

504514

RECORDING REQUESTED BY
FIRST AMERICAN TITLE 504514

Recorded in Official Records of Alameda Co.
Patrick O'Connell, Clerk-Recorder

25.00

97069591 1:25pm 03/17/97

RECORDED AT THE REQUEST OF:
CITY OF OAKLAND
REAL ESTATE DIVISION
1330 Broadway, Suite 1001
Oakland, California 94612

004 880172 37 08 880005
R03 7 7.00 18.00 0.00 0.00 200.00 2500.00
10.00 0.00 0.00

WHEN RECORDED, MAIL TO:
John R. Nelson and Billy Gene Davis
4231 Park Boulevard
Oakland, California 94602

APN# 024-0545-020

Space Above for Recorder's Use

CITY TRANSFER TAX \$2850.00
COUNTY RECORDER TAX \$209.00

GRANT DEED AND DEED COVENANTS

FOR VALUABLE CONSIDERATION of ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00), the CITY OF OAKLAND, a municipal corporation ("Grantor"), hereby grants to John Richard Nelson, an unmarried man and Billy Gene Davis, an unmarried man, as joint tenants (together, "Grantee") and their successors and assigns all rights, title and interest, in that real property in the City of Oakland, County of Alameda, State of California legally described on Exhibit "A", attached hereto and incorporated herein, as depicted on map Exhibit "B" and incorporated herein by this reference.

Grantee, their successors and assigns, covenant and agree to abide by the terms of Ordinance No. 9975 C.M.S. adopted by the City Council on September 30, 1980 and Ordinance No. 11964 C.M.S. adopted by the City Council on February 25, 1997 approving the Landmarks Preservation Advisory Board Resolution 1996-01, approved by the Landmarks Preservation Advisory Board on April 1, 1996, a copy of which is attached hereto as Exhibit "C", including the requirement that certain character-defining interior features shall be subject to design review procedures in the Zoning Code for landmark buildings.

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In witness whereof, the parties hereto have executed this Agreement as of the date first above indicated.

Buyer: John R. Nelson

Buyer: Ben J. Dai

Address: 4231 Park Boulevard
Oakland, California 94602

Telephone: (510) 482-3900

Seller: The City of Oakland, a municipal corporation

By: [Signature]
Title: City Manager

Approved as to form
and legality
[Signature]
Deputy City Attorney

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State of California

County of ALAMEDA

On February 21, 1997 before me the undersigned, a notary public, personally appeared P. LAURENCE EVELL, Director of Marine, City of Oakland, California

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 Ronald M. Basarich

(Seal)



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*an***EXHIBIT "A"****LEGAL DESCRIPTION**

Real Property situated in the City of Oakland, County of Alameda, State of California, described as follows:

BEGINNING at a point on the Northwestern line of Park Boulevard, distant thereon North 59° 27' 30" East 22.5 feet from the intersection thereof with the Southwestern line of Lot Numbered 18 in Block Lettered "A", as said lot and block are shown on that certain Map entitled "Map of Fourth Avenue Park, Oakland, California, 1903" - filed April 19, 1909 in Liber 24 of Maps, at page 63, in the Office of the County Recorder of Alameda County, California; and running thence along said line of Park Boulevard, South 59° 27' 30" West 40 feet; thence North 30° 32' 30" West 65 feet; thence South 59° 27' 30" West 25 feet; thence North 30° 32' 30" West 19.5 feet; thence North 59° 27' 30" East 4.18 feet to the most Southern corner of Lot Numbered 17 in said Block Lettered "A", as shown on aforementioned Map; thence along the Southeastern line of said Lot Numbered 17 North 35° 07' 30" East 66.76 feet to a point thereon bearing North 30° 32' 30" West from the point of beginning; and thence South 30° 32' 30" East 112.02 feet to the POINT OF BEGINNING.

EXCEPTING and reserving therefrom an easement for sewer purposes over the Northeastern 66.76 feet of the Northwestern five feet of the property hereinabove described as shown on the Map of Fourth Avenue Park hereinabove referred to.

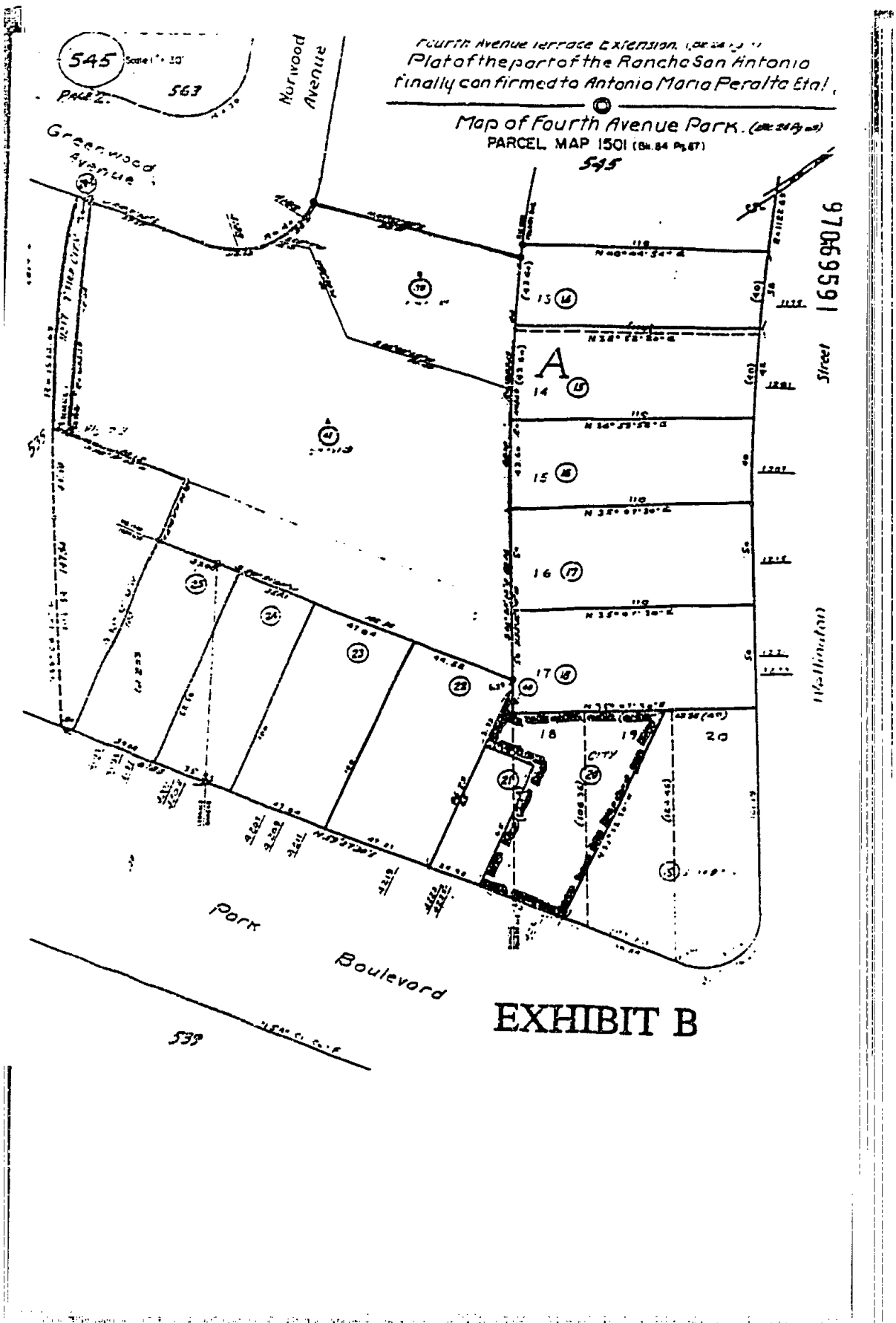


EXHIBIT B

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FORM LPAB-9

RESOLUTION 1996-01
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

WHEREAS, on September 30, 1980 by Ordinance No. 9979 C.M.S., the property located at 4211 Park Boulevard and historically known as Glenview Branch Library was designated as an Oakland Landmark pursuant to Section 7002 of the Oakland Zoning Regulations; and

WHEREAS, the Oakland Zoning Code, allows for the designation of significant interior features of City-owned buildings; and

WHEREAS, the character-defining features on the interior of the Glenview Branch Library are largely intact and contribute significantly to the integrity of the building; and

WHEREAS, the building and its parcel have been declared surplus City-owned property; and

WHEREAS, the Board has considered a proposal to amend said property as an Oakland Landmark to include significant interior features; now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under the provisions of Section 9502 of the Oakland Zoning Regulations, the following action to amend the property as a landmark:

These character-defining interior features shall be subject to design review procedures for landmark buildings in the Zoning Code:

Entry Hall

Front door
Bronze commemorative plaque
Baseboards
Exposed wood in ceiling
Closet doors
Arched plaster doorway to main room, including plaster pilasters and molding.

Main Room

Open beam ceiling, left open and unpainted, with original brackets, trusses and planking.
Steel window sash
Window sills
Flooring (until condition is hazardous due to total wear through, at which time partial replacement shall be considered.)
Bookshelves around the perimeter of the front room (and not the bank of bookshelves which project into the main room.)
Lowered plaster canopy that divides front of the main room and rear main room.

EXHIBIT C

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Rear main room
Plaster molding at juncture of ceiling and walls
Baseboards
Rear door
Steel sash

- * features which would also be covered under design review of exterior alterations.

HISTORICAL NAME: Glenview Branch Library
COMMON NAME: Nelson Pianos and Organs
ADDRESS: 4231 Park Boulevard
ASSESSOR'S PARCEL NO.: 024-0545-020-000

AND BE IT FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration.

Approved by the Landmarks Preservation Advisory Board
Oakland, California: 4/1 1996

ATTEST: Helaine K. Prentice
(Name)
Secretary

F-LM266 3RES9601.HKP