When recorded return to:

City Engineer City of Los Altos One North San Antonio Road Los Altos, California 94022

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RESOLUTION NO. 2016-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ORDERING THE VACATION OF A CERTAIN STRIP OF LAND DESIGNATED AS A PUBLIC SERVICE EASEMENT DEDICATED TO THE CITY BY THE GRANT DEED FILED MAY 29, 1961, IN BOOK 133 PAGE 37, RECORDS OF SANTA CLARA COUNTY CALIFORNIA.

WHEREAS, pursuant to the provisions of Chapter 4 of the California Streets and Highway Code, Section 8330 et seq., the City Council may summarily vacate a public service easement when the easement has not been used for the purpose for which it was dedicated for five consecutive years immediately preceding the proposed vacation, and there are no other public facilities located within the easement; and

WHEREAS, the public service easement was dedicated to the City by the Grant Deed filed May 29, 1961, in Book 133 Page 37, Records of Santa Clara County California (said Grant Deed is attached hereto as Exhibit "A"); and

WHEREAS, the City Council having duly considered all evidence, and followed the procedure prescribed by law, hereby finds and determines from all evidence submitted that the proposed order of vacation of the public service easement conforms with the provisions of Section 8333 of the California Streets and Highway Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOS ALTOS AS FOLLOWS:

- 1. That the public service easement dedicated to the City by the Grant Deed filed May 29, 1961, in Book 133 Page 37, Records of Santa Clara County California, is now no longer necessary because it has not been used for the purpose for which it was dedicated for five (5) consecutive years immediately preceding the proposed vacation, and there are no other public facilities located within the easement.
- That the City Council, pursuant to Streets and Highway Code, Chapter 4, Section 8330 et seq., hereby orders the vacation of the public service easement described in Exhibit "A" attached hereto; and
 - 3. This Resolution shall become effective on the 22nd day of March, 2016, and shall be

recorded by the City Clerk in the Santa Clara County Recorder's Office shortly thereafter; and

4. From and after the date this Resolution is recorded in the Santa Clara County Recorder's Office, the public service easement shall no longer constitute a public service easement and the land subject to the public service easement shall revert to the property located at 219 Yerba Santa Avenue, Los Altos, California, APNs 167-27-004, 441 Patrick Way, Los Altos, California, APNs 167-27-021 and 451 Patrick Way, Los Altos, California, APNs 167-27-022 pursuant to Streets and Highway Code Section 8351.

I HEREBY CERTIFY that the forgoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a regular meeting thereof held on the 22nd day of March, 2016, by the following role call vote:

AYES:

BRUINS, MORDO, PEPPER, PROCHNOW, SATTERLEE

NOES:

NONE

ABSENT:

NONE

ABSTAIN:

NONE

Jeannie Bruins, MAYOR

Jon Maginot, CMC, CITY CLARK

RECORDING REQUESTED BY: Chicago Title Company

Escrow Order No.: FWPS-2999150887

When Recorded Mail Document and Tax Statements To:

Qionglin Fu and Rong Xiao 219 Yerba Santa Avenue Los Altos, CA 94022 DOCUMENT: 23001998

Pages: 3
Fees 21 00
Taxes 3135 00
Copies
AMT PAID 3156 00

REGINA ALCOMENDRAS SANTA CLARA COUNTY RECORDER Recorded at the request of Title Company RDE # 026 6/29/2015 3:10 PM

Property Address: 219 Yerba Santa Avenue,

Los Altos, CA 94022

APN/Parcel ID(s): 167-27-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Scott Garland

☐ This transfer is exempt from the documentary transfer tax.

☑ The documentary transfer tax is \$3,135.00 and is computed on:

☑ the full value of the interest or property conveyed.

☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in I the City of Los Altos.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Scott Garland, Successor Trustee of The Albert J. Garland and Virginia Bryan Garland Revocable Living Trust dated March 30, 1987

hereby GRANT(S) to Qionglin Fu and Rong Xiao , husband and wife, as Community Property with Right the following described real property in the City of Los Altos, County of Santa Clara, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 16, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Albert J. Garland and Vigginia Bryan Garland Revocable Living Trust dated March 30, 1987

Scott Garland, Successor Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SUCCESSON Trusted

Grant Deed SCA0000129.doc / Updated 04.29 15

Printed 06.16.15 @ 04:05 PM CA-CT-FWPS-02180.052999-FWPS-2999150887

GRANT DEED

(continued)

APN/Parcel ID(s) 167-27-004

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	
County of ANTA Clare	26-3-21 Z
	MC (ahar Notary Public,
personally appeared Scott Garland	e insert name and title of the officer)
who proved to me on the basis of satisfactory evidence to be within instrument and acknowledged to me that he/she/they exert and that by his/her/their signature(s) on the instrument the persuacted, executed the instrument.	cuted the same in his/her/their authorized capacity(ies),
I certify under PENALTY OF PERJURY under the laws of the Stacorrect. WITNESS my hand and official seal.	ate of California that the foregoing paragraph is true and
Signature	
(Seal)	DAWN MCCAHAN Commission # 2005719 Notary Public - California Santa Clara County My Comm. Expires Feb 26, 2017

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 167-27-004

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 10, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF TRACT NO. 2939", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 29, 1961 IN BOOK 133 OF MAPS, AT PAGE 37.

EXCEPTING THEREFROM THE UNDERGROUND WATER AS GRANTED IN THE DEED FROM HARE, BREWER & KELLEY, A CALIFORNIA CORPORATION, AND FRED VOGLER AND LILLIAN VOGLER, HUSBAND AND WIFE, TO CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, DATED JUNE 16, 1961 AND RECORDED JULY 5, 1961 IN BOOK 5220 OFFICIAL RECORDS, PAGE 76.



167 S San Antonio Road, Suite 5 Los Altos, CA 94022 (650) 941-5700 Fax (650) 403-4009

PRELIMINARY REPORT

Our Order Number 0623009406-LM

ALAIN PINEL REALTORS 167 S. SAN ANTONIO ROAD LOS ALTOS, CA 94022

Attention: SHIRLEY BAILEY

When Replying Please Contact:

Linda Michel LMichel@Ortc.com (650) 941-5700

Property Address:

441 Patrick Way, Los Altos, CA 94022

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a Binder or Commitment should be requested.

Dated as of February 27, 2012, at 7:30 AM

OLD REPUBLIC TITLE COMPANY

For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages

The form of policy of title insurance contemplated by this report is:

Homeowner's Policy of Title Insurance - 2010, and ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is

Fee

Title to said estate or interest at the date hereof is vested in:

Gary Don Strohbehn, trustee of the Gary Don Strohbehn Revocable Living Trust

The land referred to in this Report is situated in the County of Santa Clara, City of Los Altos, State of California, and is described as follows:

Lot 9, as shown on the Map of "Tract No. 2939, being a portion of Lot 4 of the Peter Swall Tract," and which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on May 29, 1961, in Book 133 of Maps, page 37.

SAVING AND EXCEPTING THEREFROM the right to pump, take or otherwise extract water from the underground basin or strata in Santa Clara County with no surface rights to water involved, as conveyed by Hare, Brewer & Kelly, a California corporation and Fred Vogler and Lillian Vogler, husband and wife, to California Water Service Company, a California corporation, by deed dated June 16, 1961, recorded July 5, 1961, in Book 5220 of Official Records, page 56.

APN: 167-27-021

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

- Taxes and assessments, general and special, for the fiscal year 2012 2013, a lien, but not
 yet due or payable.
- 2 Taxes and assessments, general and special, for the fiscal year 2011 2012, as follows:

Assessor's Parcel No	10	167-27-021	
Code No.	- 8	11-001	
1st Installment	×	\$11,418.13	Marked Paid
2nd Installment	3)	\$11,418.13	NOT Marked Paid
Land Value		5989,163.00	

Imp. Value \$866,839.00

Exemption : \$7,000.00 Homeowner's

- The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
- Any special tax which is now a lien and that may be levied within the Santa Clara County Library District, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$33.66.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : Fisca

: Fiscal Agent of the Santa Clara County Library District, Joint Powers

Authority

Address : 14600 Winchester Blvd., Los Gatos, CA 95032

Telephone No. : (408) 293-2326, Ext. 3004

 An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For

: Wire Clearance Easement

Affects

: The Northerly 5 feet of the Southerly 10 feet

For

: Public Utility Easement

Affects

: The Easterly 2 feet and Southerly 5 feet

For Affects : Emergency Access : The Easterly 5 feet

For

: Anchor Easement

Affects

: As shown on said Map

 Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount

: \$775,000,00

Trustor/Borrower

: Gary D. Strohbehn, a single man, as his sole and separate

property

Trustee

: T.D. Service Company

Beneficiary/Lender

Star One Credit Union

Dated

: May 18, 2005

Recorded

: May 31, 2005 in Official Records under Recorder's Serial Number

18395292

Loan No.

: 014034080171

Returned to

: P.O. Box 3643, Sunnyvale, CA 94088-3643

 Terms and conditions contained in the Gary Don Strohbehn Revocable Living Trust as disclosed by Grant Deed

Dated

: January 11, 2006

Recorded

: January 12, 2006 in Official Records under Recorder's Serial Number

18766834

NOTE: The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5. The Company reserves the right to make additional exceptions and/or requirements.

8. The Homeowner's Policy applies only if each insured named in Schedule A is a Natural Person (as Natural Person is defined in said policy). If each insured to be named in Schedule A is not such a Natural Person, contact the Title Department immediately.

----- Informational Notes -----

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.2 and 2.1

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 441 Patrick Way, Los Altos, CA 94022.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled

: Grant Deed

By/From

: Gary Don Strohbehn, Grantor, a single man, as his sole and separate

property

0

: Gary Don Strohbehn, Trustee of The Gary Don Strohbehn Revocable

Living Trust

Dated

: January 11, 2006

Recorded

: January 12, 2006 in Official Records under Recorder's Serial Number

18766834

If you anticipate having funds wired to Old Republic Title Company, our wiring information is as follows: Comerica Bank, 2015 Manhattan Beach Blvd, Redondo Beach CA 90278, credit to the account of: Old Republic Title Company Account Number 1892529965, ABA Number 121137522.

When instructing the financial institution to wire funds, it is very important that you reference Old Republic Title's Escrow Number 0623009406.

Note: Automated Clearing House (ACH) transfers are not accepted in lieu of wired funds, except when received from a governmental agency.

Funds deposited directly into an account of Old Republic Title Company at a Comerica Bank branch are subject to verification and may cause a delay in closing.

Should you have any questions in this regard, please contact your Escrow or Title Officer immediately.

200)

Corporation Grant Deed

IRS 341.80

DITZ-CRANE, a corporation

WILLIAM BERNARD HERREAMNSFELDT and PARCIA ESTUER HERE ANNSPULDT, his wife

AS JOINT TENANTS the as properly situate in the City of Los Altos County of Sents Clare. State of California, described as follows:

Lot #8, as shown upon the Map of Tract No. 2939 being a portion of Lot 4 of the Peter Swall Tract, which said Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on May 29, 1961 in Book 133 of Maps, page 37.

SAVING AND EXCEPTING therefrom the right to pump, take or otherwise extract water from the underground basin or strata in Santa Clara County with no surface rights to water involved as conveyed by Hare Brewer & Kelley, Inc., a California corporation, and Fred Vogler and Lillian Vogler, husband and wife, to California Water Service Company, a California corporation, by Deed dated June 16, 1961 and recorded July 5, 1961 in Book 5220 of Official Records, page 76.



IN WITNESS WHEREOF, said composition has caused its corporate mand, and lead to be efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and this instrument to be executed by its division of the care that the efficient kerelin and the instrument to be executed by its division of the care that the efficient kerelin and the efficient kereli

DITZ-CRANE, a corporation

0000

ent L. Crane

STATE OF CAUFORNIA COUNTY OF SANTA CLARA

On this 8th day of November

1962 hoters me Janice Brinegar

a Notary Public in and for said County and State personally appeared John A. Ditz

Nown to me to be the Vice

Vice- France and Robert L. Crane

known to me to be the Secretary of the corporation that executed the within and foregoing entrument, and also known to me to be the person, who executed the within instrument on behalf of the corporation therein named and acknow ledged to one that such corporation executed the same

Notary Pubic

Secretary

RECORDING REQUESTED BY VTC 40401 167 27 22 CA 11-1

mas

VALLEY TITLE CO ANY

WHEN RECORDED MAIL TO

William Bernard Herrmannsfeldt 451 Patrick Way Los Altos, Culifornia

5787 ::469 Regard at the inquest of Halley Title Company NOV.13 1962 12 AM PAUL R TEILH, Recorder. Santa Clara County, Official Record

Corporation Grant Deed JOINT TENANCY

IRS 341.80

DITZ-CRANE, a corporation XXXXXXXX due, hereby GRADIT TO

WILLIAM BERKARD HERR ATTERFELDT and "ARCIA ENTITE WERE ANNUT IDT, his wife

AS JOINT TENANTS the see proper, situate in the City of Los Altos County of Santa Clara, State of California, described as follows:

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IN WITNESS WHEREOF, land complication, as placed this way, in harm only use to be stilled here's and this left ment to be executed by the duly authorized officers the 8th day of November

DITZ-CRANE, a corporation

Robert L. Crane

Secretari

STATE OF CAPPLIES #

before me,

(here insert name and title of the officer),

Title Order No. .

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Trust Transfer Deed

	THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE 1816
	Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)
	The undersigned Grantor(s) declare (s) under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER.
	Documentary transfer tax is \$O Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
1 2	MX There is no Documentary transfer tax due. (state reason and give Code & or Ordinance number) Transfer is to a revocable living trust for the penefit of the grantors.
PARCEL	☐ Unincorporated area: ☐ City of LOS Altos and This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion: ☐ Transfer to a revocable trust; ☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
	AD Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary:
ZZ PAGE	☐ Change of trustee holding title; ☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged. ☐ Other:
4 5	GRANTOR(S): HERRMANNSFELDT, his wife
	hereby GRANT(S) to WILLIAM B. HERRMANNSFELDT and MARCIA E. HERRMANNSFELDT Trustees of the Herrmannsfeldt Family Trust established under the
1.	agreement dated August 12, 1992
61 MAP BOOK	the following described real property in the City of Los Altos
3 a	County of Santa Clara , State of California:
1 4	Lot #8, as shown upon the Map of Tract No. 2939 being a portion of Lot 4 of the Peter Swall Tract, which said Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on May 29, 1961 in Book 133 of Maps, page 37.
er:	
Assessors Identification Number:	SAVING AND EXCEPTING therefrom the right to pump, take or otherwise extract water from the underground basin or strata in Santa Clara County with no surface rights to water involved as conveyed by Hare Brewer & Kelley, Inc., a California corporation, and Fred Vogler and Lillian Vogler, husband and wife, to California Water Service Company, a
Identific	California corporation, by Deed dated June 16, 1961 and recorded July 5 1961 in Book 5220 of Official Records, page 76.
Assessors	Dated Oct. 29 1992 Milliam Bernard Herrmannsfalt WILLIAM BERNARD HERRMANNSFELDT Marces Esther Herrmannsfalt
	State of California MARCIA ESTHER HERRMANNSFELDT
	County of SAN MATES On October 27, 1992 before me,
	(here insert name and title of the officer), personally appeared William Bernard Herrmannsfeldt & Marcia Esther Herrmannsfeldt 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. WITNESS my hand and official seal. OFFICIAL NOTARY SEAL ALONZO W ASHLEY Notary Public — Calfornia
	Sgrature Celono Celly Sgrature Celono Celly Square Celono Celly
	(This area for official notarial seat)

Escrow, Loan or Attorney File No. -