

RECORDING REQUESTED BY
Stewart Title Guaranty-Commercial Services
AND WHEN RECORDED MAIL DOCUMENT TO:

2021197061

05/26/2021 01:08 PM

5 PGS

NAME
Greenberg Traurig LLP
STREET ADDRESS
77 W. Wacker Drive, Ste. 3100
CITY, STATE & ZIP CODE
Chicago, IL 60601
Attn: Mark Hockley



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$36.00
TOTAL TAX: \$360,180.00
COUNTY TAX PORTION: \$15,180.00
CITY TAX PORTION: \$345,000.00

ELECTRONICALLY RECORDED

21000030161

APN: 572-031-001-01

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the federal government in accordance with The Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
- Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the state or any county, municipality, or other political subdivision of the state.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN IT TO:

Greenberg Traurig LLP
77 W. Wacker Drive, Suite 3100
Chicago, Illinois 60601
Attention: Mark Hockley

MAIL ALL TAX STATEMENTS TO

Core Berkeley Oxford, LLC
1643 N Milwaukee Avenue, 5th Floor
Chicago, Illinois 60647
Attention: Adam Grant

APNs: 572-031-001-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax is \$15,180.00 City Transfer Tax \$345,000.00
computed on full value of the property conveyed.

City of Berkeley, County of Alameda, State of California ___

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OXFORD DEVELOPMENT GROUP, LP, a California limited partnership ("**Grantor**"), hereby grants to CORE BERKELEY OXFORD, LLC, a Delaware limited liability company ("**Grantee**"), the real property and all improvements thereon and all rights appurtenant thereto owned by Grantor located in the County of Alameda, State of California, described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), subject to:

1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes assessed as a result of this conveyance; and
2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that were recorded prior to the recordation of this Grant Deed in the Office of the Alameda County Recorder.

[*Grantor signature page follows*]

Executed as of this 14 day of May, 2021.

Grantor:

OXFORD DEVELOPMENT GROUP, LP, a
California limited partnership

By: Oxcent Group, Inc.

Its: General Partner

By: 

Name: Soheyl Modarressi

Its: President

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.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

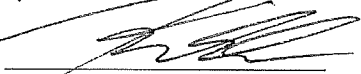
COUNTY OF ALAMEDA

On April 26, 2021, before me, Kalvin Tran, a Notary Public, personally appeared Sohayl Modarressi, 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



(Seal)

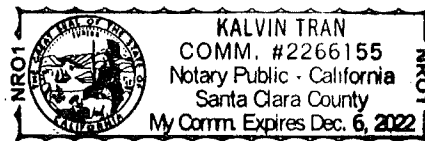


Exhibit A

Real Property Legal Description

Parcel B, of Parcel Map 378, filed September 27, 1968 in Book 58 Page 57, of Parcel Maps, Alameda County Records.

RECORDING REQUESTED BY
Stewart Title Guaranty-Commercial Services
AND WHEN RECORDED MAIL DOCUMENT TO:

2021197062

05/26/2021 01:08 PM

6 PGS

NAME Greenberg Traurig LLP
STREET ADDRESS 77 W. Wacker Drive, Ste. 3100
CITY, STATE & ZIP CODE Chicago, IL 60601
Attn: Mark Hockley



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$29.00
TOTAL TAX: \$482,850.00
COUNTY TAX PORTION: \$20,350.00
CITY TAX PORTION: \$462,500.00

ELECTRONICALLY RECORDED

21000030162

APN: 572-2031-13 and
57-2031-15

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

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- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the federal government in accordance with The Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
- Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by the state or any county, municipality, or other political subdivision of the state.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN IT TO:

Greenberg Traurig LLP
77 W. Wacker Drive, Suite 3100
Chicago, Illinois 60601
Attention: Mark Hockley

MAIL ALL TAX STATEMENTS TO:

Core Berkeley Oxford, LLC
1643 N Milwaukee Avenue, 5th Floor
Chicago, Illinois 60647
Attention: Adam Grant

APNs: 572-2031-13 and 57-2031-15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax is \$ 20,350.00 City Transfer Tax \$462,500.00
computed on full value of the property conveyed.

City of Berkeley, County of Alameda, State of California

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OXFORD DEVELOPMENT GROUP, LP, a California limited partnership ("**Grantor**"), hereby grants to CORE BERKELEY OXFORD, LLC, a Delaware limited liability company ("**Grantee**"), the real property and all improvements thereon and all rights appurtenant thereto owned by Grantor located in the County of Alameda, State of California, described on Exhibit A attached hereto and made a part hereof (the "**Property**"), subject to:

1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes assessed as a result of this conveyance; and
2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that were recorded prior to the recordation of this Grant Deed in the Office of the Alameda County Recorder.

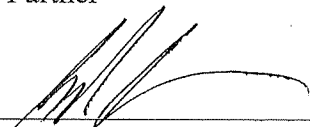
[Grantor signature page follows]

Executed as of this 14th day of May, 2021.

Grantor:

OXFORD DEVELOPMENT GROUP, LP, a
California limited partnership

By: Oxcent Group, Inc.
Its: General Partner

By: 
Name: Soheyl Modarressi
Its: President

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.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

On April 26, 2021, before me, Kalvin Tran, a Notary Public, personally appeared Soheyl Modarressi, 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 [Handwritten Signature]

(Seal)

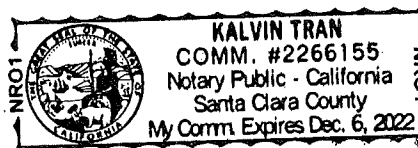


Exhibit A

Real Property Legal Description

PARCEL ONE:

UNIT A, AS SHOWN ON THE CONDOMINIUM PLAN SET FORTH AS EXHIBIT "A" ("PLAN") TO THE DECLARATION AND DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 24, 2007, AS INSTRUMENT NO. 2007-430083 OF OFFICIAL RECORDS TOGETHER WITH ANY AMENDMENTS, MODIFICATIONS, OR ANNEXATIONS THERETO, AS MAY OCCUR FROM TIME TO TIME ("DECLARATION"), BEING A PORTION OF LOT 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT MAP 7166", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA ON DECEMBER 11, 2006 IN BOOK 295 OF MAPS, AT PAGE 9, OFFICIAL RECORDS.

EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.

RESERVING THEREFROM:

(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.

(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL TWO:

AN EQUAL UNDIVIDED INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE PLAN AND THE DECLARATION, RESERVING THEREFROM THE FOLLOWING:

(A) EXCLUSIVE USE COMMON AREAS, OTHER THAN PARCEL III, AS DESIGNATED ON THE PLAN AND RESERVED BY GRANTOR FOR USE AS DESIGNATED IN THE DECLARATION; AND

(B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.

PARCEL THREE:

(A) EXCLUSIVE EASEMENT(S) IF ANY APPURTENANT TO EACH UNIT FOR THE USE, OCCUPANCY, AND POSSESSION OF THE EXCLUSIVE USE COMMON AREAS WHICH ARE SHOWN ON THE PLAN, AS SAID EASEMENTS ARE PROVIDED FOR IN THE DECLARATION.

(B) THE NON-EXCLUSIVE USE EASEMENT RESERVED FOR THE BENEFIT OF UNIT A AS A RIGHT FOR THE USE, POSSESSION AND ENJOYMENT OF ACCESS OVER AND ACROSS AND THROUGH THE WALKWAY WITHIN THE ACCESS EASEMENT LOCATED WITHIN UNIT B AS IDENTIFIED ON THE CONDOMINIUM PLAN.

PARCEL FOUR:

A NONEXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A).

PARCEL FIVE:

ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.

RECORDING REQUESTED BY
Stewart Title Guaranty-Commercial Services
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME
Greenberg Traurig LLP
STREET ADDRESS
77 W. Wacker Drive, Ste. 3100
CITY, STATE & ZIP CODE
Chicago, IL 60601
Attn: Mark Hockley

2021197063

05/26/2021 01:08 PM

6 PGS



OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$29.00
TOTAL TAX: \$124,627.50
COUNTY TAX PORTION: \$5,252.50
CITY TAX PORTION: \$119,375.00

ELECTRONICALLY RECORDED

21000030163

APN: 572-2031-14

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

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WHEN RECORDED RETURN IT TO:

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Chicago, Illinois 60601
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MAIL ALL TAX STATEMENTS TO:

Core Berkeley Oxford, LLC
1643 N Milwaukee Avenue, 5th Floor
Chicago, Illinois 60647
Attention: Adam Grant:

APNs: 572-2031-14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:
Documentary Transfer Tax is \$5252.50 City Transfer tax
\$119,375.00
computed on full value of the property conveyed.
City of Berkeley, County of Alameda, State of California

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CENTER GALLERY, LP, a California limited partnership ("**Grantor**"), hereby grants to CORE BERKELEY OXFORD, LLC, a Delaware limited liability company ("**Grantee**"), the real property and all improvements thereon and all rights appurtenant thereto owned by Grantor located in the County of Alameda, State of California, described on Exhibit A attached hereto and made a part hereof (the "**Property**"), subject to:

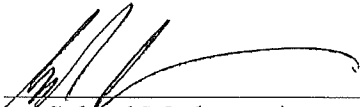
1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes assessed as a result of this conveyance; and
2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that were recorded prior to the recordation of this Grant Deed in the Office of the Alameda County Recorder.

[Grantor signature page follows]

Executed as of this 14th day of May, 2021.

Grantor: CENTER GALLERY, LP, a California
limited partnership

By: Oxford Development Group, LLC
Its: General Partner

By: 
Name: Soheyl Modarressi
Its: 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.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

On April 26, 2021, before me, Kalvin Tran, a Notary Public, personally appeared Sohayl Modarressi, 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



(Seal)

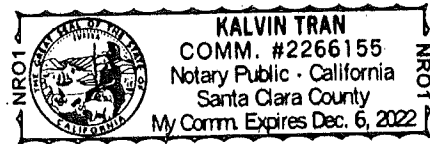


Exhibit A

Real Property Legal Description

PARCEL ONE:

UNIT B, AS SHOWN ON THE CONDOMINIUM PLAN SET FORTH AS EXHIBIT "A" ("PLAN") TO THE DECLARATION AND DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 24, 2007, AS INSTRUMENT NO. 2007-430083 OF OFFICIAL RECORDS TOGETHER WITH ANY AMENDMENTS, MODIFICATIONS, OR ANNEXATIONS THERETO, AS MAY OCCUR FROM TIME TO TIME ("DECLARATION"), BEING A PORTION OF LOT 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT MAP 7166", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA ON DECEMBER 11, 2006 IN BOOK 295 OF MAPS, AT PAGE 9, OFFICIAL RECORDS.

EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.

RESERVING THEREFROM:

(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.

(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL TWO:

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(A) EXCLUSIVE EASEMENT(S) IF ANY APPURTENANT TO EACH UNIT FOR THE USE, OCCUPANCY, AND POSSESSION OF THE EXCLUSIVE USE COMMON AREAS WHICH ARE SHOWN ON THE PLAN, AS SAID EASEMENTS ARE PROVIDED FOR IN THE DECLARATION.

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