

Recorded at the request of:  
Contra Costa County Flood Control &  
Water Conservation District

Return to:  
Contra Costa County FC&WCD  
Public Works Department  
255 Glacier Drive  
Martinez, CA 94553  
Attention: Olivia Reynolds-Freeman

EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

Portion of Assessor's Parcel No.: 409-300-002

## QUITCLAIM DEED

For Value Received, Fujii Nursery Company, a California corporation, and Tokumaru Raymond Fujii, **Ungyo Lynn Sugiyama, Erica Satoko Sugiyama-Hill, and Enid Takako Sugiyama-Murray, Executors of the Estate of Kaoru Fujii Sugiyama also known as Kaye Sugiyama, also known as Kaoru Kay Sugiyama deceased, pursuant to the Letters of Testamentary filed January 9, 2018 in the Superior Court of California, County of Contra Costa, Case No. P17-01644 and Karen K. Suyama, Executor of the Estate of Jiro Fujii, deceased, pursuant to the Letters of Testamentary filed January 9, 2018 in the Superior Court of California, County of Contra Costa, Case No. P17-01643**

Do hereby remise, release, and forever quitclaim to:

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district organized under the laws of the State of California,

all of their right, title, and interest in and to the following described real property in an unincorporated area of the County of Contra Costa, State of California,

**FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; FOR A DEPICTION SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

Fujii Nursey Company,  
a California Corporation

By:   
Tokumaru Fujii,  
President/Secretary

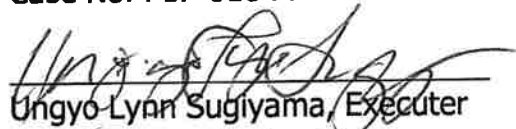
 6/27/22  
Date Tokumaru Raymond Fujii 6/29/22  
Date

The Estate of Kaoru Fujii Sugiyama  
also known as Kaye Sugiyama also

The Estate of Jiro Fujii,  
deceased, pursuant to the

known as Kaoru Kay Sugiyama,  
deceased, pursuant to the Letters  
of Testamentary filed January 9,  
2018 in the Superior Court of  
California, County of Contra Costa,  
Case No. P17-01644

Letters of Testamentary filed  
January 9, 2018 in the  
Superior Court of California,  
County of Contra Costa, Case  
No. P17-01643

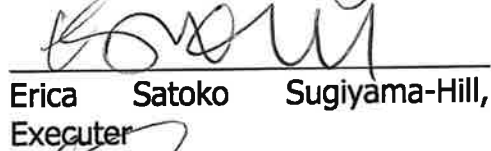
  
Ungyo-Lynn Sugiyama, Executor

6/26/2022

Date

Karen K. Suyama, Executor

Date

  
Erica Satoko Sugiyama-Hill,  
Executor

  
Enid Takako Sugiyama-Murray

**ATTACH APPROPRIATE ACKNOWLEDGMENT**

***MAIL TAX STATEMENTS TO:***

**Contra Costa County Flood Control & Water Conservation District, Public Works Department,  
Attn: Real Estate Division, 255 Glacier Drive, Martinez, CA 94553**

ORF:dw  
G:\realprop\Davilla Rd. Richmond\Fukushima Quitclaim) Final - 6.20.22.doc  
02/2021

known as Kaoru Kay Sugiyama,  
deceased, pursuant to the Letters  
of Testamentary filed January 9,  
2018 in the Superior Court of  
California, County of Contra Costa,  
Case No. P17-01644

Letters of Testamentary filed  
January 9, 2018 in the  
Superior Court of California,  
County of Contra Costa, Case  
No. P17-01643

\_\_\_\_\_  
Ungyo Lynn Sugiyama, Executer

\_\_\_\_\_  
Date

Karen K. Sugiyama  
Karen K. Sugiyama, Executer

24 June 2022  
Date

\_\_\_\_\_  
Erica Satoko Sugiyama-Hill,  
Executer

\_\_\_\_\_  
Enid Takako Sugiyama-Murray

**ATTACH APPROPRIATE ACKNOWLEDGMENT**

**MAIL TAX STATEMENTS TO:**

**Contra Costa County Flood Control & Water Conservation District, Public Works Department,  
Attn: Real Estate Division, 255 Glacier Drive, Martinez, CA 94553**

ORF:dw  
G:\realprop\Davilla Rd. Richmond\(\Fukushima Quitclaim) Final - 6.20.22.doc  
02/2021

**PLEASE SEE ATTACHED  
ACKNOWLEDGEMENT  
FROM NOTARY PUBLIC**

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

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                    )  
                                                  : ss.  
County of Contra Costa    )

On June 27, 2022 before me, Deborah Brasier, Notary Public, personally appeared TOKUMARU RAYMOND FUJII, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

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            )  
                                          : ss.  
County of Contra Costa    )

On June 27, 2022 before me, Deborah Brasier, Notary Public, personally appeared TOKUMARU FUJII, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Alameda )

On June 24, 2022 before me, Neelema Tandon - , -Notary Public -,  
*Date Here Insert Name and Title of the Officer*

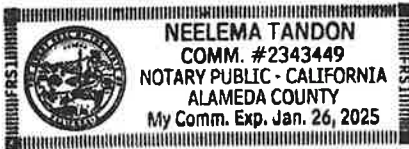
personally appeared - KAREN K SUYAMA -  
*Name(s) of Signer(s)*

N/A

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
*Signature of Notary Public*

Place Notary Seal Above

APN: 409-300-002

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: QUITCLAIM DEED Document Date: 06/24/2022  
Number of Pages: 4 Signer(s) Other Than Named Above: - N/A -

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

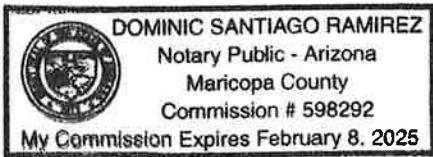
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CERTIFICATE  
NOTARIAL ACKNOWLEDGEMENT**

State of Arizona

County of Maricopa

On this 26<sup>th</sup> day of June, 2022, before me personally appeared Ungyo Lynn Sugiyama, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



*[Handwritten Signature]*

Notary Public

Dominic J. Ramirez

Print name

02/08/2025

My commission expires

This certificate is attached to the following document:

Description of the document: Quitclaim Deed

Document title: Quitclaim Deed

Document type: Deed

Number of pages: 5 Date: 6/26/2022

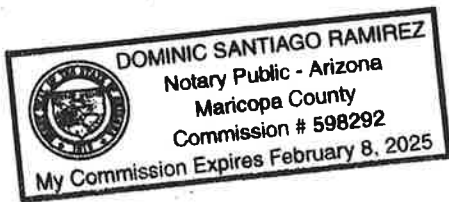
Additional signers: Erica Satoko Sugiyama-Hill, Executor  
Enid Takako Sugiyama-Murray

**CERTIFICATE  
NOTARIAL ACKNOWLEDGEMENT**

State of Arizona

County of Maricopa

On this 26<sup>th</sup> day of June, 2022, before me personally appeared Erica Satoko Sugiyama-Hill, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



*Dominic Ramirez*  
Notary Public  
Dominic S. Ramirez  
Print name  
02/08/2025  
My commission expires

This certificate is attached to the following document:

Description of the document: Quitclaim Deed

Document title: Quitclaim Deed

Document type: Deed

Number of pages: 5 Date: 6/26/2022

Additional signers: Erica Takako Sugiyama-Murray  
Ungyo Lynn Sugiyama



**CERTIFICATE  
NOTARIAL ACKNOWLEDGEMENT**

State of Arizona

County of Maricopa

On this 26<sup>th</sup> day of June, 2022, before me personally appeared Erica Takako Sugiyama-Murray whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



*[Handwritten Signature]*

Notary Public

Dominic S. Ramirez

Print name

02/08/2025

My commission expires

This certificate is attached to the following document:

Description of the document: Quitclaim Deed

Document title: Quitclaim Deed

Document type: Deed

Number of pages: 5 Date: 6/26/2022

Additional signers: Wagyo Lynn Sugiyama  
Erica Takako Sugiyama-Hill  
Erica

Quitclaim of access rights  
appurtenant to APN 409-300-002  
from Fujii Nursery Company, et. al.  
to CCCFC & WCD  
Drawing No. FA-20,050

### EXHIBIT "A"

Access rights appurtenant to assessor parcel number 409-300-002 and crossing over assessor parcel number 409-300-036, being a portion of Lot 198, Rancho San Pablo, situate in the County of Contra Costa, State of California, described as follows:

#### Parcel 5133

All of "Parcel Two" described in the deed recorded October 6, 2008 in document number 2008-0218883-00 as: The "Right of Way for Road Purpose" granted in the deed to Joe Davilla, Jr., et al, recorded August 1, 1918 in Book 319 of Deeds at Page 289 over a strip of land 30 feet wide along the easterly boundary line of the Tract of Land known as the "Homestead Tract".

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein  
Licensed Land Surveyor

Date: 10/21/21



EXHIBIT "B"

PARCEL 5133

30' WIDE  
RIGHT OF WAY  
FOR ROAD PURPOSES  
(319 Deeds 289)



FUJII NURSERY COMPANY, et. al.  
220 OR 103  
& 2008-0218883  
APN 409-300-002

CENTERPOINT PROPERTIES TRUST  
2018-0043323

20' Private Access  
Easement

PARCEL 5132  
25' ACCESS  
EASEMENT

CITY OF RICHMOND  
6717 OR 145

WEST CONTRA COSTA  
UNIFIED SCHOOL DISTRICT

CCCFC&WCD  
13359 OR 667  
PCL ONE  
APN 409-300-036

89-244443

1377 OR 392

1420 OR 381

1396 OR 312

3RD ST.

VERDE AVE.

POB

N1° 56'00"E

658.00

LINE DATA TABLE			LINE DATA TABLE		
No.	Bearing	Length	No.	Bearing	Length
L1	S89° 59'35"E	556.54	L8	S90° 00'00"W	514.41
L2	N39° 41'56"E	38.35	L9	S64° 20'00"W	110.91
L3	N39° 41'56"E	44.73	L10	S90° 00'00"W	266.18
L4	N90° 00'00"E	285.22	L11	S39° 41'56"W	83.08
L5	N64° 20'00"E	110.91	L12	N89° 59'35"W	582.10
L6	N90° 00'00"E	520.00	L13	N1° 56'00"E	25.01
L7	S0° 15'00"E	25.00			

Instrument : Access Easement to Fujii Nursery Company, et. al.	Scale: 1" = 200'	File No. FA-20,050
	Drawn By: TL	Plot Date: 10/21/2021
	Checked By: JS	Drawing: FC833612.dgn
Document No.	Recorded	