

**NATIONWIDE**



**ENVIRONMENTAL TITLE RESEARCH**

2055 East Rio Salado Parkway  
Tempe, Arizona 85281  
(480) 967-6752  
(480) 966-9422 Fax  
www.netronline.com

**HISTORICAL CHAIN OF TITLE REPORT**

1419 - 1421 16<sup>th</sup> St.

1605 O STREET  
SACRAMENTO, CALIFORNIA

Site # 11

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.**

C/O

**ECOLOGY & ENVIRONMENT, INC.**

350 Sansome Street, Suite 300

San Francisco, CA 94105

415-981-2811

**Attention: J. R. Flanders**

**Project No. N99-1578**

**August 28, 1999**

**Nationwide Environmental Title Research** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

THE STATE OF CALIFORNIA

The following is the current property legal description:

All that certain piece or parcel of land being Lot 8 in the block bounded by "H" and "D", 16<sup>th</sup> and 17<sup>th</sup> Streets, lying and situate in the City and County of Sacramento, and the State of California.

Assessor's Parcel No. 006-0233-19 & 006-0233-23

## 1. HISTORICAL CHAIN OF TITLE

### **CHAIN ONE: Parcel 006-0233-19**

1. L. F. Gould acquired title to the property prior to 1940.
2. DECREE ESTABLISHING FACT OF DEATH OF JOINT TENANT:  
RECORDED: 11-01-1948  
GRANTOR: L. F. Gould, deceased  
GRANTEE: Evelyn A. Gould, a surviving tenant  
INSTRUMENT: Bk 1565, Pg 412
3. JOINT TENANCY GRANT:  
RECORDED: 10-02-1958  
GRANTOR: Evelyn A. Gould, widow  
GRANTEE: John F. Petersen & M. Clarice Petersen  
INSTRUMENT: Bk 3601, Pg 272
4. GRANT DEED:  
RECORDED: 05-08-1967  
GRANTOR: John F. Petersen & M. Clarice Petersen  
GRANTEE: The State of California  
INSTRUMENT: 29765

### **CHAIN TWO: Parcel 006-0233-23**

5. GRANT DEED:  
RECORDED: 04-11-1946  
GRANTOR: John K. Edwards  
GRANTEE: Casper Kolb & Millie Kolb; and Charles Kolb & Sue Kolb  
INSTRUMENT: Bk 1206, Pg 98  
COMMENTS: Conveying a portion of the property; Grantor herein acquired title to the property prior to 1940.
6. DECREE TERMINATING JOINT TENANCY:  
RECORDED: 04-14-1948  
GRANTOR: Marion V. Nealis, deceased  
GRANTEE: C. J. Nealis  
INSTRUMENT: Bk 1473, Pg 103  
COMMENTS: Conveying a portion of the property; Grantor herein acquired title to the property prior to 1940.

7. GRANT DEED:

RECORDED: 10-30-53  
GRANTOR: T. S. Sorensen  
GRANTEE: Charles Kolb, Sue Kolb, Casper Kolb, and Millie Kolb  
INSTRUMENT: Bk 2500, Pg 19  
COMMENT: Conveying a portion of the property, Grantor herein  
acquired title to the property prior to 1940.

8. EXECUTOR'S DEED:

RECORDED: 08-08-1958  
GRANTOR: James A. Nealis, Executor of the Last Will & Testament  
of C. J. Nealis, deceased  
GRANTEE: A. Wayne Casey  
INSTRUMENT: Bk 3564, Pg 62

9. GRANT DEED:

RECORDED: 08-08-1958  
GRANTOR: A. Wayne Casey and Mary Casey  
GRANTEE: Charles Kolb & Sue Kolb; and Casper Kolb & Millie  
Kolb  
INSTRUMENT: Bk 3564, Pg 65

10. FINAL ORDER OF CONDEMNATION:

RECORDED: 01-23-1967  
GRANTOR: Charles Kolb, Sue Kolb, Casper Kolb, Millie Kolb, and  
OTHERS  
GRANTEE: The State of California  
INSTRUMENT: Bk 1753, Pg 387

## 2. LEASES AND MISCELLANEOUS

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of Environmental Data Resources, Inc., and Ecology and Environment, Inc., exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. Nationwide Environmental Title Research does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

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29765 NO FEE

BOOK 67-05-08 PAGE 86

OFFICIAL RECORDS  
RECORDED AT REQUEST OF  
TITLE INSURANCE AND TRUST COMPANY

WHEN RECORDED MAIL TO

MAY - 3 1967 9:00 A.M.

STATE OF CALIFORNIA  
DEPARTMENT OF GENERAL SERVICES  
PROPERTY ACQUISITION SERVICE  
1108 "M" Street, Room 309  
Sacramento, California

*Edward J. Higgins*  
SACRAMENTO COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Finance  
Project: Capitol Plan  
Parcel: 19/233

JOHN F. PETERSEN and M. CLARICE PETERSEN, his wife

hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property  
in the County of Sacramento, State of California:

The East one-half of Lot 8 in the block bounded by "M"  
and "N", Sixteenth and Seventeenth Streets of the City  
of Sacramento, according to the official map or plan of  
said City, EXCEPTING THEREFROM the North 67 feet 6 inches  
of said East half of Lot 8.

STATE OF CALIFORNIA - OFFICIAL BUSINESS  
Document entitled to free recordation  
pursuant to Gov't. Code Sec. 6103

Dated: April 5, 1967

*John F. Petersen*  
JOHN F. PETERSEN

Subscribing Witness:

*Theresa Petersen*

*M. Clarice Petersen*  
M. CLARICE PETERSEN

AS: RS  
37.00

STATES  
29765  
MAY - 3 - 1967

ENDORSED:

THOMAS C. LYNCH, Attorney General  
of the State of California  
JOHN M. MONTGOMERY,  
Deputy Attorney General  
500 Wells Fargo Bank Building  
Fifth Street and Capital Hill  
Sacramento, California 95814  
Telephone: 445-4988

JAN 23 1967

W. N. DURLEY, Clerk  
By Douglas L. Forewell, Deputy

*No Fee*

ENTERED

Attorneys for Plaintiff

JAN 23 1967  
BOOK 210 PAGE 28  
W. N. DURLEY, County Clerk  
By B. M. UYEYAMA, Deputy

NO. 6715  
The annexed instrument is a correct copy of the original on file in my office.  
JAN 23 1967

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SACRAMENTO

Attest:  
Certified  
W. N. Durley, County Clerk and ex-officio Clerk of the Superior Court in and for the County of Sacramento, State of California.

By *D. S. [Signature]* THE STATE OF CALIFORNIA, acting  
(SEAL) through the State Public Works Board,  
Plaintiff,  
v.  
CHARLES KOLB, et al.,  
Defendants.

NO. 147,369

FINAL ORDER OF CONDEMNATION

Judgment in Condemnation having been heretofore entered in the above-entitled action on December 23, 1966, in the office of the County Clerk of the County of Sacramento, State of California, and it appearing to the satisfaction of the court that the above-named plaintiff, pursuant to that Judgment, has paid into court for the defendants, CHARLES KOLB, SUE KOLB, CASPER KOLB, MILLIE KOLB, THE AMBLO SAFE DEPOSIT COMPANY, a California corporation, CROCKER CITIZENS NATIONAL BANK, formerly CROCKER-AMBLO NATIONAL BANK, a national banking association, COUNTY OF SACRAMENTO, and CITY OF SACRAMENTO, the sum of ONE HUNDRED NINETY-FOUR THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$194,300.00) together with costs of suit in the sum of \$126.31, to be disbursed in accordance with the Judgment in Condemnation on file herein as just compensation for the

JAN 23 1967

real property herein condemned.

IT IS ORDERED AND ADJUDGED:

The fee simple title to the following described parcel of land, situated in the County of Sacramento, State of California, more particularly described as follows:

The South 80 feet of the West one-half of Lot 8 in the block bounded by "N" and "O", Sixteenth and Seventeenth Streets, of the City of Sacramento, according to the map or plan thereof and

The North 50 feet of Lot 8 in block bounded by "N" and "O", Sixteenth and Seventeenth Streets of the City of Sacramento, according to the official map or plan of said City, and

All that portion of Lot 8 in the block bounded by "N" and "O", Sixteenth and Seventeenth Streets of the City of Sacramento, according to the official map or plan of said City, described as follows:

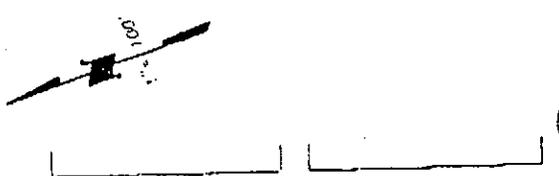
Commencing at a point on the West line of said Lot 8, a distance of 50 feet Southerly from the Northwest corner thereof; thence South along said West line, a distance of 30.21 feet to a point 80 feet North of the Southwest corner of said Lot 8; thence East parallel to the South line of said Lot 8, a distance of 40.25 feet to a point distant 40.25 feet from the East line of said Lot 8; thence North parallel to the West line of said Lot 8, distance of 12.73 feet; thence East parallel to the North line of said Lot 8, a distance of 40.25 feet to the East line of said Lot 8; thence North 17.5 feet to a point distant 50 feet Southerly from the Northeast corner of said Lot 8; thence West to the place of beginning.

together with all improvements thereon pertaining to the realty, including but not limited to those items of laundry and dry cleaning equipment specified in Exhibit "A" attached to the Judgment in Condemnation on file herein, is hereby condemned to and taken for the public use stated in the complaint herein.

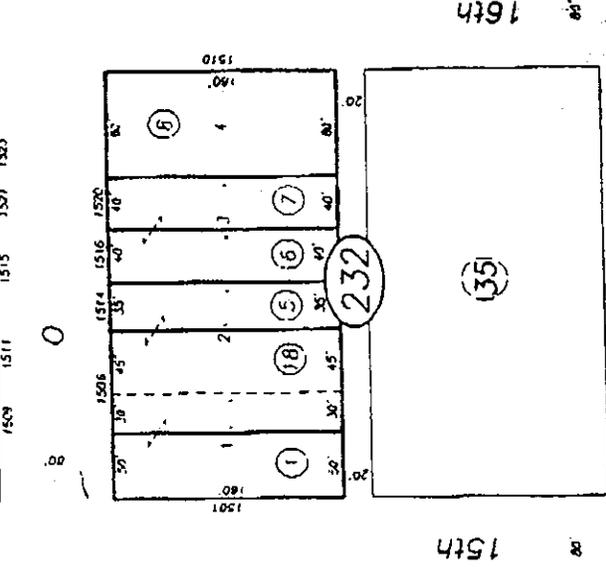
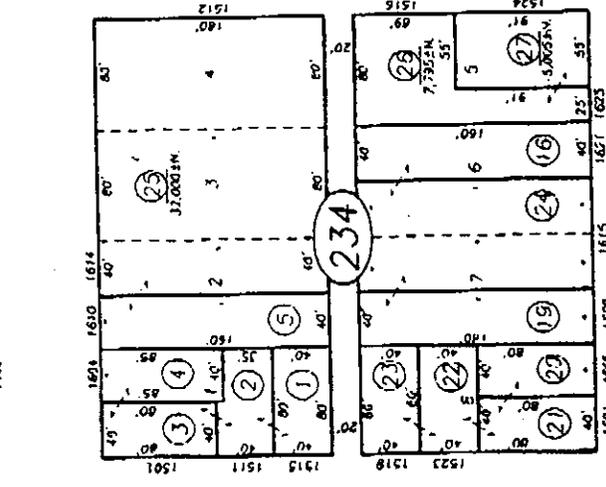
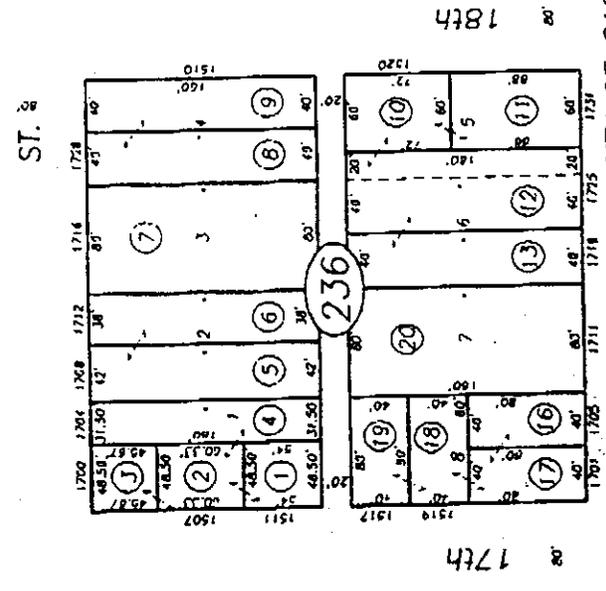
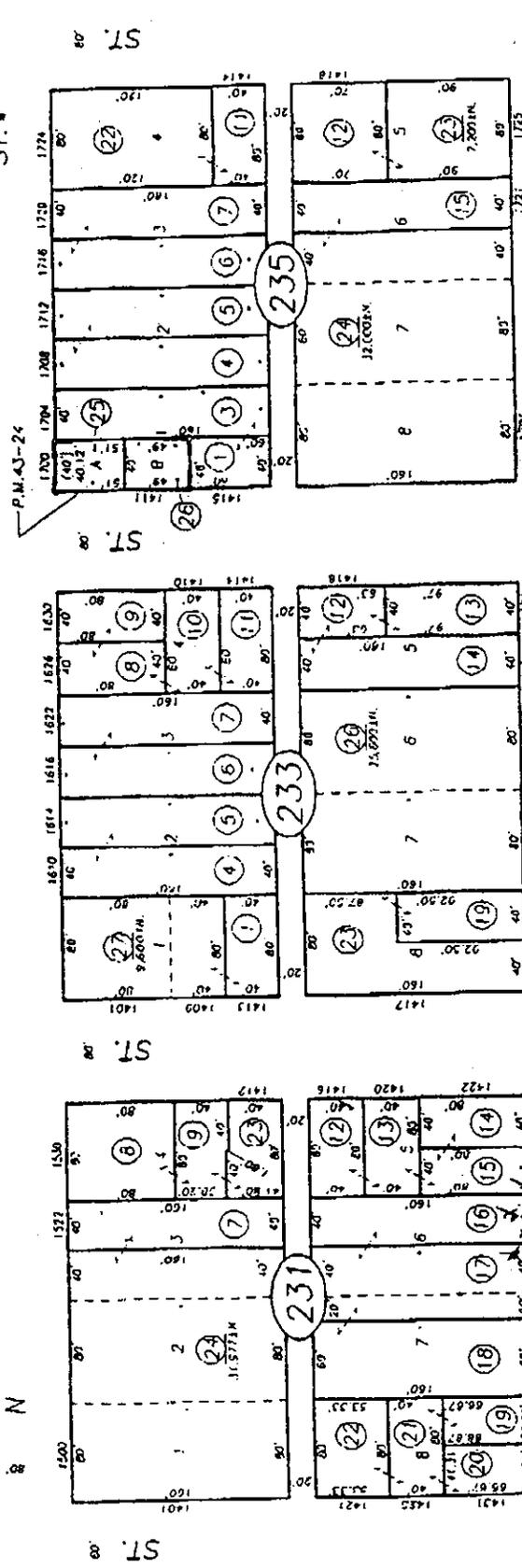
The fee simple title to that real property and all improvements thereon pertaining to the realty is hereby condemned and taken for the following public use, namely, for a site for State buildings and other improvements consistent with the Capital Area Plan,

On filing a copy of this Final Order of Condemnation

4755



Bk. 007



CITY OF SACRAMENTO

Assessor's Map Bk. 006 Pg. 023  
County of Sacramento, Calif.

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