

**RECORDING REQUESTED BY:**

Chicago Title Company  
Escrow No.: 14-58205815-LE  
Locate No.: CACTI7701-7701-5582-0058205815  
Title No.: 14-58205815-KD

**When Recorded Mail Document  
and Tax Statement To:**

Peralta Community College District  
Department of General Services  
c/o Dr. Sadiq B. Ikharo  
333 East 8th Street  
Oakland, CA 94606

RECORDING REQUESTED BY DOCUMENT  
5-7-15  
2015-12-11-88  
COUNTY OF ALAMEDA COUNTY FOR  
*Patten Casey*

APN: 057-2022-005-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

**THIS IS A CONVEYANCE TO A COMMUNITY COLLEGE DISTRICT**

Documentary transfer tax is \$0.00 California Revenue & Taxation code §§ 11922  
City Tax \$0.00 Municipal code § 7.28050

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** N.E.W. Milvia Property, LLC,  
a California limited liability company

**hereby GRANT(S) to** Peralta Community College District, a community college district existing and operating under  
the laws of the State of California

**the following described real property in the City of Berkeley, County of Alameda, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



# Chicago Title Company

1 Kaiser Plaza, Suite 745, Oakland, CA 94612  
510 451-8888 • FAX 510 465-0738

**DATE:** May 7, 2015  
**ESCROW NO.:** 14-58205815-LE  
**LOCATE NO.:** CACTI7701-7701-5582-0058205815  
**ESCROW OFFICER:** Laurie Edwards

**TIME:** 11:09 AM

**CLOSING DATE:** May 7, 2015

## BUYER FINAL CLOSING STATEMENT

**SELLER:** N.E.W. Milvia Property, LLC, a California limited liability company  
**BUYER:** Peralta Community College District, a community college district  
**PROPERTY:** 2118 Milvia Street, Berkeley, CA 94704

	\$ DEBITS	\$ CREDITS
<b>FINANCIAL:</b>		
Total Consideration	6,180,000.00	
Initial Deposit		927,000.00
Independent Consideration		100.00
Funds to Close		5,253,000.00
<b>PRORATIONS/ADJUSTMENTS:</b>		
Prepaid County Taxes at \$27,465.26 Semi-Annual from 5/7/2015 to 7/1/2015	8,239.58	
May Rent at \$51,596.16 Monthly from 5/7/2015 to 6/1/2015		41,276.93
CAM Charges at \$1,140.00 Monthly from 5/7/2015 to 6/1/2015		912.00
AECO - Life Safety at \$480.00 Annual from 5/7/2015 to 2/7/2016	359.99	
Landscaping - Alex Shafer at \$100.00 Monthly from 5/7/2015 to 6/1/2015	80.00	
Elevator - Otis at \$125.00 Monthly from 5/7/2015 to 6/1/2015	100.00	
Independent Consideration	100.00	
Transfer of Security Deposits		28,035.00
<b>TITLE CHARGES:</b>		
01-O-CLTA Standard - 1990 for \$6,180,000.00	7,221.00	
Recording	31.00	
<b>ESCROW CHARGES:</b>		
Outside Courier/Special Messenger	20.00	
Escrow Fee	4,500.00	
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BUYERS REFUND	\$49,672.36	
<b>TOTALS</b>	<b>\$6,250,323.93</b>	<b>\$6,250,323.93</b>