me, PHILIP YEE, a Notary Public, personally appeared GEORGE P. ESHOO, 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 he/she executed the same in his/her authorized capacity, and that by his/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.


Signature of the Notary Public

(Seal)

