

**File No.:** 1-322

**Name (Previous Owner):** City to Suburban Propane  
City to Sol Mar Partnership  
City to Bigge Development Co.  
City to Buran and Reed, Inc.

**Assessor's Parcel No.:** 077A-0745-020-03  
077A-0745-038-01  
077A-0745-040-01  
077A-0745-045-09

**Address of Property:** 10620 Bigge St.  
1755 Adams Ave.  
10700 Bigge St.  
10645 Bigge St.

**Year:** 1995

RECORDING REQUESTED BY:

The City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577

CITY OF SAN LEANDRO

JUL 1 1 1995

CITY CLERK'S OFFICE

Recorded in Official Records, Alameda County  
Patrick O'Connell, Clerk-Recorder



95134206 09:32am 06/19/95

05 26016701 26 07  
B70 5 7.00 12.00 0.00 0.00 0.00 0.00 0.00

WHEN RECORDED MAIL TO:

The City Clerk  
The City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 95 - 103

(1039)

RESOLUTION SUMMARILY VACATING

EXCESS RIGHT-OF-WAY AT BIGGE STREET

RECITALS

WHEREAS, the excess right-of-way to be summarily vacated by this resolution is located at Bigge Street, and is more precisely described in Exhibit "A", attached hereto, and made a part hereof; and

WHEREAS, the excess right-of-way is not required for street purposes.

WHEREAS, the proposed vacation has been found to be categorically exempt under the California Environmental Quality Act; and

WHEREAS, said summary vacation is made under Chapter 4 (Summary Vacation) Part 3 of Division 9, Section 8334 (a) of the California Streets and Highway Code:

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

1. The City Council hereby orders the summary vacation of the herein above described excess right-of-way:
2. The City Clerk shall cause a certified copy of this resolution to be recorded in the Office of the Recorder of the Alameda County, California, immediately upon its adoption.
3. That from and after the date of recordation of this resolution, said excess right-of-way no longer constitutes a public street.

Introduced by Council Member Myers and passed and adopted this

5th day of June, 1995, by the following called vote:

Members of the Council:

Ayes: Council Members Galvan, Kerr, Loeffler, Myers, Perry, Polvorosa;  
Mayor Corbett. ( 7 )

Noes: None ( 0 )

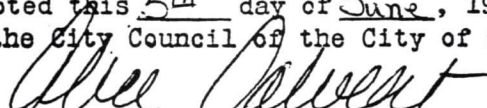
Absent: None ( 0 )

Attest:



Alice Calvert, City Clerk

I hereby certify that this is a true and correct copy of Resolution No. 95-103 adopted this 5<sup>th</sup> day of June, 19 95 by the City Council of the City of San Leandro

  
Alice Calvert, City Clerk of the City of San Leandro

P.O.B. PARCEL A

DETAIL A

95134206

NO SCALE

$\Delta = 45^{\circ}34'23''$   
 $R = 75.00'$   
 $L = 59.65'$

$\Delta = 111^{\circ}59'42''$   
 $R = 75.00'$   
 $L = 146.60'$



P.O.B. PARCEL B

BIGGE STREET

PARCEL A

PARCEL B

$\Delta = 45^{\circ}34'23''$   
 $R = 75.00'$   
 $L = 59.65'$

$\Delta = 111^{\circ}59'42''$   
 $R = 75.00'$   
 $L = 146.60'$

P.O.C.

98TH AVENUE  
(JONES AVENUE) 66' WIDE  
58215'10"W 471.12'  
403.32'

TRACT 669

CITY OF OAKLAND  
CITY OF SAN LEANDRO

BIGGE STREET

ADAMS AVENUE

SEE DETAIL A



PARCEL A  
LD 95-3  
AREA = 4,640 SF +/-

PARCEL B  
LD 95-4  
AREA = 4,640 SF +/-

### CITY OF SAN LEANDRO

NO.	REVISIONS	DATE

**BIGGE STREET**  
**EXCESS RIGHT-OF-WAY VACATION**  
CITY OF SAN LEANDRO

APPROVED  
*John P. ...*  
City Engineer, R.C.E. No. 28209

## PARCEL A

Commencing at the point of intersection of the southeastern line of 98th Avenue, formerly Jones Avenue, 66.00 feet wide, with the Southwestern boundary line of Tract 669, as said lines are shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in Book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County;

thence, Southwesterly along said southeastern line of 98th Avenue, South  $62^{\circ}15'40''$  West, 400.00 feet to the point of intersection thereof with the Northeastern line of Bigge Street;

thence, along the last named line and along the direct extension produced Southeasterly thereof, South  $60^{\circ}14'20''$  East, 1,691.64 feet to the Point of Beginning;

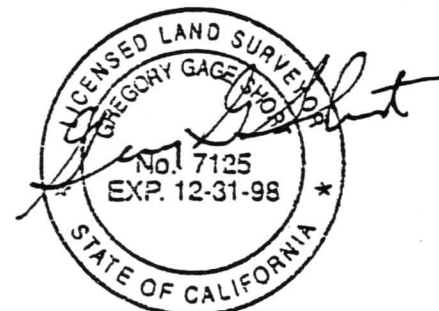
thence, running along said line South  $60^{\circ}14'20''$  East, 175.86 feet to the easterly line of Bigge Street as said street is described as Parcel 3 in the Deed from Bigge Drayage Company to the City of San Leandro, recorded June 4, 1975 on reel 4041, Image 534, Alameda County Records;

thence, along the last named line, along the arc of a curve to the left with a radius of 75.00 feet, a radial line to said point bears South  $83^{\circ}49'01''$  East, through a central angle of  $111^{\circ}59'42''$ , an arc distance of 146.60 feet;

thence, along the arc of a reverse curve to the right with a radius of 75.00 feet through a central angle of  $45^{\circ}34'23''$ , an arc distance of 59.65 feet to the Point of Beginning.

Containing 4,640 square feet, more or less

LD 95-3  
DWG. 1252 CASE 1602  
CITY OF SAN LEANDRO



A:\BIGGE1.LD

## PARCEL B

Commencing at the intersection of the southeastern line of 98th Avenue (formerly Jones Avenue) with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in the Book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County;

thence, along said line of 98th Avenue, South  $60^{\circ}15'20''$  West 471.14 feet to the southwesterly line of Bigge Street;

thence, South  $60^{\circ}14'20''$  East 1,729.86 feet to the Point of Beginning;

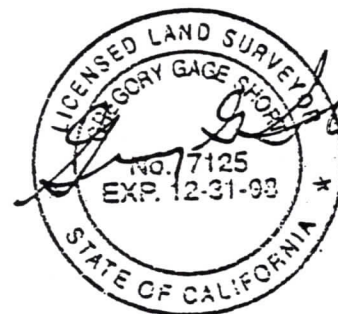
thence, along the direct production of the last named line South  $60^{\circ}14'20''$  East 175.86 feet to the southerly line of Bigge Street as said street is described in the Deed from Bigge Drayage Company to the City of San Leandro, recorded June 4, 1975 in reel 4041, Image 534, Alameda County Records;

thence, along said line along the arc of a curve to the right with a radius of 75.00 feet, a radial line to said curve bears South  $36^{\circ}39'39''$  East, through a central angle of  $111^{\circ}59'42''$ , an arc distance of 146.60 feet;

thence along the arc of a reverse curve to the left with a radius of 75.00 feet through a central angle of  $45^{\circ}34'23''$ , an arc distance of 59.65 feet to the Point of Beginning.

Containing 4,640 square feet, more or less

LD 95-4  
DWG. 1252 CASE 1602  
CITY OF SAN LEANDRO



A:\BIGGE2.LD

R E Y N O L D S & B R O W N



May 22, 1996

Mr. Bennett Cruz  
City of San Leandro  
Dept. of Engineering & Transportation  
835 E 14th Street  
San Leandro, CA 94577

RE: Quitclaim Deeds for Bigge Street, San Leandro, CA

Dear Bennett:

Per your telephone conversation with Kelly Castor of Reynolds & Brown, enclosed are copies of the certified Quitclaim Deeds recorded from the City of San Leandro for Bigge Street in San Leandro.

If additional information is needed please contact our office at (510) 351-4930.

Sincerely,

REYNOLDS & BROWN

Sandra Sarmiento

Encl:

2336 Merced Street  
San Leandro, California  
94577

510 351-4930  
Fax 351-4934

ENGINEERING

MAY 24 1996

TRANSPORTATION

**RECORDING REQUESTED BY:**

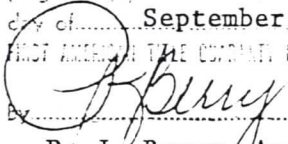
City of San Leandro  
Engineering and Transportation Department  
835 East 14th Street  
San Leandro, CA 94577

**AFTER RECORDATION, RETURN TO:**

Suburban Propane  
10620 Bigge Street  
San Leandro, CA 94577

**DOCUMENTARY TRANSFER TAX:**

EXEMPT - City of San Leandro

This is to certify that this is a true  
and correct copy of.....  
"QUITCLAIM DEED" recorded in the  
Office of the Recorder of Alameda  
County, California, as instrument No.  
95-227473 in Book No. ....  
(Page/Trans)..... of the 29th  
day of September 1995,  
FIRST AMERICAN TITLE COMPANY  
By   
P. J. Berry, Asst. Sec.

**QUITCLAIM DEED**

The City of San Leandro, a municipal corporation does hereby QUITCLAIM to  
Suburban Propane, a Maryland corporation, the following described real  
property:

See legal description and plat in attached Exhibit A.

Assessor's No. \_\_\_\_\_

IN WITNESS WHEREOF, this document is duly executed on September 8, 1995.

  
Signature

Ellen M. Corbett  
Name

Mayor  
Its

[Attach Appropriate Notary]

BGC:bgc 9/6/95

D:\BIGGE\SBRBAN.QCD



EXHIBIT A

PARCEL "A"

CITY OF SAN LEANDRO  
TO  
SUBURBAN PROPANE

COMMENCING at the intersection of the southeastern line of 98th Avenue, (formerly Jones Avenue), with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County; running thence along said line of 98th Avenue, South 62° 15' 40" West 400.00 feet to the northeastern line of Bigge Street; thence along said line South 60° 14' 20" East 1,691.64 feet to the Point of Beginning, said Point being West 50.22 feet from the intersection of the last named line with the southwestern line of the Pacific Gas and Electric Company's 95 foot right-of-way; running thence South 60° 14' 20" East 50.22 feet to the last named line; thence along said line North 13° 02' 26" West 15.49 feet to the northerly line of Bigge Street as said street is described as Parcel 3 in the Deed by Bigge Drayage Company to the City of San Leandro recorded June 4, 1975 on Reel 4041, Image 534, Alameda County Records; thence along the last named line along the arc of a curve to the right with a radius of 75.00 feet, from a tangent that bears South 87° 48' 24" West through a central angle of 31° 57' 16", an arc distance of 41.83 feet to the Point of Beginning.

Containing 205 square feet, more or less.

This legal description of real property was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.

  
\_\_\_\_\_

Carl F. Schooss, L.S. #3566  
License Expires on June 30, 1996

2/28/95  
\_\_\_\_\_

Date





Scale: 1" = 20'

BIGGE DRAYAGE CO.

SUBURBAN PROPANE

8723 OR 367

$R = 75.00'$   
 $\Delta = 31^{\circ}57'16''$   
 $L = 41.83'$

PARCEL "A"  
205.30± SQ. FT.

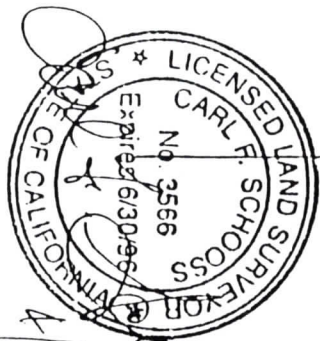
$S 13^{\circ}02'26'' E 15.49'$

← 1691.68' from S.E. line of 98th Ave.  
(Formerly Jones Ave.)

$N 60^{\circ}14'20'' W 50.22'$   
P.O.B.

P.G. AND E. EASEMENT

BIGGE STREET



*Handwritten signature and date: 4/26/95*

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL "A"

Rev. 2-28-95  
7-26-88  
12-18-85

EXHIBIT A

STATE OF CALIFORNIA

County of Alameda

Title or type of Document Quitclaim Deed  
Number of Pages 2 Date of Document 9/8/95  
Signer(s) Other than named below \_\_\_\_\_

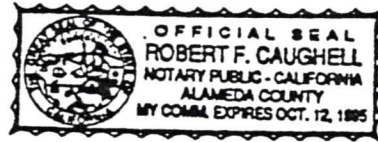
On September 8, 1995 before me Robert F. Caughell, Notary Public personally appeared  
Ellen M. Corbett

personally known to me (or 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 ~~this~~/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Robert F. Caughell  
Notary Public in and for said County and State

(Seal)





COUNTY OF ALAMEDA

PRELIMINARY CHANGE OF OWNERSHIP REPORT

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the county Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California

This report is not a public document

Seller/Transferor: City of San Leandro

Buyer/Transferee: Suburban Propane

Assessor's Parcel Number(s):

Property Location/Address Of Property Transferred: Adjacent to 10620 Bigge St.

Mail Tax Information To: Name: Suburban Propane

Address: 10620 Bigge St., San Leandro, CA 94577

ASSESSOR'S USE ONLY SALE SOURCE CODE

N.S.P.:
C.E.:
APR.:
DATE:

USE NBHD

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10. and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Alameda County Assessor. For further information on your supplemental roll obligation, please call the Appraisal Division at (510) 272-3782.

PART I: TRANSFER INFORMATION

Please answer all questions.

- YES NO
A. Is this transfer solely between husband and wife...
B. Is this transaction only a correction of the name(s) of the person(s) holding title...
C. Is this document recorded to create, terminate, or reconvey a lender's interest...
D. Is this transaction recorded only as a requirement for financing purposes...
E. Is this document recorded to substitute a trustee under a deed of trust...
F. Did this transfer result in the creation of a joint tenancy...
G. Does this transfer return property to the person who created the joint tenancy...
H. Is this transfer of property:
1. to a trust for the benefit of the grantor, or grantor's spouse?
2. to a trust revocable by the transferor?
3. to a trust from which the property reverts to the grantor within 12 years?
I. If this property is subject to a lease, is the remaining lease term 35 years or more...
J. Is this a transfer from parents to children or from children to parents?
K. Is this transaction to replace a principal residence by a person 55 years of age or older?
L. Is this transaction to replace a principal residence by a person who is severely disabled...

If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date June 19, 1995

B. Type of transfer. Please check appropriate box.

- Purchase Foreclosure Gift Trade or Exchange Merger, Stock, or Partnership Acquisition
Contract of Sale - Date of Contract
Inheritance - Date of Death Other: Please explain: Vacation of excess right-of-way
Creation of Lease Assignment of a Lease Termination of a Lease Sale/Leaseback
Date lease began
Original term in years (including written options)
Remaining term in years (including written options)

C. Was only a partial interest in the property transferred? Yes No
If yes, indicate the percentage transferred %.

# PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, applicable questions, sign and date. If a question does not apply, indicate with "N/A."

## PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ N/A
- B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 FHA ( \_\_\_\_\_ Discount Points)  Fixed Rate  New Loan  
 Conventional  Variable Rate  Assumed Existing Loan Balance  
 VA ( \_\_\_\_\_ Discount Points)  All inclusive D.T. (\$ \_\_\_\_\_ Wrapped)  Bank or Savings & Loan  
 Cal-Vet  Loan carried by Seller  Finance Company  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- C. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$ N/A  
 Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only)  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$ N/A
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

Total Items A through E \$ N/A

- G. PROPERTY <sup>ACQUIRED</sup> ~~PURCHASED~~  Through a broker  Direct from seller  Other (explain) Summary vacation

If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale. \_\_\_\_\_

The property was not purchased. It was acquired through a summary vacation.

## PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, etc.) (other than a mobilehome subject to local property tax)?  Yes  No  
 If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No  
 If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19 \_\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19 \_\_\_\_\_
- C. TYPE OF PROPERTY TRANSFERRED:  
 Single-family residence  Agricultural  Timeshare  
 Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome  
 Commercial/Industrial  Condominium  Unimproved lot  
 Other (Description: Excess street right-of-way)
- D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No If yes, is the income from:  
 Lease/Rent  Contract  Mineral Rights  Other—Explain: \_\_\_\_\_
- E. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE? ACQUISITION?  
 Good  Average  Fair  Poor  
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.  
 \_\_\_\_\_  
 \_\_\_\_\_

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed Mark Bennett Date 9-25-95

NEW OWNER/CORPORATE OFFICER

Please Print Name of New Owner/Corporate Officer MARK BENNETT

Phone Number where you are available from 8:00 a.m.—5:00 p.m. ( ) \_\_\_\_\_

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

RECORDING REQUESTED BY:

City of San Leandro  
Engineering and Transportation Department  
835 East 14th Street  
San Leandro, CA 94577

AFTER RECORDATION, RETURN TO:

Sol Mar Partnership  
425 Market Street  
Oakland, CA 94607

DOCUMENTARY TRANSFER TAX:

EXEMPT - City of San Leandro

This is to certify that this is a true  
and correct copy of.....  
"QUITCLAIM DEED".....recorded in the  
Office of the Recorder of.....ALAMEDA.....  
County, California, as Instrument No.  
95-227474 in (Book-Page).....  
(Page-Image).....on the 29th.....  
day of September.....1995  
FIRST AMERICAN TITLE GUARANTEE COMPANY  
By.....  
P. J. Berry, Asst. Sec.

QUITCLAIM DEED

The City of San Leandro, a municipal corporation does hereby QUITCLAIM to Sol Mar Partnership, a general partnership, the following described real property:

See legal description and plat in attached Exhibit A.

Assessor's No. \_\_\_\_\_

IN WITNESS WHEREOF, this document is duly executed on June 6, 1995

  
Signature

Ellen M. Corbett  
Name

Mayor  
Its

[Attach Appropriate Notary]

EXHIBIT A

PARCEL "2-A"

CITY OF SAN LEANDRO  
TO  
SOL MAR PARTNERSHIP

COMMENCING at the intersection of the southeastern line of 98th Avenue (formerly Jones Avenue) with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in Book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County; running thence along said line of 98th Avenue, South 62° 15' 40" West 471.14 feet to the southwesterly line of Bigge Street; thence South 60° 14' 20" East 1,730.18 feet to the Point of Beginning; running thence along the direct production of the last named line South 60° 14' 20" East 25.58 feet; thence South 29° 45' 40" West 4.50 feet to the westerly line of Bigge Street as said street is described in the Deed from Bigge Drayage Company to the City of San Leandro, recorded June 4, 1975 in Reel 4041, Image 534, Alameda County Records; thence along said line along the arc of a curve to the right with a radius of 75.00 feet, from a tangent that bears North 40° 17' 51" West, through a central angle of 19° 56' 29", an arc distance of 26.10 feet to the Point of Beginning.

Containing 38 square feet, more or less.

This legal description of real property was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Carl F. Schooss, L.S. #3566  
License Expires on June 30, 1996

4/9/95  
Date





Scale: 1" = 20'

BIGGE STREET

P.G. AND E. EASEMENT

1730.18' from the S.E. line of 98th Ave. (Formerly Jones Ave.)

S60°14'20"E 25.58'

P.O.B.  
PARCEL "2A"  
38± SQ.FT.

R=75.00'  
Δ=19°56'29"  
L=26.10'

S29°45'40"W 4.50'

N49°42'09"E (R)

SOL MAR PARTNERSHIP

BURAN AND REED, INC.

PARCEL 2  
PARCEL MAP

PARCEL 3  
2701

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL "2A"



4-9-95  
Rev. 2-28-95  
7-26-88  
5-22-86

EXHIBIT A



STATE OF CALIFORNIA

Title or type of Document Quitclaim Deed  
Number of Pages 3 Date of Document 6/6/95  
Signer(s) Other than named below \_\_\_\_\_

County of Alameda

On June 6<sup>th</sup> 1995 before me Robert F. Caughell <sup>Notary</sup> Public personally appeared  
ELLEN M. Corbett

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Robert F. Caughell  
Notary Public in and for said County and State

(Seal)



# COUNTY OF ALAMEDA PRELIMINARY CHANGE OF OWNERSHIP REPORT



[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the county Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California

### This report is not a public document

**Seller/Transferor:** City of San Leandro  
**Buyer/Transferee:** Sol Mar Partnership  
**Assessor's Parcel Number(s):** \_\_\_\_\_  
**Property Location/Address Of Property Transferred:** Adjacent to 1755 Adams Avenue  
**Mail Tax Information To:** Name: Sol Mar Partnership  
Address: 425 Market St., Oakland, CA 94607

ASSESSOR'S USE ONLY SALE SOURCE CODE	
N.S.P.:	_____
C.E.:	_____
APR.:	_____
DATE:	_____
USE	NBHD

**NOTICE:** A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Alameda County Assessor. For further information on your supplemental roll obligation, please call the Appraisal Division at (510) 272-3782.

### PART I: TRANSFER INFORMATION Please answer all questions.

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| YES                      | NO                                  |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?                               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?   |
|                          |                                     | H. Is this transfer of property:   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. to a trust revocable by the transferor?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?                                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5?     |

If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

**IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.**

### PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date June 19, 1995
- B. Type of transfer. Please check appropriate box.
- Purchase  Foreclosure  Gift  Trade or Exchange  Merger, Stock, or Partnership Acquisition
- Contract of Sale - Date of Contract \_\_\_\_\_
- Inheritance - Date of Death \_\_\_\_\_  Other: Please explain: Vacation of excess right-of-way
- Creation of Lease  Assignment of a Lease  Termination of a Lease  Sale/Leaseback
- Date lease began \_\_\_\_\_
- Original term in years (including written options) \_\_\_\_\_
- Remaining term in years (including written options) \_\_\_\_\_
- C. Was only a partial interest in the property transferred?  Yes  No
- If yes, indicate the percentage transferred \_\_\_\_\_ %.

# PRELIMINARY CHANGE OF OWI HIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

## PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ N/A
- B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 FHA ( \_\_\_\_\_ Discount Points)  Fixed Rate  New Loan  
 Conventional  Variable Rate  Assumed Existing Loan Balance  
 VA ( \_\_\_\_\_ Discount Points)  All inclusive D.T. (\$ \_\_\_\_\_ Wrapped)  Bank or Savings & Loan  
 Cal-Vet  Loan carried by Seller  Finance Company  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- C. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$ N/A  
 Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only)  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$ N/A
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

ACQUIRED

Total Items A through E \$ N/A

- G. PROPERTY ~~PURCHASED~~  Through a broker  Direct from seller  Other (explain) Summary vacation

If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale. \_\_\_\_\_

The property was not purchased. It was acquired through a summary vacation.

## PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, etc.) (other than a mobilehome subject to local property tax)?  Yes  No  
 If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No  
 If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_  
MONTH DAY MONTH DAY
- C. TYPE OF PROPERTY TRANSFERRED:  
 Single-family residence  Agricultural  Timeshare  
 Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome  
 Commercial/Industrial  Condominium  Unimproved lot  
 Other (Description: Excess street right-of-way)
- D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No If yes, is the income from: \_\_\_\_\_  
 Lease/Rent  Contract  Mineral Rights  Other—Explain: \_\_\_\_\_
- E. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF ~~SALE~~ ACQUISITION?  
 Good  Average  Fair  Poor  
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.  
 \_\_\_\_\_  
 \_\_\_\_\_

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed \_\_\_\_\_ Date 7/14/95

NEW OWNER/CORPORATE OFFICER

Please Print Name of New Owner/Corporate Officer EVAN F. BURAN

Phone Number where you are available from 8:00 a.m.—5:00 p.m. (510) 836-6100

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

RECORDING REQUESTED BY:

City of San Leandro  
Engineering and Transportation Department  
835 East 14th Street  
San Leandro, CA 94577

AFTER RECORDATION, RETURN TO:

Bigge Development Company  
10700 Bigge Street  
San Leandro, CA 94577

DOCUMENTARY TRANSFER TAX:

EXEMPT - City of San Leandro

This is to certify that this is a true  
and correct copy of.....  
"QUITCLAIM DEED".....recorded in the  
Office of the Recorder of...ALAMEDA.....  
County, California, as Instrument No  
95-227475...in (Book-Rec)...n/a.....  
(Page-Image)...n/a.....on the...29th.....  
day of...September.....19 95.  
FIRST AMERICAN TITLE GUARANTY COMPANY  
By.....  
P. J. Berry, Asst. Sec.

QUITCLAIM DEED

The City of San Leandro, a municipal corporation \_\_\_\_\_ does hereby QUITCLAIM to  
Bigge Development Company, a California corporation \_\_\_\_\_, the following described real  
property:

See legal description and plat in attached Exhibit A.

Assessor's No. \_\_\_\_\_

IN WITNESS WHEREOF, this document is duly executed on June 6, 1995

  
Signature

Ellen M. Corbett  
Name

Mayor  
Its

[Attach Appropriate Notary]

EXHIBIT A

PARCEL "B"

CITY OF SAN LEANDRO  
TO  
BIGGE DEVELOPMENT CO.

COMMENCING at the intersection of the southeastern line of 98th Avenue (formerly Jones Avenue) with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in Book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County; running thence along said line of 98th Avenue, South 62° 15' 40" West 400.00 feet to the northeastern line of Bigge Street; thence along said line and the direct production thereof South 60° 14' 20" East 1,741.86 feet to the Point of Beginning; said point being on the southwesterly line of the Pacific Gas and Electric Company's 95 foot right-of-way; running thence along said direct production of Bigge Street South 60° 14' 20" East 125.64 feet to the easterly line of Bigge Street as said street is described as Parcel 3 in the Deed from Bigge Drayage Company to the City of San Leandro, recorded June 4, 1975 on Reel 4041, Image 534, Alameda County Records; thence along the last named line, along the arc of a curve to the left with a radius of 75.00 feet, from a tangent that bears North 6° 10' 59" East through a central angle of 8° 16' 04" an arc distance of 10.82 feet to the northeasterly line of the Pacific Gas and Electric Company's 95 foot right-of-way; thence along said line North 13° 02' 26" West 28.51 feet to the aforementioned easterly line of Bigge Street; thence along last named line along the arc of a curve to the left with a radius of 75.00 feet, from a tangent that bears North 23° 59' 47" West, through a central angle of 81° 48' 43", an arc distance of 107.10 feet; thence along the arc of a reverse curve to the right with a radius of 75.00 feet from a tangent that bears South 74° 11' 17" West, through a central angle of 13° 37' 07", an arc distance of 17.83 feet to said southwesterly line of the Pacific Gas and Electric Company's right-of-way; thence along the last named line South 13° 02' 26" East 15.49 feet to the Point of Beginning.

Containing 4,408 square feet, more or less.

This legal description of real property was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Carl F. Schooss, L.S. #3566  
License Expires on June 30, 1996

4/9/95

Date





BIGGE DEVELOPMENT CO.

Scale: 1" = 20'

PARGAS  
OF S.L.

560°14'20"E 1741.86' from  
S.E. line of 98th Ave.  
(Formerly Jones Ave.)

BIGGE STREET

PARCEL "B"  
4408 ± SQ. FT.

P.G.  
AND E. EASEMENT  
(95' WIDE)

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL "B"

4-9-95  
Rev. 2-28-95  
7-26-88  
12-18-85



4/9/95

EXHIBIT A

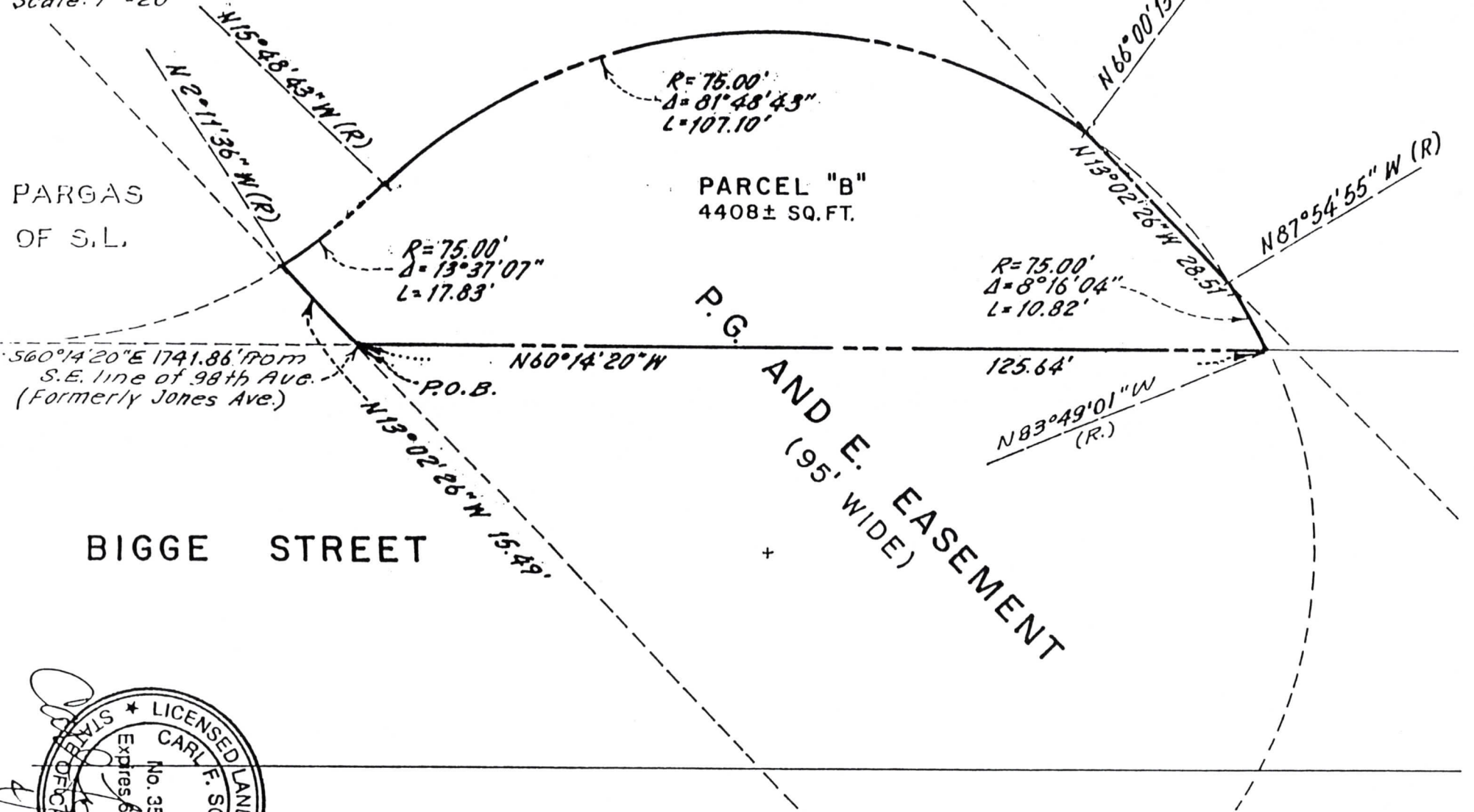


EXHIBIT A

PARCEL "C"

CITY OF SAN LEANDRO  
TO  
BIGGE DEVELOPMENT CO.

COMMENCING at the intersection of the southeastern line of 98th Avenue, (formerly Jones Avenue) with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County; running thence along said line of 98th Avenue, South  $62^{\circ} 15' 40''$  West 400.00 feet to the northeastern line of Bigge Street; thence along said line and the direct production thereof South  $60^{\circ} 14' 20''$  East 1,871.34 feet to the northeasterly line of the Pacific Gas and Electric Company's 95 foot right-of-way; thence along said line North  $13^{\circ} 02' 26''$  West 13.05 feet to the easterly line of Bigge Street as said line is described in Parcel 3 in the Deed from Bigge Drayage Company to the City of San Leandro recorded June 4, 1975 on Reel 4041, Image 534, Alameda County Records, said point is the Point of Beginning; running thence along said northeasterly line of Pacific Gas and Electric Company's right-of-way North  $13^{\circ} 02' 26''$  West 28.51 feet to the intersection with said easterly line of Bigge Street; thence along the last named line, along the arc of a curve to the right with a radius of 75.00 feet; from a tangent that bears South  $23^{\circ} 59' 47''$  East, through a central angle of  $21^{\circ} 54' 42''$ , an arc distance of 28.68 feet to the Point of Beginning.

Containing 26 square feet, more or less.

This legal description of real property was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.

*Carl F. Schooss*

Carl F. Schooss, L.S. #3566  
License Expires on June 30, 1996

4/9/95  
Date





Scale: 1" = 20'

BIGGE DEVELOPMENT CO.

PARCEL "C"  
26 ± SQ. FT.

N66°00'13"E (R.)

R=75.00'  
Δ=21°54'42"  
L=28.68'

N13°02'26"W 28.51'

N87°54'55"E (R.)

P.O.B.

N13°02'26"W 13.05'

P.G. AND E. EASEMENT

BIGGE + STREET

1871.34' from the S.E. line of 98th Ave. (Formerly Jones Ave)



PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL "C"

4-9-95  
Rev. 2-28-95  
12-18-85

EXHIBIT A



STATE OF CALIFORNIA

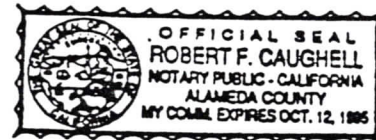
Title or type of Document Quitclaim Deed  
Number of Pages 3 Date of Document 6/6/95  
Signer(s) Other than named below \_\_\_\_\_

County of Alameda

On June 6<sup>th</sup> 1995 before me Robert F Caughell personally appeared  
Ellen M. Corbett

personally known to me (or 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.

WITNESS my hand and official seal  
Signature Robert F. Caughell (Seal)  
Notary Public in and for said County and State



# COUNTY OF ALAMEDA PRELIMINARY CHANGE OF OWNERSHIP REPORT



[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the county Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California

### This report is not a public document

Seller/Transferor: City of San Leandro  
Buyer/Transferee: Bigge Development Company  
Assessor's Parcel Number(s): \_\_\_\_\_  
Property Location/Address Of Property Transferred: Adjacent to 10700 Bigge St.  
Mail Tax Information To: Name: Bigge Development Company  
Address: 10700 Bigge Street, San Leandro 94577

ASSESSOR'S USE ONLY SALE SOURCE CODE	
N.S.P.:	_____
C.E.:	_____
APR.:	_____
DATE:	_____
USE	NBHD

**NOTICE:** A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Alameda County Assessor. For further information on your supplemental roll obligation, please call the Appraisal Division at (510) 272-3782.

### PART I: TRANSFER INFORMATION

Please answer all questions.

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| YES                      | NO                                  |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?                               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Is this transfer of property:   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. to a trust revocable by the transferor?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?                                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5?     |

If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.  
Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

### PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date June 19, 1995
- B. Type of transfer. Please check appropriate box.
- |  |   |   |  |  |
|--|---|---|--|--|
| <input type="checkbox"/> Purchase  | <input type="checkbox"/> Foreclosure  | <input type="checkbox"/> Gift                   | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale - Date of Contract _____                 |   |   |  |  |
| <input type="checkbox"/> Inheritance - Date of Death _____                         | <input checked="" type="checkbox"/> Other. Please explain: <u>Vacation of excess right-of-way</u> |   |  |  |
| <input type="checkbox"/> Creation of Lease   | <input type="checkbox"/> Assignment of a Lease  | <input type="checkbox"/> Termination of a Lease | <input type="checkbox"/> Sale/Leaseback    |  |
| <input type="checkbox"/> Date lease began _____                                    |   |   |  |  |
| <input type="checkbox"/> Original term in years (including written options) _____  |   |   |  |  |
| <input type="checkbox"/> Remaining term in years (including written options) _____ |   |   |  |  |
- C. Was only a partial interest in the property transferred?  Yes  No  
If yes, indicate the percentage transferred \_\_\_\_\_%.

# PRELIMINARY CHANGE OF OWI HIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

## PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ N/A
- B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 FHA ( \_\_\_\_\_ Discount Points)  Fixed Rate  New Loan  
 Conventional  Variable Rate  Assumed Existing Loan Balance  
 VA ( \_\_\_\_\_ Discount Points)  All inclusive D.T. (\$ \_\_\_\_\_ Wrapped)  Bank or Savings & Loan  
 Cal-Vet  Loan carried by Seller  Finance Company  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- C. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$ N/A  
 Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only)  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$ N/A
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)  
 Total Items A through E \$ N/A

ACQUIRED

- G. PROPERTY ~~PURCHASED~~  Through a broker  Direct from seller  Other (explain) Summary vacation  
 If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_  
 Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale. \_\_\_\_\_  
The property was not purchased. It was acquired through a summary vacation.

## PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, etc.) (other than a mobilehome subject to local property tax)?  Yes  No  
 If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No  
 If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_.
- C. TYPE OF PROPERTY TRANSFERRED:  
 Single-family residence  Agricultural  Timeshare  
 Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome  
 Commercial/Industrial  Condominium  Unimproved lot  
 Other (Description: Excess street right-of-way)
- D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No If yes, is the income from: \_\_\_\_\_  
 Lease/Rent  Contract  Mineral Rights  Other—Explain: \_\_\_\_\_
- E. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE? ACQUISITION?  
 Good  Average  Fair  Poor  
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.  
 Signed BR. SETTLEMIER Date 7/19/95  
 Please Print Name of New Owner/Corporate Officer BR. SETTLEMIER, PRESIDENT, BIGGE DEVELOPMENT COMPANY  
 Phone Number where you are available from 8:00 a.m.—5:00 p.m. (510) 638-8100

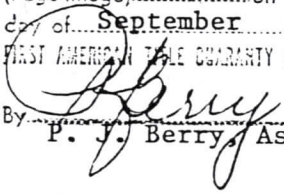
(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

RECORDING REQUESTED BY  
City of San Leandro  
Engineering and Transportation Department  
835 East 14th Street  
San Leandro, CA 94577

AFTER RECORDATION, RETURN TO:  
  
Buran and Reed, Inc.  
1801 Adams Avenue  
San Leandro, CA 94577

DOCUMENTARY TRANSFER TAX:  
  
EXEMPT - City of San Leandro

This is to certify that this is a true  
and correct copy of.....  
"QUITCLAIM DEED"..... recorded in the  
Office of the Recorder of... Alameda.....  
County, California, as Instrument No.  
95-227476..... in (Book-Reel).....  
(Page-Image)..... on the 29th  
day of September..... 19 95,  
FIRST AMERICAN TITLE GUARANTY COMPANY  
By..... .....  
P. J. Berry Asst. Sec.


QUITCLAIM DEED

The City of San Leandro, a municipal corporation does hereby QUITCLAIM to  
Buran and Reed, Inc., a California corporation, the following described real  
property:

See legal description and plat in attached Exhibit A.

Assessor's No. \_\_\_\_\_

IN WITNESS WHEREOF, this document is duly executed on June 6, 1995

  
\_\_\_\_\_  
Signature  
  
Ellen M. Corbett  
\_\_\_\_\_  
Name  
  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Its

[Attach Appropriate Notary]

EXHIBIT A

PARCEL "3A"

CITY OF SAN LEANDRO  
TO  
BURAN AND REED, INC.

COMMENCING at the intersection of the southeastern line of 98th Avenue (formerly Jones Avenue) with the southwestern line of the land shown on the map of "Tract 669, Oakland, Alameda County, California", filed October 25, 1943 in Book 8 of Maps, pages 64 and 65, in the office of the County Recorder of Alameda County; running thence along said line of 98th Avenue, South 62° 15' 40" West 471.14 feet to the southwesterly line of Bigge Street; thence South 60° 14' 20" East 1,755.76 feet to the Point of Beginning; running thence along the direct production of the last named line South 60° 14' 20" East 150.28 feet to the southerly line of Bigge Street as said street is described in the Deed from Bigge Drayage Company to the City of San Leandro, recorded June 4, 1975 in Reel 4041, Image 534, Alameda County Records; thence along said line along the arc of a curve to the right with a radius of 75.00 feet, from a tangent that bears South 53° 20' 21" West, through a central angle of 111° 59' 42", an arc distance of 146.61 feet; thence along the arc of a reverse curve to the left with a radius of 75.00 feet, from a tangent that bears North 14° 39' 57" West, through a central angle of 25° 37' 54", an arc distance of 33.55 feet; thence North 29° 45' 40" East 4.50 feet to the Point of Beginning.

Containing 4,601 square feet, more or less.

This legal description of real property was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Carl F. Schooss, L.S. #3566  
License Expires on June 30, 1996

4/9/95  
Date





Scale: 1" = 20'



BIGGE STREET

P.G. AND E. EASEMENT

1755.76' from the S.E. line of 98th Ave. (Formerly Jones Ave.)

S60°14'20"E

150.28'

N29°45'40"E  
4.50'

R=75.00'  
Δ=25°37'54"  
L=33.55'

N49°42'09"E  
(R.)

N75°20'03"E (R.)

PARCEL "3A"  
4601 ± SQ.FT.

R=75.00'

Δ=111°59'42"

L=146.61'

BURAN & REED, INC.

PARCEL 2  
PARCEL 3  
BURAN AND REED, INC.  
PARCEL MAP 2701

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL "3A"

1-9-95  
Rev. 2-28-95  
7-26-88  
5-22-86  
12-27-85

EXHIBIT A

STATE OF CALIFORNIA

County of Alameda

Title or type of Document Quitclaim Deed  
Number of Pages 3 Date of Document 6/6/95  
Signer(s) Other than named below \_\_\_\_\_

On June 6<sup>th</sup> 1995 before me Robert F. Caughell <sup>Notary</sup> ~~Public~~ personally appeared  
Ellen M. Corbett

personally known to me (or 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 ~~this~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
Signature Robert F. Caughell  
Notary Public in and for said County and State

(Seal)





# COUNTY OF ALAMEDA PRELIMINARY CHANGE OF OWNERSHIP REPORT

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the county Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California

### This report is not a public document

Seller/Transferor: City of San Leandro

Buyer/Transferee: Buran and Reed, Inc.

Assessor's Parcel Number(s): \_\_\_\_\_

Property Location/Address Of Property Transferred: Adjacent to 10645 Bigge St.

Mail Tax Information To: Name: Buran and Reed, Inc.

Address: 1801 Adams Ave., San Leandro 94577

ASSESSOR'S USE ONLY SALE SOURCE CODE	
N.S.P.:	_____
C.E.:	_____
APR.:	_____
DATE:	_____
USE	NBHD

**NOTICE:** A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Alameda County Assessor. For further information on your supplemental roll obligation, please call the Appraisal Division at (510) 272-3782.

### PART I: TRANSFER INFORMATION Please answer all questions.

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| YES                      | NO                                  |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?                               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?   |
|                          |                                     | H. Is this transfer of property:   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. to a trust revocable by the transferor?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?                                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5?     |

If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

### PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date June 19, 1995

B. Type of transfer. Please check appropriate box.

Purchase  Foreclosure  Gift  Trade or Exchange  Merger, Stock, or Partnership Acquisition

Contract of Sale - Date of Contract \_\_\_\_\_

Inheritance - Date of Death \_\_\_\_\_  Other: Please explain: Vacation of excess right-of-way

Creation of Lease  Assignment of a Lease  Termination of a Lease  Sale/Leaseback

Date lease began \_\_\_\_\_

Original term in years (including written options) \_\_\_\_\_

Remaining term in years (including written options) \_\_\_\_\_

C. Was only a partial interest in the property transferred?  Yes  No

If yes, indicate the percentage transferred \_\_\_\_\_%.



# PRELIMINARY CHANGE OF OWN' IP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

## PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ N/A
- B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 FHA ( \_\_\_\_\_ Discount Points)  Fixed Rate  New Loan  
 Conventional  Variable Rate  Assumed Existing Loan Balance  
 VA ( \_\_\_\_\_ Discount Points)  All inclusive D.T. (\$ \_\_\_\_\_ Wrapped)  Bank or Savings & Loan  
 Cal-Vet  Loan carried by Seller  Finance Company  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- C. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ N/A  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$ N/A  
 Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only)  
 Bank or Savings & Loan  Fixed Rate  New Loan  
 Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance  
 Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_
- E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$ N/A
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)  
 Total Items A through E \$ N/A

G. **ACQUIRED** ~~PURCHASED~~  Through a broker  Direct from seller  Other (explain) Summary vacation  
 If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_  
 Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale. \_\_\_\_\_  
The property was not purchased. It was acquired through a summary vacation.

## PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, etc.) (other than a mobilehome subject to local property tax)?  Yes  No  
 If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No  
 If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_.
- C. TYPE OF PROPERTY TRANSFERRED:  
 Single-family residence  Agricultural  Timeshare  
 Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome  
 Commercial/Industrial  Condominium  Unimproved lot  
 Other (Description: Excess street right-of-way)
- D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No If yes, is the income from:  
 Lease/Rent  Contract  Mineral Rights  Other—Explain: \_\_\_\_\_
- E. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF ~~SALE~~ ACQUISITION?  
 Good  Average  Fair  Poor  
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.  
 \_\_\_\_\_  
 \_\_\_\_\_

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.  
 Signed *Dale D Reed* Date 7-12-95  
 Please Print Name of New Owner/Corporate Officer DALE D REED CHANCELO  
 Phone Number where you are available from 8:00 a.m.—5:00 p.m. (510) 638 5040

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

05-17-96 - Med Bennett forget on this.

x 3427

Chg. Leg. Index

# CITY OF SAN LEANDRO

## MEMORANDUM

CITY OF SAN LEANDRO

SEP 20 1995

CITY CLERK'S OFFICE

**DATE:** September 19, 1995

**TO:** Debbie Dettmer, City Clerk's Office

**FROM:** Bennett G. Cruz, Senior Engineering Aide *Hel*

**SUBJECT:** Resolution No. 95-102, Summarily Vacating Excess Right-of-Way at Bigge Street (provides for vacation by the City of excess property along Bigge Street)

Attached you will find copy of the transmittal letter send to Reynolds and Brown, the company that represents various owners whose properties are adjacent to the excess Right-of-Way at Bigge Street.

Romy Couto of Reynolds and Brown, inform our office that their is a change of ownership on one of the property involved, while in process of assembling a complete documents for recording with Alameda County Recorder's Office. Attached you will also find copy of transmittal from Reynolds and Brown and Quitclaim Deed to Pargas of San Leandro, the former owner of the property and the new Quitclaim Deed for the new owner "Suburban Propane, a Maryland corporation", as sign by the Mayor on September 8, 1995.

Reso.  
95-103  
06-05-95  
(1039)



**CITY OF SAN LEANDRO**  
 ENGINEERING & TRANSPORTATION DEPARTMENT  
 835 EAST 14TH STREET  
 SAN LEANDRO, CA 94577  
 (510) 577-3428

**TRANSMITTAL**

Date: 6/13/95

TO: Reynolds and Brown  
 2336 Merced Street  
 San Leandro, California 94577  
 Attention: Robert D. Lucey

RE: Vacation of Excess Right-of-Way  
 Bigge Street

We are sending you:

- Attached  Under separate cover, via  Mail  Overnight  Courier  Hand Carry  Fax
- Shop Drawings  Prints/sketches  Change Order  
 Submittals  Plans  Copy of letter/memo  
 Samples  Specifications  Others

Date	Description
	Resolution 95-103
	(4) Quitclaim Deeds - signed and notarized

Transmitted as checked below:

- For your signature/Notary  As requested  Re-submit for approval  
 For recordation  Approved as submitted  Return corrected prints  
 For your approval  Approved as noted  Please return  
 For your use/records  Returned for corrections  Prints returned after loan to us

Message: Enclosed are the four, original-signature, notarized Quitclaim Deeds for Resolution No. 95-103 approved by the San Leandro City Council on June 5, 1995 for recordation with Alameda County Recorder's Office. Please be advise that copy of recorded documents must be send to City Clerk's Office or to Engineering Department for our File/records.

Signed Name: *Bennett G. Cruz*

Printed Name: Bennett G. Cruz

# Reynolds & Brown

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2336 Merced Street  
San Leandro, CA 94577  
(510) 351-4930  
Fax: (510) 351-4934

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## FAX TRANSMISSION COVER SHEET

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**Date:** September 6, 1995  
**To:** Ken Vogeney / City of San Leandro, Engineering  
**Fax:** (510) 577-3294  
**Re:** Bigge Street  
**Sender:** Romy Couto

---

**YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (510) 351-4930.**

---

Attached is the Quitclaim Deed that we spoke about last week.

The quitclaim needs to go to "Suburban Propane, a Maryland corporation", not "Pargas of San Leandro, Inc., a corporation."

Thanks for your help. Please let me know when the document will be available for me to pick up.