

RECORDING REQUESTED BY:

Chicago Title Company

Escrow No.: 06-58200352Z-CW

Locate No.: CACTI7701-7701-5582-058200352Z

Title No.: 06-58200352Z-MQ

When Recorded Mail Document To:

Rotunda Garage, LP

c/o California Commercial

300 Frank H. Ogawa Plaza, #340

Oakland, CA 94612

CERTIFIED TO BE A TRUE COPY OF DOCUMENT

RECORDED 4/20/06AT SERIES NO. 2006-155693

OFFICIAL RECORDS

Chicago Title Company

By: 

APN: 008-0620-009-004 (portion)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Before execution, refer to title company requirements stated on Page 3

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is an owner of the following interest or estate in the hereinafter described real property, the nature of which estate or interest is X fee simple, _____ purchaser under contract, _____ lessee or _____ the following other interest:

2. The full name and address of the owner and of any and all co-owners is/are:
- | NAME | ADDRESS | CITY | STATE | ZIP |
|--|--------------------------------|-------------|-------|-------|
| Rotunda Garage, LP, a California limited partnership | 300 Frank H. Ogawa Plaza, #340 | Oakland, CA | | 94612 |

3. The full name(s) and address(es) of the transferor(s) of the undersigned is/are:
- | NAME | ADDRESS | CITY | STATE | ZIP |
|------|---------|------|-------|-----|
| N/A | | | | |

4. On April 14, 2006, there was completed upon the real property the following work of improvement:

5. The name of the original contractor, if any, for such work of improvement was:

Alarcon Bohm Special Projects

6. The real property on which the work of improvement was completed is situated in the County of **Alameda**, State of California, and described as follows:

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

7. The street address of said property is: Oakland, CA

Rotunda Garage L.P., a California limited partnership

By: 

Leonard I. Epstein, general partner

58200352Z

VERIFICATION

I, the undersigned, say: X I am the owner or _____ I am the _____ ("President, Partner, Manager, Agent, etc.") of the owner of the aforesaid interest or estate; I have read this notice; I know and understand the contents thereof; and the facts stated therein are true of my own knowledge.

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

Owner

Rotunda Garage, L.P., a California limited partnership

By 
Leonard I. Epstein, general partner

Executed on April 18, 2006 At OAKLAND, CA

APN: 008-0620-009-004 (portion)

Escrow No.: 06-58200352Z-CW

Locate No.: CACTI7701-7701-5582-058200352Z

Title No.: 06-58200352Z-MQ

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

All that certain real property situate in the City of Oakland, County of Alameda, State of California, being Lots 17, 19, 21, 29 and a portion of Lots 18, 20, 22, 23, 26, 27, 28, 30, 31 and 32, Block "B", as said Lots and Block are shown on that certain map entitled, "Map of the Survey Made for G. C. Potter, March 28, 1877 by T. Arnold C.E.", filed April 23, 1877, in Book 2 of Maps, Page 14, in the Office of the County Recorder of Alameda County, said real property more particularly described as follows:

Beginning at the northeast corner of said Lot 17 of said Map, said corner also being a point on the south right of way line of 17th Street (60 feet wide), as shown on said Map; thence south $12^{\circ} 23' 39''$ west, along the east lines of Lots 17 and 18 of said Map, a distance of 123.11 feet; thence leaving said line, north $77^{\circ} 36' 21''$ west, parallel with said south right of way line of 17th Street, for a distance of 65.04 feet; thence north $12^{\circ} 23' 39''$ east, 18.11 feet; thence north $77^{\circ} 36' 21''$ west, 47.02 feet; thence south $12^{\circ} 23' 39''$ west, 18.11 feet; thence north $77^{\circ} 36' 21''$ west, 67.03 feet to a line perpendicular to the east right of way line of San Pablo Avenue (100 feet wide), as shown on said map entitled, "Map of the Survey Made for G. C. Potter", and south $13^{\circ} 13' 26''$ east, 144.01 feet from said intersection of the south right of way line of 17th Street and said east right of way line of San Pablo Avenue; thence along said line, south $76^{\circ} 46' 34''$ west, 15.61 feet to said east right of way line of San Pablo Avenue; thence along said east right of way line, north $13^{\circ} 13' 26''$ west, 32.28 feet; thence leaving said east right of way line of San Pablo Avenue, north $76^{\circ} 46' 34''$ east, 14.01 feet; thence north $12^{\circ} 23' 39''$ east, 83.69 feet; thence parallel with said right of way line of 17th Street, south $77^{\circ} 36' 21''$ east, 17.73 feet to a line perpendicular to said south right of way line of 17th Street and south $77^{\circ} 36' 21''$ east, 78.68 feet from said intersection of the south right of way line of 17th Street and said east right of way line of San Pablo Avenue; thence along said perpendicular line, north $12^{\circ} 23' 39''$ east, 11.00 feet to said south right of way line of 17th Street; thence along said right of way line of 17th Street, south $77^{\circ} 36' 21''$ east, 176.75 feet to the point of beginning.

Assessor's Parcel No. 008-0620-009-04 (Portion)

Parcel 2:

Non-exclusive easements for pedestrian ingress and egress and vehicle ingress and egress, appurtenant to Parcel 1, hereinabove described, as said easements are further described and delineated in that certain instrument entitled, "Easement Agreement", executed by Redevelopment Agency of the City of Oakland, a community redevelopment agency organized and existing under the California Community Redevelopment Law and Rotunda Garage, LP, a California limited partnership, recorded December 3, 2004, Series No. 2004537291, Official Records.

DO NOT RECORD

Title Company Requirements as to Notice of Completion

A notice of completion must be filed for record *within 10 days* after completion of the work of improvement (to be computed exclusive of the day of completion), as provided in Section 3093, Civil Code.

The "owner" who must file for record a notice of completion of a building or other work of improvement means the owner (or his successor in interest at the date the notice is filed) on whose behalf the work was done, though his ownership is less than the fee title. For example, if A is the owner in fee, and B, lessee under a lease, causes a building to be constructed, then B, or whoever has succeeded to his interest at the date the notice is filed, must file the notice.

If the ownership is in two or more persons as joint tenants or tenants in common, the notice may be signed by any one of the co-owners (in fact, the foregoing form is designed for giving of the notice by only one co-tenant), but the names and addresses of the other co-owners must be stated in paragraph 2 of the form.

If subsequent to the commencement of the work of improvement the property has been transferred and the transferee is executing the notice of completion, the name and address of the previous owner or owners should be shown in paragraph 3.

In paragraphs 2 and 3, the full address called for should include street number, city, county and state.

As to paragraphs 4 and 5, this form should be used only where the notice of completion covers the work of improvement as a whole. If the notice is to be given only of completion of a particular contract, where the work of improvement is made pursuant to two or more original contracts, then this form must be modified as follows: (1) Strike the words "work of improvement" from paragraph 4 and insert a general statement of the kind of work done or materials furnished pursuant to such contract (e.g. "The foundations for the improvements"); (2) Insert the name of the contractor under the particular contract in paragraph 5.

In paragraph 5 of the notice, insert the name of the contractor for the work of improvement as a whole. No contractor's name need be given if there is no general contractor, e.g. on so-called "owner-builder jobs."

In paragraph 6, insert the full legal description, not merely a street address or tax description. Refer to deed or policy of title insurance. If the space provided for description is not sufficient, a rider may be attached.

In paragraph 7, show the street address, if any, assigned to the property by any competent public or governmental authority.