

JAMES P. McBRIDE
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Hayward, CA 94541
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Fax: (510) 537-5024

October 19, 2017

Mark Detterman
Environmental Health Department
Office of the Director
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Via USPS and email:
mark.detterman@acgov.org

RE: PALACE GARAGE, LOCAL ID R00000208

Dear Mark:

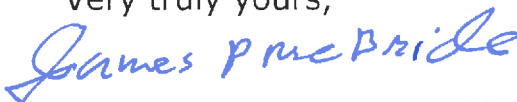
Per your request, enclosed please find documentation regarding a portion of the site:

1. Grant Deed vesting half interest in the Donnelly Trust;
2. Affidavit of Death re: Settlor Morris Francis Donnelly;
3. Affidavit - Successor Trustee, Gerald Lee Donnelly.

In summary, the Donnelly Trust is owner of one-half the property. Gerald Donnelly is not the owner; he is the acting Trustee.

Does this letter and supporting documentation satisfy the requirements of your "Notice of Responsibility" dated October 9, 2017? If not, please let me know at your earliest convenience. My client wants to hasten closure of this storage tank issue to clear the way for sale of the property.

Very truly yours,



JAMES P. McBRIDE

JPM/ld
Enclosures

cc: Gerald Donnelly

EXHIBIT A
LEGAL DESCRIPTION

That parcel of land in the City of SAN LEANDRO, County of ALAMEDA, State of CALIFORNIA, described as follows:

PARCEL 1

A portion of Lot 10 "L. Knox Tract", filed April 11, 1893, Book 14, page 10, Alameda County Records, described as follows:

Commencing at a point on the center line of 143rd Avenue, formerly Knox Avenue, distant thereon north 43° 24' 45" east 125 feet from the northeastern line of Washington Avenue, formerly Lorenzo Avenue, as said avenues are shown on said Map, and running thence south 46° 35' 15" east 252 feet to the actual point of beginning thence continuing south 46° 35' 15" east 48 feet to the southeastern line of said Lot 10; thence along the last mentioned line south 43° 24' 45" west 233.63 feet to said line of Washington Avenue; thence along the last mentioned line north 26° 40' 55" west 51.05 feet to a line drawn south 43° 24' 45" west from the actual point of commencement; thence north 43° 23' 45" east 216.25 feet to the actual point of commencement.

PARCEL 2

A non-exclusive, perpetual easement and right of way, appurtenant to above and any subsequent subdivision or subdivisions thereof, for use as a roadway, for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines and for telephone, electric light and power lines together with the necessary poles or conduits to carry said lines as granted to Bennett W. Reynolds et al, recorded June 10, 1957, Book 8386 OR, page 291 over, across and under the following described parcel of land:

A portion of Lot 10, "L. Knox Tract", filed April 11, 1893, Map Book 14, page 10, Alameda County Records, described as follows:

Commencing at the point of intersection of the center line of 143rd Avenue, formerly Knox Avenue with the northeastern line of Washington Avenue, formerly Lorenzo Avenue, as said avenues as shown on said map; running thence along the said line of Washington Avenue south 26° 40' 55" east 268.01 feet to a point on the southeastern boundary line of that certain parcel of land described in deed, to George R. Marment and wife, recorded January 26, 1956, Series No. AL/9152, Book 7917, page 468, Alameda County Records said last mentioned point being the actual point of beginning; thence along the said last mentioned line north 43° 24' 45" east 216.25 feet to the most eastern corner of said Marment parcel of land; thence north 46° 35' 15" west 8.00 feet; thence south 43° 24' 45" west 213.35 feet to a point on the said northeastern line of Washington Avenue; thence along the said last mentioned line south 26° 40' 55" east 8.51 feet to the actual point of beginning.

APN: 77C-1235-2-16

Commonly known as 14336 Washington Ave., San Leandro, CA.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

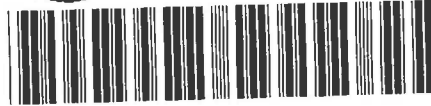
James Allen Donnelly
19655 North Ripon Rd.
Ripon, CA 95366



2010341937

11/19/2010 10:17 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 27.00



5 PGS

AFFIDAVIT OF DEATH OF THE SETTLOR MORRIS FRANCIS DONNELLY
OF THE DONNELLY TRUST
U.D.T. (UNDER DECLARATION OF TRUST) DATED MAY 19, 2006
(CALIFORNIA PROBATE CODE §18105)

This Affidavit affects real property situated in the County of Alameda as follows:

1. 14336 Washington Avenue, San Leandro, CA.
APN: 77C-1235-2-16
2. 463 Elsie Avenue, San Leandro, CA 94577.
APN: 077-0530-035-00

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

JAMES ALLEN DONNELLY, being of legal age, and first duly sworn, deposes and says:

1. That MORRIS FRANCIS DONNELLY, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as MORRIS FRANCIS DONNELLY, who is named as Trustee in that certain Declaration of Trust dated May 19, 2006, executed by MORRIS FRANCIS DONNELLY as Trustor.

2. I, JAMES ALLEN DONNELLY, am the named successor Trustee under the above referenced Trust, which was in effect at the time of the death of the Decedent mentioned in paragraph 1 above, and which is still in full force and effect. I hereby consent to act as Trustee.

3. That this Affidavit affects the following described real property situated in the County of Alameda:

A. An undivided one-half (1/2) interest in that parcel of land in the City of SAN LEANDRO, County of ALAMEDA, State of CALIFORNIA, described as follows:

PARCEL 1

A portion of Lot 10 "L. Knox Tract", filed April 11, 1893, Book 14, page 10, Alameda County Records, described as follows:

Commencing at a point on the center line of 143rd Avenue, formerly Knox Avenue, distant thereon north 43° 24' 45" east 125 feet from the northeastern line of Washington Avenue, formerly Lorenzo Avenue, as said avenues are shown on said Map, and running thence south 46° 35' 15" east 252 feet to the actual point of beginning thence continuing south 46° 35' 15" east 48 feet to the southeastern line of said Lot 10; thence along the last mentioned line south 43° 24' 45" west 233.63 feet to said line of Washington Avenue; thence along the last mentioned line north 26° 40' 55" west 51.05 feet to a line drawn south 43° 24' 45" west from the actual point of commencement; thence north 43° 23' 45" east 216.25 feet to the actual point of commencement.

PARCEL 2

A non-exclusive, perpetual easement and right of way, appurtenant to above and any subsequent subdivision or subdivisions thereof, for use as a roadway, for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines and for telephone, electric light and power lines together with the necessary poles or conduits to carry said lines as granted to Bennett W. Reynolds et al, recorded June 10, 1957, Book 8386 OR, page 291 over, across and under the following described parcel of land:

A portion of Lot 10, "L. Knox Tract", filed April 11, 1893, Map Book 14, page 10, Alameda County Records, described as follows:

Commencing at the point of intersection of the center line of 143rd Avenue, formerly Knox Avenue with the northeastern line of Washington Avenue, formerly Lorenzo Avenue, as said avenues as shown on said map; running thence along the said line of Washington Avenue south 26° 40' 55" east 268.01 feet to a point on the southeastern boundary line of that certain parcel of land described in deed, to George R. Marment and wife, recorded January 26, 1956, Series No. AL/9152, Book 7917, page 468, Alameda County Records said last mentioned point being the actual point of beginning; thence along the said last mentioned line north 43° 24' 45" east 216.25 feet to the most eastern corner of said Marment parcel of land; thence north 46° 35' 15" west 8.00 feet; thence south 43° 24' 45" west

213.35 feet to a point on the said northeastern line of Washington Avenue; thence along the said last mentioned line south 26° 40' 55" east 8.51 feet to the actual point of beginning.

APN: 77C-1235-2-16

Commonly known as 14336 Washington Ave., San Leandro, CA.

B. Being in the City of San Leandro:

Beginning at the point of intersection of the southeastern line of Elsie Avenue with the southwestern line of Bancroft Avenue, formerly Santa Clara Street, as said avenue and street are shown on the "Map of Subdivision of Part of Blocks 32 and 33 of the Estudillo Tract, San Leandro", filed March 8, 1907 in Book 22 of Maps, page 43, in the office of the County Recorder of Alameda County; running thence along the said line of Elsie Avenue and along the southeastern line of Elsie Avenue as described in deed from Luiz G. Faria and wife to City of San Leandro, a municipal corporation, dated October 1, 1930 and recorded November 22, 1932, in Book 2899 of Official Records of Alameda County, page 124, south 70° 35' west 418.54 feet to the actual point of commencement; thence continuing along the said last mentioned line of Elsie Avenue south 70° 35' west 40.08 feet, more or less, to the northeastern boundary line of that certain parcel of land described in deed from Timothy O'Pegan to Michael Griffin by deed dated November 2, 1869 and recorded in Book 48 of Deeds at page 240, Alameda County Records; thence south 19° 25' east along the said last mentioned line 125.00 feet; thence north 70° 35' east 40.08 feet, more or less, until intersected by a line drawn south 19° 25' east from the actual point of commencement; thence along the line so drawn north 19° 25' west 125.00 feet to the actual point of commencement.

APN: 077-0530-035-00

Commonly known as 463 Elsie Ave., San Leandro, CA 94577.

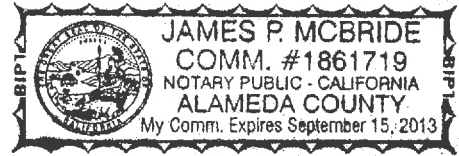
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on NOV 16 2010, at Hayward, CA.


JAMES ALLEN DONNELLY

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

Subscribed and sworn to (or affirmed)
before me on NOV 16 2010,
2010, by JAMES ALLEN DONNELLY,
proved to me on the basis of
satisfactory evidence to be the
person who appeared before me.



James P. McBride

JAMES P. MCBRIDE, Notary Public


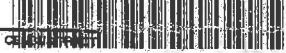
CERTIFICATION OF VITAL RECORD

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
PUBLIC HEALTH DEPARTMENT**

CERTIFICATE OF DEATH

3201001006543


STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS VS-1 (REV 3/06)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) MORRIS		2. MIDDLE FRANCIS		3. LAST (Family) DONNELLY	
AKA. ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)		4. DATE OF BIRTH mm/dd/yyyy 01/30/1920		5. AGE Yrs. 90 IF UNDER ONE YEAR: Months _____ Days _____ IF UNDER 24 HOURS: Hours _____ Minutes _____	
9. BIRTH STATE/FOREIGN COUNTRY IOWA		10. SOCIAL SECURITY NUMBER 551-12-5230		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS/SRDP* (at Time of Death) WIDOWED		7. DATE OF DEATH mm/dd/yyyy 10/24/2010		8. HOUR (24 Hours) 0500	
13. EDUCATION - Highest Level/Degree (see worksheet on back) HS GRADUATE		14/15. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) WHITE	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED MECHANIC		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) AUTO REPAIR		19. YEARS IN OCCUPATION 40	
20. DECEDENT'S RESIDENCE (Street and number, or location) 463 ELSIE AVENUE		21. CITY SAN LEANDRO		22. COUNTY/PROVINCE ALAMEDA	
23. ZIP CODE 94577		24. YEARS IN COUNTY 83		25. STATE/FOREIGN COUNTRY CALIFORNIA	
26. INFORMANT'S NAME, RELATIONSHIP JAMES DONNELLY, SON		27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 19655 N. RIPON ROAD, RIPON, CA 95366			
28. NAME OF SURVIVING SPOUSE/SRDP* - FIRST		29. MIDDLE		30. LAST (BIRTH NAME)	
31. NAME OF FATHER/PARENT - FIRST RENE		32. MIDDLE		33. LAST DONNELLY	
34. BIRTH STATE IOWA		35. NAME OF MOTHER/PARENT - FIRST GEORGIA		36. MIDDLE	
37. LAST (BIRTH NAME) AMMERMAN		38. BIRTH STATE ILLINOIS			
39. DISPOSITION DATE mm/dd/yyyy 10/28/2010		40. PLACE OF FINAL DISPOSITION HOLY SEPULCHRE CEMETERY 26320 MISSION BLVD, HAYWARD, CA			
41. TYPE OF DISPOSITION(S) BU		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER	
44. NAME OF FUNERAL ESTABLISHMENT SANTOS ROBINSON MORTUARY		45. LICENSE NUMBER FD81		46. SIGNATURE OF LOCAL REGISTRAR MUNTU DAVIS, M.D.	
47. DATE mm/dd/yyyy 10/26/2010					
101. PLACE OF DEATH OWN RESIDENCE		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> OCA		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY ALAMEDA		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 463 ELSIE AVENUE		106. CITY SAN LEANDRO	
107. CAUSE OF DEATH Enter the chain of events - disease, injury, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (Final disease or condition resulting in death) (A) CARDIOPULMONARY ARREST Sequentially list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (B) ATRIAL FIBRILLATION (C) CARDIOMYOPATHY (D) DIABETES MELLITUS		108. TIME INTERVAL BETWEEN ONSET AND DEATH (A) 30 MINS (B) YRS (C) YRS (D)		109. CERT. REFERRED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 110. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 111. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 112. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 DIABETES MELLITUS		113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (if yes, list type of operation and date) NONE			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since mm/dd/yyyy 03/23/1988 Decedent Last Seen Alive mm/dd/yyyy 10/23/2010		115. SIGNATURE AND TITLE OF CERTIFIER LASZLO HITES M.D.		116. LICENSE NUMBER A37112	
117. DATE mm/dd/yyyy 10/25/2010		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE LASZLO HITES M.D. 13847 E 14TH ST STE 102, SAN LEANDRO, CA 94577			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. HOUR (24 Hours)					
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)					
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	

STATE REGISTRAR A B C D E  FAX AUTH.#  *000790695*

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF ALAMEDA } SS

This is a true and exact reproduction of the document officially registered and filed with the Alameda County Health Care Services Agency.
DATE ISSUED: **10/27/2010**


HEALTH OFFICER AND LOCAL REGISTRAR
ALAMEDA COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying date and signature of Registrar.

