

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

NAME City of Cupertino
ADDRESS 10300 Torre Ave
CITY Cupertino
STATE & ZIP CA 95014

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE
WITH TRUSTOR CONSENT**

APNs 316-52-001 through 205

Exempt from payment of recording fees per Govt Code § 6103.

THE CITY OF CUPERTINO is the beneficiary ("City"), under that certain Performance Deed of Trust dated March 17, 2015, executed by CUPERTINO PROPERTY DEVELOPMENT I, LLC, a California limited liability company as "trustor", and CHICAGO TITLE COMPANY as "trustee" which was recorded on April 10, 2015 as Instrument No. 22913411 in the Official Records of Santa Clara County, California, ("Deed of Trust") and affecting the land described in said Deed of Trust ("Property"). Trustor represents and warrants that it currently owns the Property and consents to this reconveyance.

City hereby:

- As beneficiary, substitutes itself as trustee under the Deed of Trust and accepts such appointment; and
- As substitute trustee, hereby RECONVEYS WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all of the estate, title and interest held by it as trustee under the Deed of Trust.

IN WITNESS WHEREOF, City as beneficiary and successor trustee AND Trustor have caused this instrument to be executed by its duly authorized officer.

As Beneficiary and Trustee:

TRUSTOR CONSENTS TO THIS RECONVEYANCE:

CITY OF CUPERTINO,
a municipal corporation

CUPERTINO PROPERTY DEVELOPMENT I, LLC,
a California limited liability company

By: Monterosso LLC, a California limited liability
company
Manager

By: _____
Tina Kapoor, Interim City Manager

ATTEST:

By: Annie M. H. Chan
Annie M. H. Chan
Member

Kristen Squarcia, MMC, City Clerk

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.

HAWAII
STATE OF ~~CALIFORNIA~~)
COUNTY OF HONOLULU) ss.

On 08/27, 2025 before me, DOKI AN, a notary public, personally appeared Annie M. H. Chan 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.

Doki An
Notary Public



SEAL:

NOTARY CERTIFICATE
NOTARY NAME: DOKI AN FIRST CIRCUIT
DOC DATE: 08/27/2025 # PAGES: 3
DOC DESC: Subst. fution of trustee and
Full Reconveyance with Trustor consent
Doki An 08/27/2025 12/01/2027
SIGNATURE DATE COMM EXP

