

Recording Requested By  
CITY OF ALAMEDA

AND WHEN RECORDED MAIL TO

CITY OF ALAMEDA  
PUBLIC WORKS DEPARTMENT  
950 West Mall Square, Room 110  
Alameda, CA 94501-7575

## GRANT OF EASEMENT

MARY J. DAVIS, an unmarried woman, Grantor, for a valuable consideration, do hereby grant, transfer, and convey unto the City of Alameda, a Municipal Corporation, Grantee, a permanent nonexclusive easement and temporary construction easement, including the right of ingress and egress for the purpose of installing, maintaining, restoring, repairing, replacing and operating sanitary sewer utilities under that parcel or strip of land as situated in the City of Alameda, County of Alameda, State of California, and which is more particularly described as follows:

See Exhibits "A", attached and made a part hereof

IN WITNESS HEREOF, GRANTOR HAS EXECUTED THIS INSTRUMENT ON 8/29/2013 DAY

BY:

Signature:

Mary Jane Davis

Print Name:

MARY JANE DAVIS

Title:

Grantor

## ACKNOWLEDGEMENT

State of California}

County of Alameda }

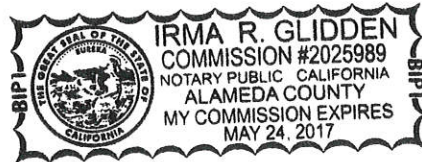
On 8/29/2013 before me, Irma R. Glidden, a Notary Public,  
(date)

personally appeared Mary Jane Davis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irma R. Glidden (Seal)



# LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
SSE SANITARY SEWER EASEMENT  
TCE TEMPORARY CONSTRUCTION EASEMENT  
SQ.FT. SQUARE FEET

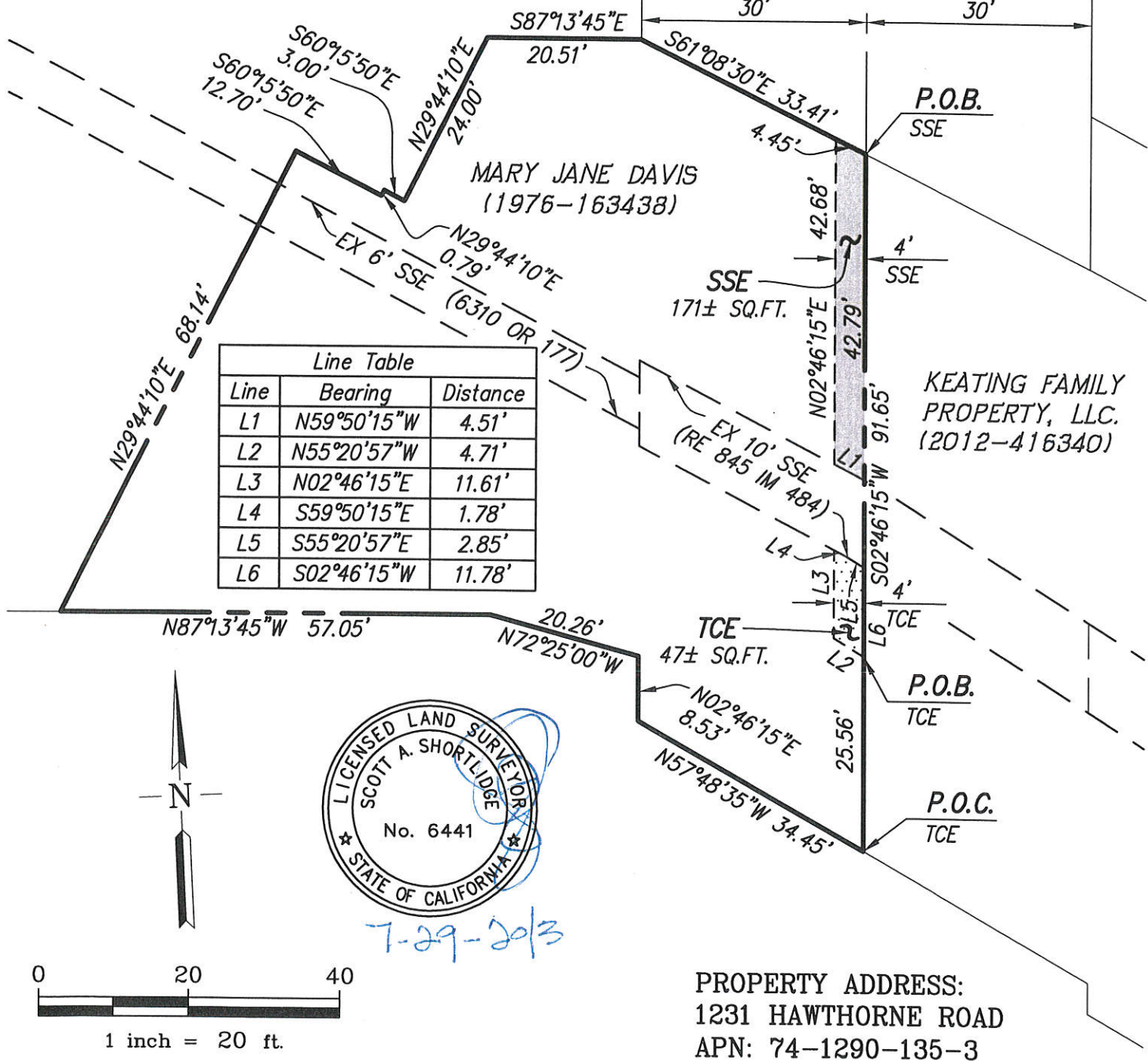


EXHIBIT A  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR  
4' SANITARY SEWER EASEMENT &  
10' TEMPORARY CONSTRUCTION EASEMENT  
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=20'

DATE:  
3-22-13

JOB NO.:  
121033

## **EXHIBIT – “ A ”**

**Land Description** of two parcels of land, situate in the City of Alameda, County of Alameda, State of California, and being portions of Parcel 1 described in a Quit Claim Deed recorded on September 28, 1976 to Mary Jane Davis under document no. 1976-463438 in the Official Records of said County, being more particularly described as follows:

### **Sewer Easement:**

**Beginning** at the northeast corner of above mentioned Parcel 1; Thence along the east line of Parcel 1, South 02° 46' 15" West - 42.79 feet to a point on the 10 feet wide sewer easement recorded on April 4, 1963 in Reel 845, Image 484 Official Records of said County; Thence along the north line of said easement, North 59° 50' 15" West - 4.51 feet; Thence across said Parcel 1, North 02° 46' 15" East - 42.68 feet to a point on the north line of said Parcel 1; Thence along said north line, South 61° 08' 30" East - 4.45 feet to the **Point of Beginning**.

**Containing** 171 square feet of land area, more or less.

### **Temporary Construction Easement:**

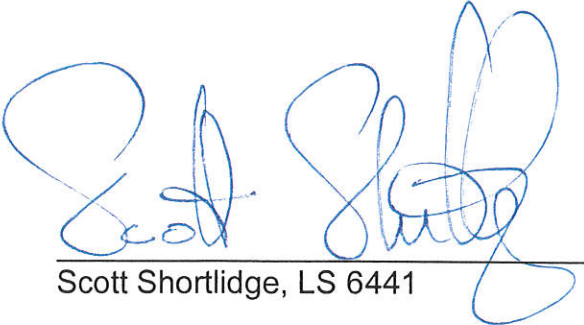
**Commencing** at the southeast corner of Parcel 2 as described in the same Quit Claim Deed to Mary Jane Davis mentioned above; Thence along the east line of Parcels 1 and 2, North 02° 46' 15" East - 25.56 feet for the **Point of Beginning** hereof; Thence crossing through Parcel 1 for the following two (2) courses: (1) North 55° 20' 57" West - 4.71 feet, and (2) North 02° 46' 15" East - 11.61 feet to a point on the south side of the

above mentioned 10 feet wide sewer easement; Thence along said south line for the following two (2) courses: (1) South 59° 50' 15" East - 1.78 feet, and (2) South 55° 20' 57" East - 2.85 feet to a point on the east line of said Parcel 1; Thence along said east line, South 02° 46' 15" West - 11.78 feet to the **Point of Beginning**.

**Containing** 47 square feet of land area, more or less.

**End of Description**



  
Scott Shortlidge, LS 6441

7-29-2013  
Date

## GRANTEE'S CERTIFICATE OF ACCEPTANCE OF CONVEYANCE

I, Marie Gilmore, being Mayor of the City of Alameda, County of Alameda, State of California, and being duly authorized by general Resolution No. 5328, a certified copy of which is attached hereto, to accept the grant of easement dated \_\_\_\_\_, 2013, attached hereto, from Mary J. Davis, A unmarried Woman, as grantor, and the CITY OF ALAMEDA, grantee.

DATED: \_\_\_\_\_

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Mayor  
of the City of Alameda



CERTIFICATE OF ACKNOWLEDGMENT

State of California  
County of Alameda

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2013, before me \_\_\_\_\_  
a Notary Public, personally appeared \_\_\_\_\_

Attorney-in-fact

who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)  
Notary Public

250  
RESOLUTION NO. 5328

AUTHORIZING MAYOR OR VICE-MAYOR TO CONSENT TO THE  
ACCEPTANCE OF DEEDS AND GRANTS OF REAL PROPERTY OR  
EASEMENTS THEREON, FOR THE PURPOSE OF RECORDATION  
THEREOF.

WHEREAS, the City of Alameda, in the future, will be acquiring interests in real property or easements thereon which will require the acceptance of deeds or grants and the recordation thereof; and

WHEREAS, Section 27281 of the Government Code of the State of California requires that each deed or grant to be recorded requires a separate resolution by the grantee political corporation consenting to acceptance of such deed or grant; or, in the alternative, that the political corporation may, by a general resolution, authorize an officer or agent to consent to acceptance of such deeds or grants;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALAMEDA that the Mayor and Presiding Officer of said Council, or the Vice-Mayor of said City, be, and are hereby, authorized, the officers or agents to consent to the acceptance of such deeds or grants of real property or easements thereon for the purpose of recordation thereof.

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted by the Council of the City of Alameda in regular meeting assembled on the 15th day of May, 1956, by the following vote, to wit:

(5). AYES: Councilmen Haag, Hove, McCall, Moresi and President Kranelly,

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of May, 1956.

(SEAL)

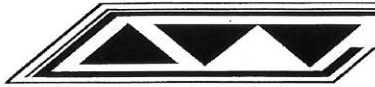
SHIRLEY H. TENNIER  
City Clerk of the City of Alameda

\* \* \* \* \*

I hereby certify that the foregoing is a full, true and correct copy of Resolution No. 5328, "AUTHORIZING MAYOR OR VICE-MAYOR TO CONSENT TO THE ACCEPTANCE OF DEEDS AND GRANTS OF REAL PROPERTY OR EASEMENTS THEREON, FOR THE PURPOSE OF RECORDATION THEREOF", introduced and adopted by the Council on the 15th day of May, 1956.

*Shirley H. Tennier*  
City Clerk of the City of Alameda





**ALFRED L. WATTS AND ASSOCIATES**  
**Real Estate Appraisers and Consultants**

April 16, 2013

Carol Clark P.E.  
Assistant Engineer  
City of Alameda, CA.  
Public Works Dept.  
950 West Mall Square  
Alameda, CA 94501

Regarding: **Valuation of One Permanent Easement and One Temporary Construction Easement, Parcel (APN 074-1290-135-03), 1231 Hawthorne Street, Alameda, California.**

Dear Ms. Clark:

In compliance with your request, we have physically inspected the subject property, researched market data and completed a Valuation Analysis of the above described property. The conclusion of this study is presented to you in the attached Summary Appraisal.

The function of this report is to assist the City of Alameda in making an offer to purchase easement interests in the site located in the City of Alameda (identified as One Permanent Easement and One Temporary Construction Easement Parcel (APN 074-1290-135-03) for the Hawthorn Street Sewer Project. The specific details of the widening are contained in separate material. There is generally no impact to building improvements, therefore only the land for each property is appraised. Any improvements that are affected in this purchase such as paving will be replaced. Items disturbed for a temporary period will be replaced.

**Extraordinary Conditions:**

The subject site is improved with a single family house. The property is appraised as if it were vacant.

**Alfred L. Watts and Associates**  
**2211 Harbor Bay Parkway**  
**Alameda, California 94502**  
**510/865-6745, 510/865-6747, Fax**

Ms. Clark  
April 19, 2013  
Page Two

The purpose of this study is to:

- 1) Estimate the market value of the easement estate interests in the subject larger parcels prior to acquisition as of April 19, 2013.
- 2) Estimate the market value of the portions of the site to be acquired as of April 19, 2013.
- 3) Estimate the market value of the remainder parcel after the acquisition as of April 19, 2013.
- 4) Estimate any net severance damages that accrue as a result of the acquisition
- 5) Estimate the total compensation for the portion of land to be acquired as of April 19, 2013.

Based upon our analysis of the available information, we have estimated the following values, as of April 19, 2013:

Summary of Parcel Valuations			
Parcel	Owner	Whole Property Valuation	Valuation (One Permanent Easement and One Temporary construction Easement)
1	Mary J. Davis	\$179,326	\$1,160.00
Total		\$179,326	\$1,160.00

The conclusions presented herein are strictly dependent on the Summary Appraisal report which is attached. The report will lead a reader through the appraisal process and provide a summarization of the documentation, support and reasoning in arriving at the estimated value. Thus, reading of the report in its entirety is required to fully understand the value estimate. We would, therefore, recommend and encourage a complete review of this report.

If we can be of any further assistance to you in this matter, please do not hesitate to call.

Sincerely,

**ALFRED L. WATTS AND ASSOCIATES**



Alfred L. Watts, MAI  
Principal

**Alfred L. Watts and Associates  
2211 Harbor Bay Parkway  
Alameda, California 94502  
510/865-6745, 510/865-6747, Fax**

### Site Improvements Acquisition

Any site improvements disturbed will be replaced.

### **VALUE OF PORTION TO BE ACQUIRED IN TAKING**

#### Fee (Land Only)

A Portions Parcel No.: 074-1290-135-03

One Temporary construction easement will be retained from this parcel. The Easement will contain .47 SF. The Easement will traverse a portion of the parcel. The Easement will compensate the owner for any disturbance to operations. We have correlated to figures of \$5.00, rounded, (the present worth of, .47 SF @ \$45.00 @ 6% / 12 x .1154 [Present Worth Factor for 2 weeks @ 6%]).

A 171 SF Permanent Easement (total) is required. We have correlated to a figure of \$1,155 (171 Square Feet @ \$45.00, at 15% of fee).

#### Building Improvement Acquisition

There will be no building improvements taken in the acquisition as the site is appraised as unimproved.

### **Summary of Value of Portion to be Acquired in Taking**

	<u>Two Weeks</u>	<u>6 Months</u>
Temporary Easement	\$5.00	\$62.00
Permanent Easement	\$1,155.00	\$1,155.00
Landscape Replacement	\$None	\$None
<b>TOTAL</b>	<b>\$1,160.00</b>	<b>\$1,217.00</b>

### **DESCRIPTION OF REMAINDER PARCEL**

The remainder is the equal to the Larger Parcel noted on the Right of Way Map. The remainder parcel will have 6,760 square feet, or 0.16 acres). It will be subject to the Easement listed above.

Its net usable area will not be impacted by the take. The zoning is "R-1" and the property is a legal and conforming use. Using the criteria for highest and best use as described in the Highest and Best Use section of this appraisal, we feel that the highest and best use for the remainder parcel will be the same as the larger parcel before the taking; that is, residential use.