



Larsen
(1361)

ASSESSMENT APPEALS BOARD

CANCELLATION OF TAXES

Date: May 9, 2003

In reply, refer to CT No(s):

2002-93091 & 2002-93092

Reference Number: **75-164-25 & 75-16-14**

**SAN LEANDRO, CITY OF
ATTN: MARIAN HANDA, CITY CLERK
CIVIC CENTER
835 E. 14TH STREET
SAN LEANDRO, CA 94577-3767**

CITY OF SAN LEANDRO

MAY 12 2003

CITY CLERK'S OFFICE

CANCELLATION OF TAXES

SUBJECT: Request for Cancellation of Taxes

Enclosed is a copy of the Assessor's Report (**Exhibit #2002-93091** & 2002-93092) in response to your request for cancellation of taxes on the above parcel(s).

Per the Assessor's Report, the Auditor has been requested to cancel a portion or all of the subject taxes.

Sincerely,

Crystal K. Hishida, Clerk of the Board
ASSESSMENT APPEALS BOARD

By: *Sonia White*

Deputy Clerk

Encl.

cc: Tax Collector, QIC 20114



01 CE OF ASSESSOR
COUNTY OF ALAMEDA

1221 Oak St., County Administration Building
Oakland, California 94612-4288
(510) 272-3787 / FAX (510) 272-3803

RON THOMSEN
ASSESSOR

MEMORANDUM

DATE: APRIL 2, 2003
TO: PATRICK O'CONNELL, AUDITOR-CONTROLLER
FROM: RON THOMSEN, ASSESSOR
SUBJECT: CANCELLATION OF TAXES SPECIFIED BY REVENUE AND TAXATION CODE, SECTION 4986
FOR CITY OF SAN LEANDRO

Pursuant to Revenue and Taxation Code Section 4804, and the Board of Supervisors' Resolution No. 187874, it is requested that a portion or all the taxes on the property indicated by the account numbers listed on the schedule below be cancelled.

Supporting Doc. No. Date of Apportionment	Roll Year Affected	Assessment Roll Account No.	Portion/ All	Assessed Value
2002-310545, 7-19-02	02-03	75-164-25	ALL	Land
				Imp.
				Land
				Imp.
				Land
				Imp.
				Land
				Imp.
				Land
				Imp.
				Land
				Imp.
				Land
				Imp.

Request prepared by R. Prier Date 4-2-03 Exhibit No. 2002-93091



CITY MANAGER

JAN 24 2003

ASSESSMENT APPEALS BOARD

CANCELLATION OF TAXES

Date: January 22, 2003

In reply, refer to CT No(s): 2002-93091 & 2002-93092
Reference Number: 75-164-25 & 75-16-14
Previous Owner: LARSEN & KOO

TO: Assessor, Attn: Mapping Section, QIC 20116

FROM: Clerk of the Board

SUBJECT: Request for Cancellation of Taxes *Y. Larson*

Enclosed is a request for cancellation of taxes from the following:

<u>City or Agency</u>	<u>Recorder's No.</u>	<u>APN or Address</u>	<u>Date of Request</u>
SAN LEANDRO, CITY	2002310545	75-164-25	12/02/2002
OF	2001508103	75-16-14	11/26/2002

This is referred to you for processing.

cc:

SAN LEANDRO, CITY OF
ATTN: MARIAN HANDA, CITY CLERK
CIVIC CENTER, 835 E14TH ST.
SAN LEANDRO, CA: 94577

Pro-rata check YES ☒ NO AMOUNT \$ _____ Date Rec'd. _____ Date Sent to TxColl. _____

City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577



December 2, 2002

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, CA 94612

RE: Cancellation of Taxes

Dear Board of Supervisors:

The City Council of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from

Patricia Larsen, as Trustee of the Patricia Larsen Trust, all that portion of Lot 188 which lies easterly of the northeasterly line of Pershing Drive, formerly East 12th Street; San Leandro, CA; APN 075-0164-025.

and recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 2002310545 on July 19, 2002.

It is requested that your Honorable Board will:

1. ☒ Cancel taxes on the above property.
2. ☐ Accept the attached Check No. _____ made by _____ in the amount of \$ _____, to cover the accrued current real property taxes to the above date of recordation (included in the check amount is any current personal property taxes which are secured by a lien on the real property) and cancel the current lien from that date on, as provided in Section 4986 of the Revenue and Taxation Code.
3. ☐ Refund to this City Council the unearned portion of the current property taxes, as provided for in Section 1268.440 of the Code of Civil Procedure, in the sum of \$ _____.

Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Sincerely,

Marian Handa

Marian Handa
City Clerk

Enclosures: 2

cc: U. Udemezue, Director, Engineering & Transportation

G:\CLERK\AAIT\Recordation-Filing\021202.ALCO-Larsen.ltr.doc

Shelia Young, Mayor

City Council:

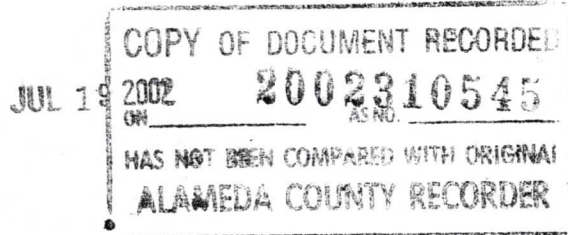
Orval "OB" Badger;
Garry A. Loeffler;

Bob Glaze;
Glenda Nardine;

Surlene G. Grant;
Tony Santos



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
City of San Leandro
Attention: City Clerk
835 East 14th Street
San Leandro, CA 94577



(Space Above This Line Reserved for Recorder's Use)

QUITCLAIM DEED

For valuable consideration, receipt of which is hereby acknowledged, the Patricia Larsen Trust does hereby remise, release, and forever quitclaim to the City of San Leandro, a public body, corporate and politic ("Transferee"), all right, title, and interest Transferor has in the real property commonly known as APN 075-0164-025, City of San Leandro, County of Alameda, State of California, as described in the attached Exhibit "A" and Exhibit "B" and incorporated into this Quitclaim Deed and made a part hereof the same as if particularly set forth herein.

IN WITNESS WHEREOF, Transferor and Transferee have caused this Quitclaim Deed to be executed on their behalf by their respective officers duly authorized, this 18th day of July, 2002.

PATRICIA LARSEN TRUST

By: Patricia Larsen

EXHIBIT A TO QUITCLAIM DEED

[Legal Description of the Property]

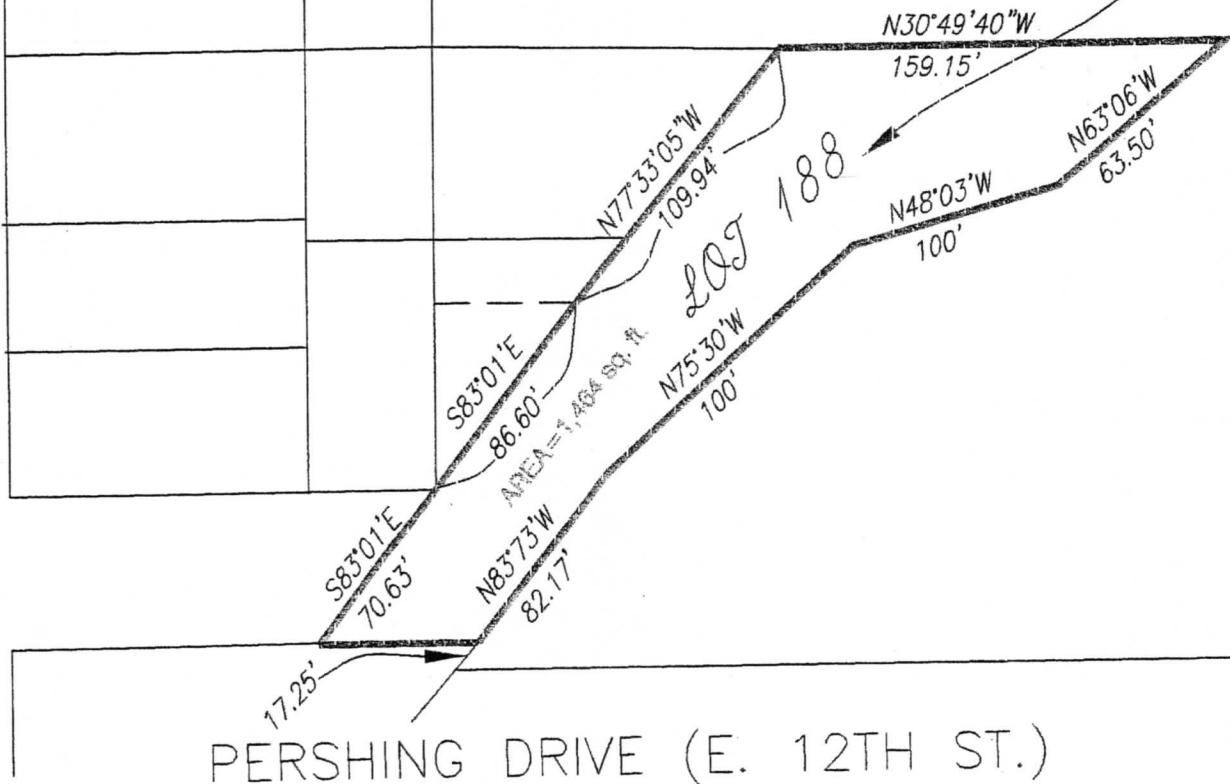
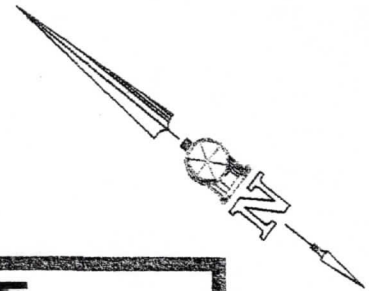
Unimproved real property situated in the City of San Leandro, County of Alameda, State of California described as follows:

All that portion of Lot 188 which lies easterly of the northeasterly line of Pershing Drive, formerly East 12th Street, as said street is Eighthly described in final decree of condemnation made November 21, 1932 by the Superior Court of Alameda County in Action No. 102378, a certified copy of which decree was recorded in the office of the County Recorder of Alameda County on November 29, 1932 in Liber 2873 of Official Records, page 325, and as said lot is delineated and so designated upon that certain map entitled La Chateauhurst, filed September 17, 1926, Map Book 9, page 45, Alameda County Records.

Assessor's No. 75-164-25

CALIFORNIA AVENUE

**TO BE
DEDICATED TO CITY**
APN: 075-164-25
AREA = 1,464 sq. ft.



CITY OF SAN LEANDRO

ENGINEERING & TRANSPORTATION
PH. (510) 577-3428

835 E 14TH ST. SAN LEANDRO CA. 94577

DATE: July 2002

FILE NO.:

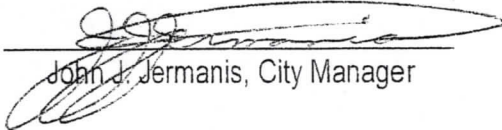
SCALE: no scale

SHEET 1 OF 1

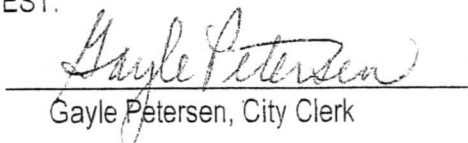
EXHIBIT B

The provisions of this Quitclaim Deed are hereby approved and accepted.

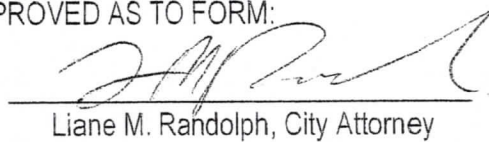
CITY OF SAN LEANDRO

By: 
John J. Germanis, City Manager

ATTEST:

By: 
Gayle Petersen, City Clerk

APPROVED AS TO FORM:

By: 
Liane M. Randolph, City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Alameda

SS.

On July 18, 2002

Date

before me,

TARA H. PETERSON

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

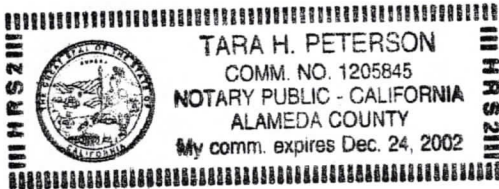
PATRICIA A. LARSEN

Name(s) of Signer(s)

☐ personally known to me

☒ 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.

Tara H. Peterson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 7/18/02

Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: PATRICIA A. LARSEN

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed or Grant, dated July 18, 2002, from PATRICIA LARSEN to the City of San Leandro, a municipal corporation, is hereby accepted on behalf of the City Council of the City of San Leandro, pursuant to authority conferred by Resolution No. 2001-212, adopted by the City Council of the City of San Leandro on December 17, 2001, 1997, and the grantee consents to recordation thereof by its duly authorized officer.

Dated:



(Seal)

F:\COUNTY\CERTIFICATE.ACCEPT-2

Gayle Petersen
Gayle Petersen
City Clerk of the City of San Leandro

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



December 2, 2002

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, CA 94612

RE: Cancellation of Taxes

Dear Board of Supervisors:

The City Council of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from

Patricia Larsen, as Trustee of the Patricia Larsen Trust, all that portion of Lot 188 which lies easterly of the northeasterly line of Pershing Drive, formerly East 12th Street; San Leandro, CA; APN 075-0164-025.

and recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 2002310545 on July 19, 2002.

It is requested that your Honorable Board will:

1. ☒ Cancel taxes on the above property.
2. ☐ Accept the attached Check No. _____ made by _____ in the amount of \$ _____, to cover the accrued current real property taxes to the above date of recordation (included in the check amount is any current personal property taxes which are secured by a lien on the real property) and cancel the current lien from that date on, as provided in Section 4986 of the Revenue and Taxation Code.
3. ☐ Refund to this City Council the unearned portion of the current property taxes, as provided for in Section 1268.440 of the Code of Civil Procedure, in the sum of \$ _____.

Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Sincerely,

Marian Handa

Marian Handa
City Clerk

Enclosures: 2

cc: U. Udemezue, Director, Engineering & Transportation

G:\CLERK\AAII\Recordation-Filing\021202.ALCO-Larsen.ltr.doc

Shelia Young, Mayor

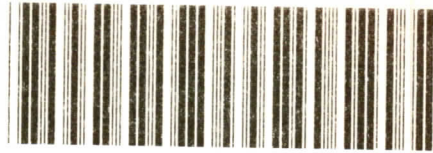
City Council:

Orval "OB" Badger;
Garry A. Loeffler;

Bob Glaze;
Glenda Nardine;

Surlene G. Grant;
Tony Santos





6 PGS

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
City of San Leandro
Attention: City Clerk
835 East 14th Street
San Leandro, CA 94577

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)

(1361)

CITY OF SAN

(Space Above This Line Reserved for Recorder's Use)

AUG 16 2002

QUITCLAIM DEED

CITY CLERK'S OFFICE

For valuable consideration, receipt of which is hereby acknowledged, the Patricia Larsen Trust does hereby remise, release, and forever quitclaim to the City of San Leandro, a public body, corporate and politic ("Transferee"), all right, title, and interest Transferor has in the real property commonly known as APN 075-0164-025, City of San Leandro, County of Alameda, State of California, as described in the attached Exhibit "A" and Exhibit "B" and incorporated into this Quitclaim Deed and made a part hereof the same as if particularly set forth herein.

IN WITNESS WHEREOF, Transferor and Transferee have caused this Quitclaim Deed to be executed on their behalf by their respective officers duly authorized, this 18th day of July, 2002.

PATRICIA LARSEN TRUST

By: Patricia Larsen

CITY OF SAN LEANDRO

AUG 16 2002

CITY CLERK'S OFFICE

EXHIBIT A TO QUITCLAIM DEED

[Legal Description of the Property]

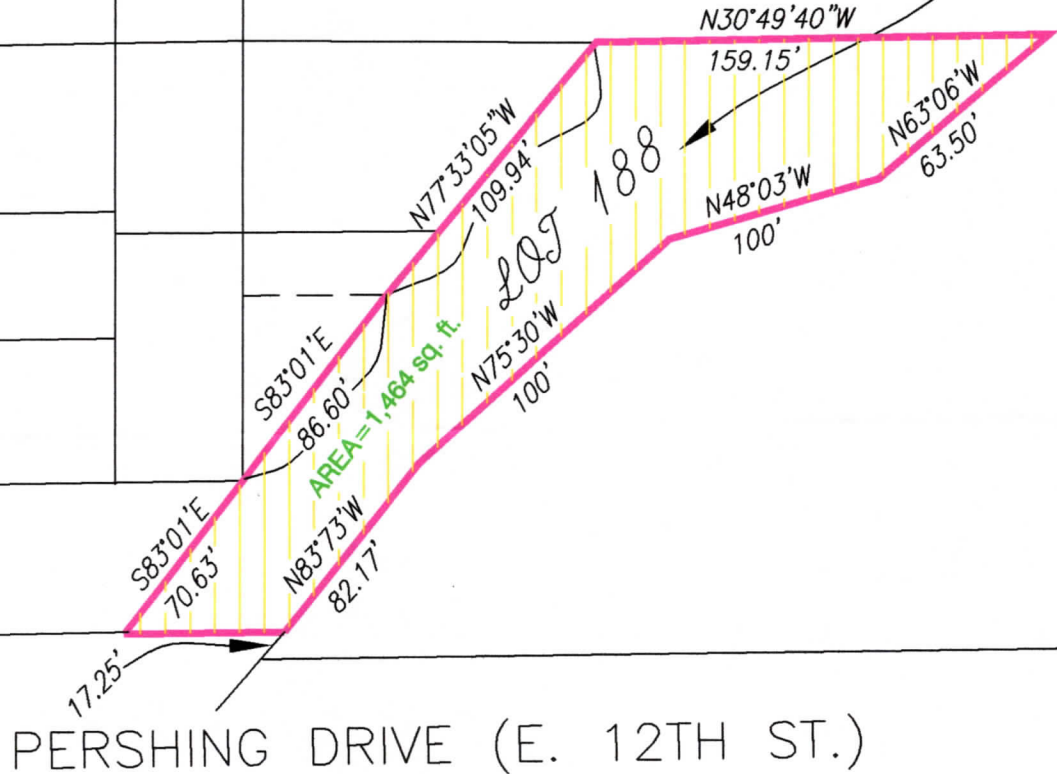
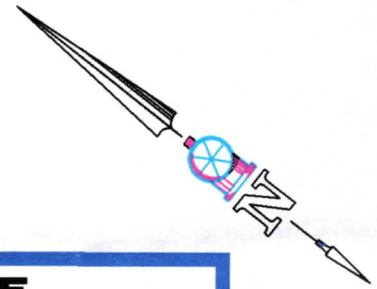
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Assessor's No. 75-164-25

CALIFORNIA AVENUE

**TO BE
DEDICATED TO CITY**
APN: 075-164-25
AREA = 1,464 sq. ft.



CITY OF SAN LEANDRO

ENGINEERING & TRANSPORTATION
PH. (510) 577-3428

835 E 14TH ST. SAN LEANDRO CA. 94577

DATE: July 2002

FILE NO.:

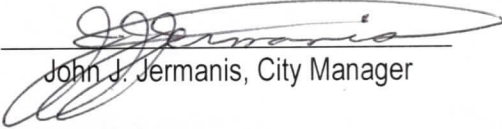
SCALE: no scale

SHEET 1 OF 1

EXHIBIT B

The provisions of this Quitclaim Deed are hereby approved and accepted.

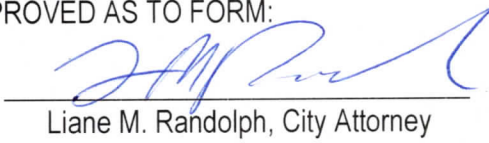
CITY OF SAN LEANDRO

By: 
John J. Jermanis, City Manager

ATTEST:

By: 
Gayle Petersen, City Clerk

APPROVED AS TO FORM:

By: 
Liane M. Randolph, City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Alameda

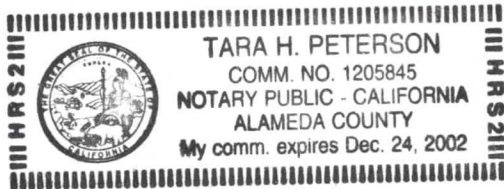
SS.

On July 18, 2002, before me, TARA H. PETERSON,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared PATRICIA A. LARSEN,
Name(s) of Signer(s)

☐ personally known to me

☒ 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.

Tara H. Peterson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 7/18/02 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: PATRICIA A. LARSEN

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed or Grant, dated July 18, 2002, from PATRICIA LARSEN to the City of San Leandro, a municipal corporation, is hereby accepted on behalf of the City Council of the City of San Leandro, pursuant to authority conferred by Resolution No. 2001-212, adopted by the City Council of the City of San Leandro on December 17, 2001, 1997, and the grantee consents to recordation thereof by its duly authorized officer.

Dated:



(Seal)

F:\COUNTY\CERTIFICATE.ACCEPT-2

Gayle Petersen
Gayle Petersen
City Clerk of the City of San Leandro

CITY OF SAN LEANDRO

OCT 08 2002

CITY CLERK'S OFFICE

CITY OF SAN LEANDRO

MEMORANDUM

DATE: October 7, 2002
TO: Jacqui Diaz, Interim City Clerk
FROM: Tara Peterson, Administrative Analyst - Engineering & Transportation
SUBJECT: Quitclaim Deed Submittal and Tax Cancellation Request



Please find attached a copy of the quitclaim deed for the acquisition of a lot on Pershing Drive (APN 075-0164-025-00). The taxes on this property should be cancelled.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
City of San Leandro
Attention: City Clerk
835 East 14th Street
San Leandro, CA 94577

JUL 19

COPY OF DOCUMENT RECORDED
2002 2002310545
ON
HAS NOT BEEN COMPARED WITH ORIGINAL
ALAMEDA COUNTY RECORDER

(Space Above This Line Reserved for Recorder's Use)

QUITCLAIM DEED

For valuable consideration, receipt of which is hereby acknowledged, the Patricia Larsen Trust does hereby remise, release, and forever quitclaim to the City of San Leandro, a public body, corporate and politic ("Transferee"), all right, title, and interest Transferor has in the real property commonly known as APN 075-0164-025, City of San Leandro, County of Alameda, State of California, as described in the attached Exhibit "A" and Exhibit "B" and incorporated into this Quitclaim Deed and made a part hereof the same as if particularly set forth herein.

IN WITNESS WHEREOF, Transferor and Transferee have caused this Quitclaim Deed to be executed on their behalf by their respective officers duly authorized, this 18th day of July, 2002.

PATRICIA LARSEN TRUST

By: Patricia Larsen

EXHIBIT A TO QUITCLAIM DEED
[Legal Description of the Property]

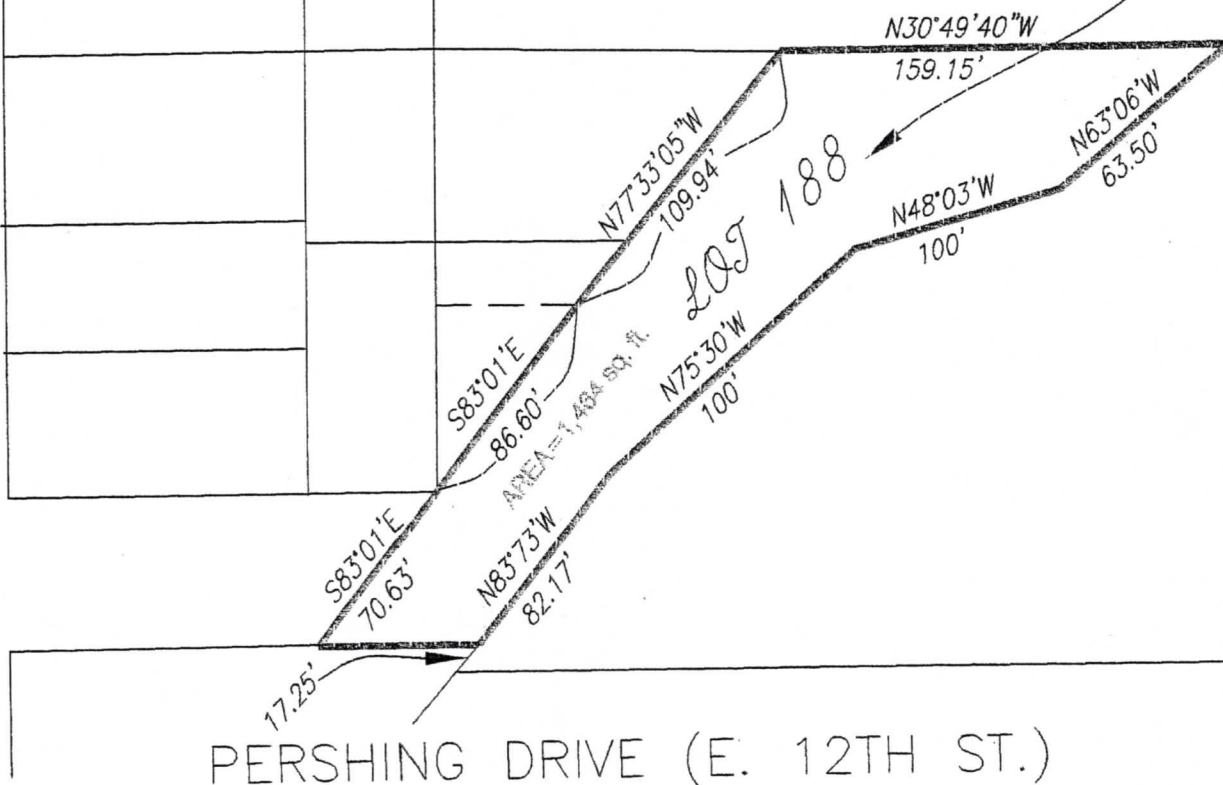
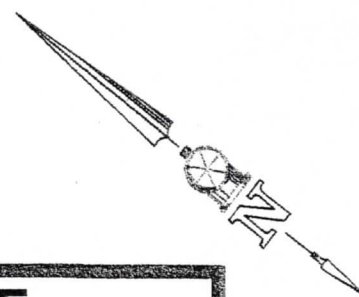
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Assessor's No. 75-164-25

CALIFORNIA AVENUE

**TO BE
DEDICATED TO CITY**
APN: 075-164-25
AREA = 1,464 sq. ft.



CITY OF SAN LEANDRO

ENGINEERING & TRANSPORTATION

PH. (510) 577-3428

835 E 14TH ST. SAN LEANDRO CA. 94577

DATE: July 2002

FILE NO.:

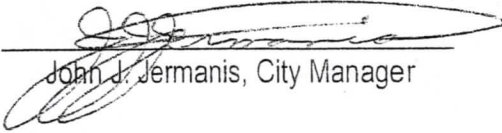
SCALE: no scale

SHEET 1 OF 1

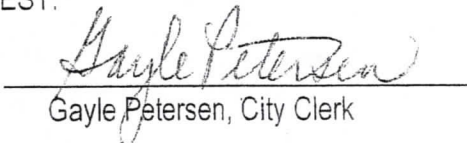
EXHIBIT B

The provisions of this Quitclaim Deed are hereby approved and accepted.

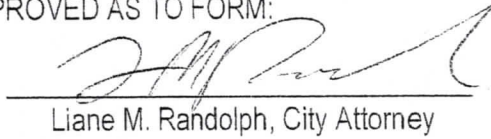
CITY OF SAN LEANDRO

By: 
John J. Jermanis, City Manager

ATTEST:

By: 
Gayle Petersen, City Clerk

APPROVED AS TO FORM:

By: 
Liane M. Randolph, City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

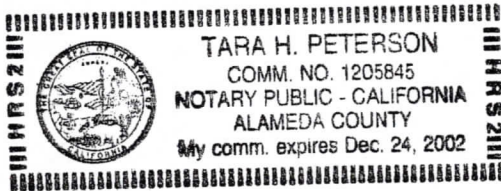
State of California

County of Alameda } ss.

On July 18, 2002, before me, TARA H. PETERSON,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared PATRICIA A. LARSEN,
Name(s) of Signer(s)

☐ personally known to me
☒ 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.

Tara H. Peterson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 7/18/02 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: PATRICIA A. LARSEN

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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Dated:



(Seal)

F:\COUNTY\CERTIFICATE.ACCEPT-2

Gayle Petersen
Gayle Petersen
City Clerk of the City of San Leandro

From: Tara Peterson
To: Janice Gardner-Loster
Date: 10/8/02 9:27AM
Subject: Fwd: RE: Dedicated Property

I have prepared a memo with the details. You should get it in interoffice mail today.

>>> Janice Gardner-Loster 10/08/02 09:25AM >>>

I will need a bit information to research your request; i.e., the name of the party(ies), the address and APN of the property, and any other information to identify the document(s) you need.

>>> Tara Peterson 10/7/02 2:15:18 PM >>>

Please help.

From: Janice Gardner-Loster
To: Peterson, Tara
Date: 10/8/02 9:25AM
Subject: Fwd: RE: Dedicated Property

I will need a bit information to research your request; i.e., the name of the party(ies), the address and APN of the property, and any other information to identify the document(s) you need.

>>> Tara Peterson 10/7/02 2:15:18 PM >>>
Please help.

CC: Diaz, Jacqui

From: Liane Randolph <lrandolph@meyersnave.com>
To: 'Tara Peterson' <tpeterson@ci.san-leandro.ca.us>
Date: 10/7/02 1:38PM
Subject: RE: Dedicated Property

Yes, the City Clerk's office generally sends something to the County notifying them that the City has purchased the property and it should now be exempt from taxes. My suggestion is to check with Janice and see if that has been done yet (it might have been, the County is notoriously late updating their records.) If it hasn't been done, then she can do it.

-----Original Message-----

From: Tara Peterson [mailto:tpeterson@ci.san-leandro.ca.us]
Sent: Monday, October 07, 2002 1:27 PM
To: lrandolph@meyersnave.com
Subject: RE: Dedicated Property

She says it is just the regular tax bill that she gets once a year asking her to pay \$22 in two installments. (If only my property tax bill were so little!) She says that is about the same amount as last year.

Should Debbie Dettmer have done something before she left? Let me know what to tell her to do with the bill. Thanks!

>>> Liane Randolph <lrandolph@meyersnave.com> 10/07/02 12:08PM >>>
Is it a real property transfer tax bill? If so, the finance dept. should process an exemption.

-----Original Message-----

From: Tara Peterson [mailto:tpeterson@ci.san-leandro.ca.us]
Sent: Monday, October 07, 2002 11:57 AM
To: lmr@meyersnave.com
Subject: Dedicated Property

Liane, a few months ago you helped me by preparing a quitclaim deed for the owner of a small peice of property so she could dedicate the land to the City.

She signed it and I had it recorded at the County on July 19.

She just called me asking for help. She received a tax bill and wants to know what she should do. What should I tell her?

Thanks.

From: Tara Peterson
To: Janice Gardner-Loster
Date: 10/7/02 11:59AM
Subject: Fwd: Deed Recorded

I asked Debbie the attached question back in July when I recorded the signed deed with the County. I don't recall her answer.

The former property owner has just received a tax bill, and wants to know what she is to do. Did we not cancel the taxes?

Thanks.

From: Tara Peterson
To: Debbie Dettmer
Date: 7/22/02 12:05PM
Subject: Deed Recorded

I took a Quit Claim Deed to the County Recorder on Friday. Do we need to wait for them to return the original deed before we can request the cancellation of taxes?