

Root Park
CITY ATTORNEY'S OFFICE

APR 25 1979

D E E D

CITY OF SAN LEANDRO

I, the undersigned, HENRY ROOT, a single man, of the City and County of San Francisco, State of California, for and in consideration of the sum of THREE HUNDRED SIXTY-FOUR AND 18/100 DOLLARS (\$364.18), the receipt whereof is hereby acknowledged,

Do hereby grant unto the CITY OF SAN LEANDRO, a municipal corporation, for street purposes,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and particularly described as follows, to-wit:-

(1) BEGINNING at the intersection of the Southwesterly line of "East Fourteenth Street" with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps at page 38, Alameda County Records, and running thence North 5° 13' West, along the Northerly production of the said Eastern boundary line of "San Antonio Court" thirty-eight and twenty one-hundredths (38.20) feet to its intersection with the present Southwesterly line of "East Fourteenth Street" (formerly known as the "Oakland and San Leandro Road"); thence along the present Southwesterly line of "East Fourteenth Street" the following courses and distances, South 30° 55' 20" East, thirteen and twenty-four one-hundredths (13.24) feet; South 65° 12' 30" West, two and thirty-six one-hundredths (2.36) feet; South 25° 17' 20" East, ninety-six and sixty one-hundredths (96.60) feet and South 26° 26' 30" East, one hundred and eighty-one and forty one-hundredths (181.40) feet to a point in the bed of San Leandro Creek; thence down the bed of San Leandro Creek South 42° 01' West, ten and forty-five one-hundredths (10.45) feet; thence leaving said creek North 26° 38' West, parallel to and distant fourteen and twenty-seven one-hundredths (14.27) feet (measured at right angles) Southwesterly from the center line of the Southwesterly parapet wall of the bridge which spans the San Leandro Creek and said center line produced Northwesterly two hundred and fifty-nine and thirty-two one-hundredths (259.32) feet to the place of beginning.

BEING Lot Numbered Forty-seven (47), as the same is delineated and so designated upon that certain map or plat entitled, "Plat. Showing lands to be taken for, and district to be assessed to pay the expenses of Opening and Widening East Fourteenth Street in the City of San Leandro, California, to a uniform width of 91 feet, from the Northerly line of Chumalia Street to the present Southeasterly line of Stanley Road produced Southwesterly; all as described in and in compliance with Resolution of Intention No. 606 N.S. of the Board of Trustees of said City of San Leandro adopted October 4th, 1915. San Leandro, Calif. March 30th, 1917." filed in the office of the County Recorder of said County of Alameda on the 5th day of September, 1917.

(2) BEGINNING at a point where the present South Westerly line of East 14th Street (formerly called Main County Road from Oakland to San Leandro) intersects the Easterly line of that certain piece of land heretofore conveyed by Ygnacio Peralta to Maria A. Toler, by deed dated December 29, 1854, and recorded in Liber "D" of Deeds, page 11, said point being seven (7) feet South Westerly from and parallel with the South Westerly line of said road, as the same existed in 1854, and being also South 5° 8' East fifteen and 99/100 (15.99) feet distant from the point of beginning of the description in said deed of said piece of land conveyed by Ygnacio Peralta to Maria A. Toler; running thence South 5° 8' East along the line dividing the lands formerly of Wm. Moyes and A. H. Griffith thirty-eight and 20/100 (38.20) feet; thence South 26° 38' East two hundred and fifty-nine and 32/100 (259.32) feet; thence North 42° 1' East ten and 45/100 (10.45) feet to a point in the direct extension Southerly of the Easterly line of that certain piece of land heretofore conveyed by Oakland, San Leandro & Hayward Electric Railway Company, a corporation, to David Moyes by deed dated January 2, 1897, and recorded in Liber 613 of Deeds, at page 21; thence along the extension of and along the line last above mentioned, North 26° 32' West one hundred and eighty-one and 40/100 (181.40) feet to the most Northerly corner of said piece of land last above mentioned, being the most Southerly corner of a certain piece of land heretofore conveyed by David Moyes to the County of Alameda, by deed dated December 17, 1897, and recorded in Liber 634 of Deeds, at page 471; thence along the Westerly line of the last said piece, North 25° 23' West ninety-six and 60/100 (96.60) feet to the most Westerly corner of said parcel last above referred to; thence along the Northerly line of said last named parcel, and along a direct extension thereof, North 65° 7' East two and 36/100 (2.36) feet to a point on the above mentioned South Westerly line of the Main County Road leading from Oakland to San Leandro, as the same now exists; thence along said South Westerly line of said Main County Road North 31° 5' West thirteen and 24/100 (13.24) feet to the point of beginning.

State of California
County of Alameda

} ss.

On this 28th day of November, in the year of our Lord
One Thousand Nine Hundred and twentieth before me, Harris P. Jones, a Notary
Public in and for said County and State, residing therein, duly commissioned and sworn, personally
appeared Henry Root (a single man)

known to me to be the person described in and whose name
he subscribed to the within instrument, and he acknowl-
edged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal, at my office in the County and State aforesaid,
the day and the year in this certificate first above written.

Harris P. Jones
Notary Public in and for the County of Alameda, State of California.

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California:

DO hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the City of San Leandro, a municipal corporation,

ALL that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to wit:

ALL of Lots numbered Forty-four (44), Forty-five (45) and Forty-six (46) as said lots are laid down and delineated upon that certain Map of San Antonio County, San Leandro, California 1913, filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE" consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or any appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of March, 1920.

HENRY ROOT

STATE OF CALIFORNIA (SS)
COUNTY OF ALAMEDA ()

On this 1st day of March, in the Year One Thousand Nine Hundred and Twenty, before me, HARRIS P. JONES, a Notary Public, in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared HENRY ROOT, a single man, known to me to be the person described in and whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

HARRIS P. JONES, Notary Public.

(Notarial Seal) In and for said County of Alameda, State of California.

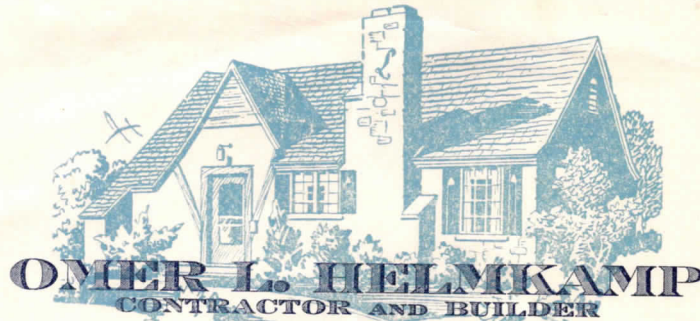
U.S.I.R. STAMPS (\$2.00) cancelled H.R. 3/1/20

Recorded at REQUEST OF GRANTEE at 5 min past 4 P.M. Mar 3 1920

S. 62435

Book 2862 of Deeds, page 109.

Telephone TRinidad 7115



215 Arroyo Avenue
San Leandro, California

4/7/54

Mr Burbank:

Mrs Murch has a Title Insurance Policy and Deed to the property that we were looking at Tuesday. The Alameda County East Bay Title Insurance Company Policy covering this property was dated January 3rd, 1929 Their Escrow No 184000K

However I do not believe the small piece that extends into Peltons property was taken care of, according to Mrs Murch's memory.

O. L. Helmkamp

CITY OF SAN LEANDRO

INTEROFFICE MEMO

CITY ATTORNEY'S OFFICE

April 30, 1969

TO City Attorney

APR 26 1979

DATE

FROM Recreation Director

CITY OF SAN LEANDRO

SUBJECT DEED RESTRICTIONS REGARDING ROOT PARK

1 In accordance with the City Clerk's request, I am submitting a request to you
2 for an Opinion as to deed restrictions regarding Root Park. The City Manager was
3 contacted by Abe Kofman, who indicated his interest in financing the moving of the
4 old Synagogue on Chumalia Street to Root Park. It was suggested that the structure
5 be used as the headquarters of the Centennial Committee as well as a display place
6 for historical artifacts. We plan to meet with Mr. Kofman on Monday, May 5 and,
7 at that time, to determine the feasibility of the move and to decide whether it can
8 be accomplished.

9 According to the City Clerk, deed restrictions on the property would prohibit
10 other than "park uses". Would a building used for meetings and a historical display
11 be construed as park uses?

12 I would hope to get this information prior to Monday, May 1.
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15 *J. Neavill*
16 JACK NEAVILL

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11:00 PM

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I would like to have this information before the meeting on Monday, May 1.

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be considered as such.

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other than "Bank News". There is a meeting place for meetings and a meeting place for

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concerning the City Clerk's new headquarters on the second floor of the

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be considered.

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of that time to determine the feasibility of the new and to determine whether it can

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for the proposed building. He then to meet after Mr. Tolson on Monday, May 2, and

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be used as the headquarters of the proposed building as well as a meeting place

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of the building on the second floor to meet with. It was suggested that the proposed

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concerned by the Council, and discussed the proposed building in the meeting of

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for an opinion as to the proposed building building floor plan. The City Council has

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in accordance with the City Clerk's request. I am respectfully a request to you

SUBJECT

DEED REGISTRATION REVENUE ROOM PLAN

FROM

Deputy Clerk

DATE

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CITY CLERK

DATE

DATE

May 30, 1966

CITY CLERK'S OFFICE

INTEROFFICE MEMO

CITY OF SAN FRANCISCO

CITY OF SAN LEANDRO

INTEROFFICE MEMO

TO City Attorney's Office

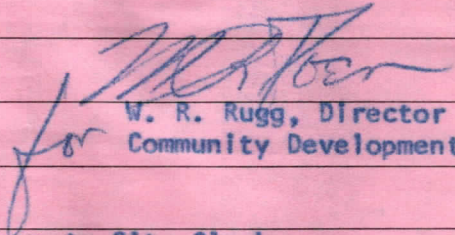
DATE September 25, 1967

FROM W. R. Rugg, Community Development Director

SUBJECT Root Park Improvements.

1 In keeping with requests from various civic groups, the Parks Department is
2 formulating plans for additional plantings and updating of Root Park. The primary
3 usage of this park has been from adults, particularly senior citizens. Presently,
4 there are no refreshment facilities in the park, or at any nearby facility.
5 Rather than providing the canteen-type service, the question has been raised, in
6 view of the restrictions contained in the deed to this property--Can we legally
7 have a small, attractive building constructed on this property to sell coffee,
8 sandwiches and other types of refreshments as a service to the users of this
9 park?

10 Would you please advise us as to the legality of this type of structure and
11 operation?

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15 for W. R. Rugg, Director
Community Development Office

16 Attach. Root Park File - Please return to City Clerk.
17 MRP:mp

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RECEIVED
CITY OF SAN FRANCISCO - Please return to City Clerk.

COMMUNITY DEVELOPMENT OFFICE
H. J. BROWN, DIRECTOR

Observations

Would you please advise us as to the feasibility of this type of structure and
parking
garages and other types of improvements as a service to the users of this
park and also a small attractive building constructed on this property to sell coffee,
and other refreshments and to be used as a building for the sale of refreshments and
other items. The building should be located near the entrance to the park and be
used as a refreshment facility for the park and for the nearby facilities.
The use of this park has been from adults, particularly senior citizens. Presently,
there is no refreshment facility for the park and for the nearby facilities.
In keeping with requests from various civic groups, the Parks Department is

SUBJECT: Park Improvements
FROM: H. J. Brown, Community Development Director
TO: City Manager, Office

DATE: September 22, 1961

IN THE CITY COUNCIL OF THE CITY
OF

SAN LEANDRO

RESOLUTION NO. 2329 — N. S.

RESOLUTION REJECTING THE ACCEPTANCE OF A QUITCLAIM DEED OF THE HEIRS
OF HENRY ROOT TO ROOT PARK.

WHEREAS, after due consideration to the possibilities of that portion of Root Park as described in the Injunction Suit heretofore filed in the Superior Court of Alameda County, State of California, and subsequently dismissed by the plaintiff therein, has been found to be unsuitable for a site for the new city hall under the project now proposed before the Works Progress Administration of the United States.

THEREFORE, BE IT RESOLVED: That the Quitclaim Deed presented to the City Council wherein the proposed heirs of Henry Root quitclaim any and all right, title and interest to said property conveyed by said Quitclaim Deed, be, and the same is hereby rejected.

BE IT FURTHER RESOLVED: that the City Clerk be, and he is hereby instructed to return the same to the Grantors in said Quitclaim Deed therein named by and through John T. Wantz, Attorney-at-law, Broadway Building, Oakland, California.

Introduced by Councilman *Sney*, and passed and adopted this 1st day of June, 1936, by the following called vote:

AYES: COUNCILMEN *Sney, Groves, Laurence* (5)
Thomas, Bellings
NOES: COUNCILMEN *None* (0)
ABSENT: COUNCILMEN *None* (0)

Approved: *June 1, 1936.*

R. L. Bellings
Mayor

Attest:

E. F. Hutchings
City Clerk

March
Alameda County Title Co Jan 3, 1929
Escrow No 184000K

STRAIGHT

REPORT:

LOCAL

REPORT:

REPORT: COMMISSION

(10)

REPORT: COMMISSION

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REPORT: COMMISSION

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REPORT: COMMISSION

DOMINION OF CANADA,
PROVINCE OF QUEBEC,
DISTRICT OF MONTREAL.

IN THE SUPERIOR COURT

FOR THE PROVINCE OF QUEBEC.



To all whom these presents may concern

I, the undersigned, J. A. Valiquette, -----
Deputy Prothonotary, in the District of Montreal,
of the Superior Court for the Province of Quebec in
the Dominion of Canada, the same being a Court
of Record.

Do Hereby Certify, that E. W. H. Phillips -----
whose name is subscribed to the certificate of the proof
or acknowledgement of the annexed instrument and
thereon written, was, at the time of taking such proof
and acknowledgement, a Notary Public, in and for
said District of Montreal, residing therein, duly com-
missioned and sworn, and authorized by the laws of
said Province to administer oaths, to take the acknow-
ledgements and proofs of deeds or conveyances, for land,
tenements or hereditaments in said Province, to be
recorded therein. And further that I am well
acquainted with the handwriting of said E. W. H. Phillips
----- Notary Public, and verily believe
that the signature to said certificate of proof or
acknowledgement is genuine.

Given under my hand and the seal of the said
Superior Court, at the City of Montreal, in the said
Province of Quebec, this thirtieth -----
day of December ----- in the year of Our Lord
one thousand nine hundred and thirty-five.

J. A. Valiquette
Deputy Prothonotary of the said Superior Court.



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LIBRARY OF THE
LEGATION OF RUSSIA
DOMINION OF CANADA

FOR THE BUREAU OF CENSUS

IN THE SUPREMACY COURT

1000 200 0000-1000 000

ALAMEDA COUNTY TITLE INSURANCE COMPANY

ASSETS OVER \$ 1,000,000.00
IN BUSINESS CONTINUOUSLY SINCE 1861

OFFICERS

RICHARD H. MCCARTHY, PRESIDENT
JOHN P. MAXWELL, VICE PRESIDENT
HAROLD E. MCCARTHY, SECRETARY

DIRECTORS

VICTOR H. METCALF JOHN P. MAXWELL
R. J. MEMULLEN JOHN F. HASSLER
R. H. CROSS W. J. MORTIMER
HERBERT W. ERSKINE W. F. KROLL
BENJ. R. AIKEN F. F. PORTER
RICHARD H. MCCARTHY

14TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

June 21st, 1935

Albert L. Poe, City Attorney
Thomas Building
San Leandro, California

Dear Sir:

Herewith copy of opinion of our attorneys *opinion*
in re San Leandro Park Property.

Yours truly,

ALAMEDA COUNTY TITLE INSURANCE COMPANY

BY:

H. A. Raybourne
H. A. RAYBOURNE

RE
Enc.



March 16, 1935

Alameda County Title Insurance Co.
Fourteenth and Franklin Streets
Oakland, California

Attention: Mr. Raybourne

Dear Sirs:

We have been giving further consideration to the San Leandro Public Park Case. The facts as we understand them are that prior to 1927 certain private owners conveyed land to the City of San Leandro with the provision in the deed that it was to be used for the purposes of a public park and that no building should ever be erected thereon save those incidental to park purposes and with further provision for a right of re-entry in the event of condition broken.

The question is whether by obtaining a release or quitclaim deed from the original owners, the City of San Leandro can now erect a City Hall and whether in such event, the title of the City to the land would be insurable.

We may start with the case of Spires vs. The City of Los Angeles (1906) 150 Cal. 64. There it was definitely held that where a parcel of land has been dedicated as a public park whether by act of the City or whether under the terms of a grant to the City, a purely municipal use may not be carried on on such land. The Court went on to say:

"Of course, if a municipality were undertaking to establish on this property a city hall, fire engine station, hospital or jail.....a different question would be presented and there would be little hesitancy in holding that it could not do so".

In the case of Slavich v. Hamilton (1927) 201 Cal. 299, the question was whether the City of Oakland and the County of Alameda were entitled to enter into a contract to erect a veterans memorial building on the park or plaza on Grand Avenue opposite the lake, known as Adams Park. The Supreme Court held that

[illegible]

DESL. 21437

WASHINGTON: 45' 1111000000

OKLAHOMA STEELWORKS
MANUFACTURERS AND SUPPLIERS OF STEEL
STRUCTURES, CORRUGATED METAL, INSULATION CO.

March 16, 1935

-2-

the particular purpose of a memorial building was consistent with park purposes. In the course of opinion, however, the Court referred to the fact that the original grantors or their successors had executed an instrument purporting to give, grant, etc. to the City the specific right to erect a veterans memorial building. The Court said about this release:

"But if the dedication of the property for park purposes was complete in the first instance, the property thereby became public property and the owners lost all control over it. If the dedication was complete by their acts, whether express or implied, it was thereafter irrevocable by them and the effect of such dedication cannot be qualified by any act or declaration thereafter made on their part. The property dedicated has become public property impressed with the use for which it was dedicated."

In the light of this language, it appears to be unquestionable that the rights of the public to enjoin the use of the public park property for any other purpose than that of a park would not be affected in any way by any release or quitclaim on the part of the original grantors or their successors.

You have called to our attention the provisions of Act No. 6375a, General Laws (Statutes, 1927, page 718, as amended by Statutes, 1929, page 753). This statute purports to give municipalities the rights to relinquish dedication of parks. We think that at least as to dedications occurring prior to the effective date of the statute it is unconstitutional. In the case of Hall vs. Fairchild-Gilmore-Wilton Company (1924) 66 Cal. App. 615, the Court stated that even the legislature has not the right to withdraw a dedication once made; and the Court refers to a case in Iowa which held a statute very similar to the California statute above mentioned to be unconstitutional.

The conclusion seems inevitable that any erection of a city hall on the San Leandro Public Park property would be subject to injunction on the part of any abutting property owner and probably on the part of any member of the general public.

Yours very truly,

McKEE, TASHEIRA & WAHRHAFTIG

by: Ridley D. Stone, Jr.

ДОНЪС АРМІА СЪНТА

[illegible]

The latter said from the witness:
 that the abortion was so close a secret that nothing
 was expected in regard to anything to be done. He said, he
 knew so the fact that the original purpose of the abortion
 was to be done. In the course of opinion, however, the only re-
 sult of the abortion of a woman's pregnancy was a complete stop

LAW OFFICES
JOHN T. WENTZ
1429 BROADWAY
OAKLAND, CALIFORNIA
TELEPHONE GLENCOURT 1051

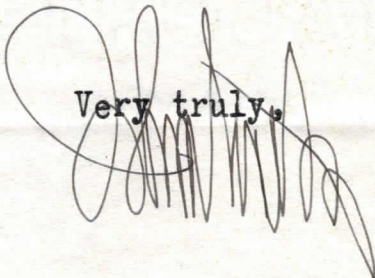
April 23, 1936

Albert L. Poe
Attorney at Law
Thomas Building
San Leandro, California

RE: Wentz v. City of
San Leandro - City
Hall Matter

When the above case came up yesterday afternoon before Judge Crosby, Mr. White not appearing and you being absent due to illness, Judge Crosby suggests that the case be continued to April 27, 1936 at the hour of Four o'clock p.m. of said day for final argument and submission.

The Judge requested that both Mr. White and you be present at that time and that all of the deeds affecting the property as well as the map lastly proposed, and the briefs be presented to the court.

Very truly,


jtw:ia

cc to C. W. White

CITY OF SAN LEANDRO

OFFICE OF THE CITY ATTORNEY

SAN LEANDRO, CALIFORNIA

May 11th, 1936.

John T. Wentz, Esq.,
Broadway Building,
Oakland, California.

Dear Sir:

Re: Wentz vs City of San
Leandro:

I have advised the City Council concerning the attitude of the Court with respect to the Root Park situation involved in the above-entitled action, and after learning that from all appearances that the Writ enjoining the City from using the property would be granted, if the action was carried to a final determination by the Court, there seems to be only one thing to do and that is as suggested the other day in Court and the Council has no objection to the dismissal of the proceedings being filed at this time.

Very truly yours,

ALP/S.

CITY OF SYDNEY

ALAMEDA COUNTY TITLE INSURANCE COMPANY

ASSETS OVER \$ 1,000,000.00

IN BUSINESS CONTINUOUSLY SINCE 1861

OFFICERS

RICHARD H. MCCARTHY, PRESIDENT
JOHN P. MAXWELL, VICE PRESIDENT
HAROLD E. MCCARTHY, SECRETARY

DIRECTORS

VICTOR H. METCALF	JOHN P. MAXWELL
R. J. MCMULLEN	JOHN F. HASSLER
R. H. CROSS	W. J. MORTIMER
HERBERT W. ERSKINE	W. F. KROLL
BENJ. R. AIKEN	F. F. PORTER
RICHARD H. MCCARTHY	

14TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

February 23, 1935

Albert L. Poe, attorney at law,
Thomas Building,
San Leandro, California.

Dear Sir:

In answer to your inquiry if this company would insure the title to the property conveyed to the City of San Leandro by Henry Root by the deeds referred to in our report No. 229396 in case the city erected thereon a city hall, you are advised that we would not deem such title insurable.

Reference to said deeds discloses the land was a gift upon condition that it be used only for a public purpose, to-wit: a park or public playground and that no buildings or other improvements be erected thereon except such as are used exclusively for such purposes.

The books abound with authorities to the effect that property dedicated to a particular public use cannot be put to other public use inconsistent with the use of the original dedication. An illustration of this rule is found in *Spires vs City of Los Angeles*, 150 Cal 64. In *Mulvey vs. Wangenheim*, 23 Cal. App. 268, the rule is carried further wherein it is determined that such a violation of the trusts upon which the land is held may be enjoined at the instance of an abutting owner whose property will thereby be damaged.

We are not unmindful of the rule that if the area of a park is used for buildings or activities of any character incidental to its use as a park, such use will be upheld by law, but in *Slavich vs Hamilton*, 201 Cal. 299, at page 306, it is said:- "A use for a public purpose may be utterly



inconsistent with a use for park purposes. Under the well-settled principle of law generally applicable, if the city were undertaking to establish in Adams Park a city hall, fire engine station, hospital, or jail, endeavoring to devote the property to the erection of municipal buildings or offices for use in the transaction of public business, we would have little hesitancy in saying that such purposes would be entirely inconsistent with the use of the property for park purposes."

This case also points out that the rule is more strict and the use more narrowly limited where the dedication is by private individuals than where the land is acquired by public purchase.

We now come to your question of the effect of a suit to quiet the title against the owner of the reversionary interest under said deeds. The most that could be accomplished thereby would be to remove the conditions subsequent and would leave unaffected the public trust under which the city holds title and which became fixed upon its acceptance of the deeds.

"The property dedicated has become public property, impressed with the use for which it is dedicated, and neither can the public divert it from that use, nor can it be lost by adverse possession. Nor is the effect of such dedication impaired by any delay in the use of the land for which it was set apart". Archer vs Salinas, 93 Cal. 43.

Furthermore an action to quiet title by the city against its grantor who imposed conditions will not lie. See Strong vs Shatto, 45 Cal. App. 29.

It is only where there is suit to enforce or enjoin breach that owner may invoke aid of equity. 201 Cal 530.

Respectfully submitted,

ALAMEDA COUNTY TITLE INSURANCE COMPANY

BY: *H. A. Raybourne*
H. A. Raybourne.

P.S. We are considering whether any proceedings can be taken that would bar the rights of the general public under the dedication

6375 & 63759-

62. The court is satisfied that the defendant is not a person of good character and is not fit to be a member of the bar.

H. V. BARONET.

BA: *[Signature]*

VIVIMEDV QQQQVX JIJTE INSURANCE COMPANY

headquartered

230.

enjoyment of the property of the estate of the deceased.

see also the report of the court of appeals.

and the court of appeals has held that the defendant is not a person of good character and is not fit to be a member of the bar.

and the court of appeals has held that the defendant is not a person of good character and is not fit to be a member of the bar.

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and the court of appeals has held that the defendant is not a person of good character and is not fit to be a member of the bar.

QUITCLAIM DEED

FRANK TALCOTT, NORMAN ROOT
and MARJORY ROOT TAIT, for-
merly MARJORY ROOT GARLAND,

to

CITY OF SAN LEANDRO

Dated:

1935

John T. Wentz
Attorney at Law
1419 Broadway
Oakland, California.

Dec 30, 1935

58(8)

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of December, in the year of Our Lord One Thousand Nine Hundred and Thirty-Five, between FRANK TALCOTT, NORMAN ROOT and MARJORY ROOT TAIT, formerly MARJORY ROOT GARLAND, constituting all of the person now vested with the reversionary rights under those two certain deeds, to-wit:

1. Deed from Henry Root, a single man, to the City of San Leandro, dated December 7, 1917, and recorded December 18, 1917, in Book 2635 of Deeds, page 109, in the office of the County Recorder of the County of Alameda, State of California;
2. Deed from Henry Root, a single man, to the City of San Leandro, dated March 1, 1920, and recorded March 3, 1920, in Liber 2862 of Deeds, Page 409, in the office of the County Recorder of the County of Alameda, State of California;

the parties of the first part, and CITY OF SAN LEANDRO, a municipal corporation in the County of Alameda, State of California, the party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever QUITCLAIM unto the said party of the second part and to its assigns and successors in interest forever,

All that certain lot, piece or parcel of land, situate, lying and being in the City of San Leandro, County of Alameda, State of California, and bounded and particularly described as follows, to-wit:

PARCEL 1: Beginning at a point on the Eastern boundary line of "San Antonio Court" at the most Northerly corner of Lot 46 of said "San Antonio Court", as said boundary line and lot are shown on that certain Map entitled, "Map of San Antonio Court, San Leandro, California, 1913" - filed August 9, 1913 in Liber 28 of Maps, at page 38, in the office of the County Recorder of Alameda County; thence running South 5° 13' East along said Eastern

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Noted by Mr. Murphy
Noted by Mr. Murphy
Noted by Mr. Murphy

that above written.

that have heretofore set their hands and seals the day and year

IN WITNESS WHEREOF, the said parties of the first
in interest do hereby

unto the said party of the second party, its assigns and successors
mentioned and described premises together with the appurtenances

DO HAVE AND DO HOLD all and singular the above
feet of the E. 1/4 of Section 16, Township 1N, Range 1E,
with the appurtenances. No portion to be constructed within 22

the above described premises, and every part or parcel thereof,
as in and to the said parties of the first party, or in, or to
interest, possession, claim and demand whatsoever as well in law
issues and profits thereof. And also all the estate, right, title,
the reversion and reversions, remainder and remainders, rents,
appurtenances heretofore belonging or in anywise appertaining, and
FOREVER with all and singular the tenements, hereditaments and
of Alameda County.

That 22 of said 22, at base 22, in the office of the County Recorder
County, San Leandro, California, 1913 - filed August 2, 1913 in
as designated upon that certain map entitled, "Map of San Antonio
BASSET 2: Lots 44, 45 and 46, as said lots are designated and

dividing line, as produced, to the point of beginning.
of said "San Antonio County": thence southeasterly along said
production northeasterly of the dividing line between lots 44 and
fourteenth street to the intersection thereof with the direct
thence north 22, 28, West along said southeasterly line of said
southeasterly line of East fourteenth street, as the same now exists;
northeasterly along the center line of San Leandro Creek to the
(112.42) feet to the center line of San Leandro Creek: thence
line of said "San Antonio County", one hundred sixteen and 12/100
feet: thence south 42, 01, East along the northeasterly boundary
boundary line of "San Antonio County", eighty-two and 12/100 (82.12)

STATE OF VermontCOUNTY OF Chittenden) SS

On this 23rd day of December, in the year
 one thousand nine hundred and thirty-five, before me,
Allen Martin, a Notary Public in and for the
 County of Chittenden, State of Vermont,
 residing therein, duly commissioned and sworn, personally
 appeared FRANK TALCOTT, known to me to be the person described
 in and whose name is subscribed to the within instrument, and he
 acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
 affixed my official seal, the day and year in this certificate
 first above written.

My Commission Expires

February 10, 1937CanadaProvince of QuebecDistrict of Montreal) SS

On this 35th day of December, in the year
 one thousand nine hundred and thirty-five, before me, Edward
W. H. Phillips, a Notary Public in and for the
Province of Quebec
 residing therein, duly commissioned and sworn, personally
 appeared NORMAN ROOT, known to me to be the person described in
 and whose name is subscribed to the within instrument, and he
 acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
 affixed my official seal, the day and year in this certificate
 first above written.

My Commission Expires

at my deathCanadaProvince of QuebecDistrict of Montreal) SS

On this 35th day of December, in the year
 one thousand nine hundred and thirty-five, before me, Edward
W. H. Phillips, a Notary Public in and for the Province
of Quebec
 residing therein, duly commissioned and sworn, personally appeared
 MARJORY ROOT TAIT, formerly MARJORY ROOT GARLAND, known to me to be
 the person described in and whose name is subscribed to the within
 instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
 affixed my official seal, the day and year in this certificate first
 above written.

My Commission Expires

at my death

Notary Public in and for said

Province of Quebec

• 1957 JUL 6 9 40 AM

[Handwritten signature]

Character of People

Prayer

2100 m 2

MA COMMUNICATION EXHIBITS

ALLER SPAGE ALTFEN.

as pointed out to me first he executed the same.

one thousand nine hundred and eighty-five, before me, on this day of January, in the year

one thousand five hundred and twenty-five, in the year

Handwritten signature: J. J. J. J. J.

Account of Progress

2000

~~September 10, 1831~~

1122 ABOVE M1177.

CONTROL DE Exp. 1111

FIELD OF Mathematics

State of Vermont

Chittenden County

ss.

COUNTY CLERK'S OFFICE

I, McBuell, Clerk of the County aforesaid, and of the County Court, in and for said County, the same being a Court of Record, and having a seal, do hereby certify that Allen Martin Esq., whose Name is subscribed to the Certificate..... or acknowledgement of the annexed instrument and written thereon, was, at the time of taking such acknowledgement, a Notary Public in and for the said County, dwelling therein, commissioned, sworn, and duly authorized to take the same, to administer oaths, take depositions and the acknowledgement of deeds and other conveyances of real estate to be recorded in this State. And further, that I am well acquainted with the handwriting of said Notary Public, and verily believe that the signature to the said Certificate..... or acknowledgement is genuine, and that the said instrument I believe is executed and acknowledged according to the laws of the State of Vermont.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County Court, at Burlington in said County, this 24th day of December 1935
McBuell Clerk.

ALAMEDA COUNTY TITLE INSURANCE COMPANY

ASSETS OVER \$ 1,000,000.00

IN BUSINESS CONTINUOUSLY SINCE 1861

OFFICERS

RICHARD H. MCCARTHY PRESIDENT
JOHN P. MAXWELL VICE PRESIDENT
HAROLD E. MCCARTHY SECRETARY

DIRECTORS

VICTOR H. METCALF JOHN P. MAXWELL
S.E. BIDDLE FRANK H. PROCTOR
R. J. McMULLEN JOHN F. HASSLER
FRANK J. EDOFF W. J. MORTIMER
R. H. CROSS W. F. KROLL
W. E. WOOLSEY CHAS. L. MCFARLAND
HERBERT W. ERSKINE F. F. PORTER
IRA ABRAHAM BENJ. R. AIKEN
RICHARD H. MCCARTHY

14TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

October 29, 1934

No. 229396 F
16/4 SL/2 19/372

City of San Leandro

\$40.00

Gentlemen:

MEMORANDUM REPORT

For the purpose of Litigation

The Alameda County Title Insurance Company makes this report for the special purpose above stated pursuant to your request, and in consideration of the reduced price at which this report is issued, the liability of the Alameda County Title Insurance Company, on account of making this report is limited to such as directly results in the specific matter or business above stated from your reliance on this report.

At your request, we have made an examination of the Records of Alameda County in relation to the real property hereinafter described and would report that the title to said property is now vested in:

MARCELLINE A. MURCH, as to Parcel 1;
MARCELLINE A. MURCH, by deed to her dated
May 24, 1920, as to Parcel 2;
✓CITY OF SAN LEANDRO, a municipal corporation,
as to Parcels 3 and 4;
W. J. GANNON and JANE L. GANNON, his wife,
as joint tenants, as to Parcel 5.

Subject to:

1- Taxes for 1934-35 which are now a lien, and payable as follows:

County of Alameda
1st Installment \$65.86
2nd Installment \$59.94
Bill #144232
(Covers Parcel 1 and 2)



where, page 28, Alameda County records, and running thence along
County, all as shown on a map thereof recorded in Book 38 of
platting the between lots nos. 44 and 48 of said San Antonio
line of San Antonio County, where it is intersected by the
LIVESTOCK 1: Beginning at a point on the eastern boundary

as follows, to-wit:

San Antonio County of Alameda, State of California, and described
all that lot of land situated in the City of

DESCRIPTION

Foot and half lot of land, formerly half lot of land,
situated to the east of lot of land in block thereof, known
as the lot of land to the City of San Antonio, where
Note 2: The following is a list of those persons

and the of that land become the of said person.
for the purpose of and the of the of the of the
of the of the of the of the of the of the of the

records, at page 108.
May 21, 1832 and recorded June 1, 1832 in Book 3822 of Official
County, a married woman, to M. J. Cannon, her husband, dated
made by Robert A. Skiffen (whose name was Robert A.
interest in parcel 2, is designated through a certain title deed
Note 1: Title of lease, as to an undivided 1/2

interest in the land.
Reference is had to the record of said lease for
the full details of
Book of title (2) reads from the date of the expiration of
lease until the date of the expiration of the lease for a further
said lease provides, in part, as follows: "The

May 28, 1832 in Book 3821 of Official records, at page 138.
of May 21, 1832 and ending on the 21st day of May 1832, recorded
conveyance, lease of parcel 2 for a term commencing on the 1st day
A. Skiffen, his wife, lessors, to Standard Station, Inc., a
Cannon and Jane P. Cannon, his wife, John H. Skiffen and Robert
C - A lease, dated April 21, 1832, made by M. J.

to which reference is had for further details. (Alameda County 3)
1830 in Book 3822 of records, at page 42, Alameda County records,
to "Alameda A. Cannon, dated May 21, 1830 and recorded May 28,
the deed from John H. Cannon and Minnie M. Cannon, his wife,
2 - Conditions and restrictions as contained in

the said boundary line of "San Antonio Court" South $5^{\circ} 13' 20''$ East, a distance of 44.39 feet to its intersection with the dividing line between Lots Nos. 46 and 47 of said "San Antonio Court"; thence along the Northeastern production of the last mentioned dividing line North $59^{\circ} 04' 40''$ East, a distance of 26.09 feet to its intersection with the Southwestern line of East Fourteenth Street; thence along the said line of East Fourteenth Street North $26^{\circ} 38'$ West, a distance of 40.11 feet to its intersection with the Northeastern production of the dividing line between Lots Nos. 47 and 48 of said "San Antonio Court", and thence along said last mentioned dividing line South $59^{\circ} 04' 40''$ West, a distance of 9.48 feet to the place of beginning.

PARCEL 2: Lot 47, as said lot is delineated and so designated upon that certain map entitled, "Map of San Antonio Court, San Leandro, California, 1913", filed August 9, 1913, in Map Book 28, page 38, in the office of the County Recorder of Alameda County.

✓ PARCEL 3: Beginning at a point on the Eastern boundary line of "San Antonio Court" at the most Northerly corner of Lot 46 of said "San Antonio Court", as said boundary line and lot are shown on that certain Map entitled, "Map of San Antonio Court, San Leandro California 1913" - filed August 9, 1913 in Liber 28 of Maps, at page 38, in the office of the County Recorder of Alameda County; thence running South $5^{\circ} 13'$ East along said Eastern boundary line of "San Antonio Court", eighty-two and $18/100$ (82.15 feet; thence South $43^{\circ} 01'$ East along the Northeastern boundary line of said "San Antonio Court", one hundred sixteen and $75/100$ (116.75) feet to the center line of San Leandro Creek; thence Northeasterly along the center line of San Leandro Creek to the Southwestern line of East Fourteenth Street, as the same now exists; thence North $26^{\circ} 38'$ West along said Southwestern line of East Fourteenth Street to the intersection thereof with the direct production Northeasterly of the dividing line between Lots 46 and 47 of said "San Antonio Court"; thence Southwesterly along said dividing line, so produced, to the point of beginning.

✓ PARCEL 4: Lots 44, 45 and 46, as said lots are delineated and so designated upon that certain map entitled, "Map of San Antonio Court, San Leandro, California, 1913" - filed August 9, 1913 in Liber 28 of Maps, at page 38, in the office of the County Recorder of Alameda County.

Time O'clock
October 23, 1924
Oakland, Alameda Co.

V.M.
at
City

W. J. [Signature]
ALAMEDA COUNTY LIFE INSURANCE COMPANY

the office of the County Recorder of Alameda County,
and recorded June 14, 1920 in Book 1 of Maps, at Page 10, in
Alameda County, etc. - Filed for record on February 24, 1922
entitled, "Map of the Town of San Leandro, County of
and Block are designated and so designated upon that certain Map
EXHIBIT 2: Lots A, B, and C in Block No. 1, as said lots

4333288

-e-

Order No 229396

16/4 19/372
SL/2

YOUR
ORDER No.

Oakland, California, DEC 17 1934 19

City of San Leandro

Address

Escrow No.

To Alameda County Title Insurance Co. Dr.
14th and Franklin Streets Phone GLencourt 2070

Litigation Report
~~To Insurance~~

Of

MURCH, GANNON and City
Title in of San Leandro \$40 00
RECORDING, ETC.

to

to

to

to

Total -

Received Payment,

By

A. E. Pelton

INDEXED

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6857

Quitclaim Deed

COMPARED
BK. G.
DOC.

HENRY ROOT, (single)

-to-

A. E. PELTON.

Dated January 26th, ----- 1928.

Recorded at the Request of

PACIFIC ABSTRACT and TITLE COMPANY

JAN 28 1928

19

at 47 min. past 10 o'clock A.M.,

in Volume 1793 of

Official Records

page 201

Alameda

County Records.

CALIFORNIA

ABSTRACTS AND TITLES

Pacific Abstract and Title Company
308 THIRTEENTH STREET
BET. WEBSTER AND HARRISON OAKLAND, CAL.
TELEPHONE OAKLAND 2625

SEARCHES CONTINUED TO DATE



This Indenture, made the 26th day of January one thousand nine hundred and twenty-eight

Between HENRY ROOT, single, of the County of Alameda, City of Oakland, State of California,

58(4)

the part Y--- of the first part, and A. E. PELTON, of the same place,

the party--- of the second part, **Witnesseth:** That the said part Y--- of the first part, in consideration of the sum of Ten (10) dollars,

lawful money of the United States of America, to him in hand paid by the part Y--- of the second part, the receipt whereof is hereby acknowledged, do es-- hereby release and forever QUITCLAIM unto the part Y--- of the second part, and to his heirs and assigns, all th. at- certain lot---, piece---, or parcel--- of land situate in the County of Alameda State of California, and bounded and described as follows, to-wit:

BEGINNING at a point on the dividing line between Lots Forty-seven (47) and Forty-eight (48) as said lots are laid down, delineated and so designated upon that certain map entitled "Map of San Antonio Court" San Leandro, Calif. 1913" filed August 9th, 1913, in the office of the County Recorder of Alameda County, which said point is distant Nine and 84/100 (9.84) feet South 59° 04' 40" West from the point of intersection of said dividing line between Lots Forty-seven (47) and Forty-eight (48) with the Southwesterly line of East 14th Street and running thence North 59° 04' 40" East Nine and 84/100 (9.84) feet to the said line of East 14th Street; thence North 26° 38' West Twenty-four and 29/100 (24.29) feet/ along said line of East 14th Street; thence South 5° 13' 20" East Twenty-six and 88/100 (26.88) feet to the point of beginning.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold the said premises, together with the appurtenances, unto the part Y--- of the second part, and to his heirs and assigns forever.

In Witness Whereof, the part Y--- of the first part ha s---- hereunto set his---- hand--- the day and year first above written.

Signed and Delivered in the Presence of

} Henry Root

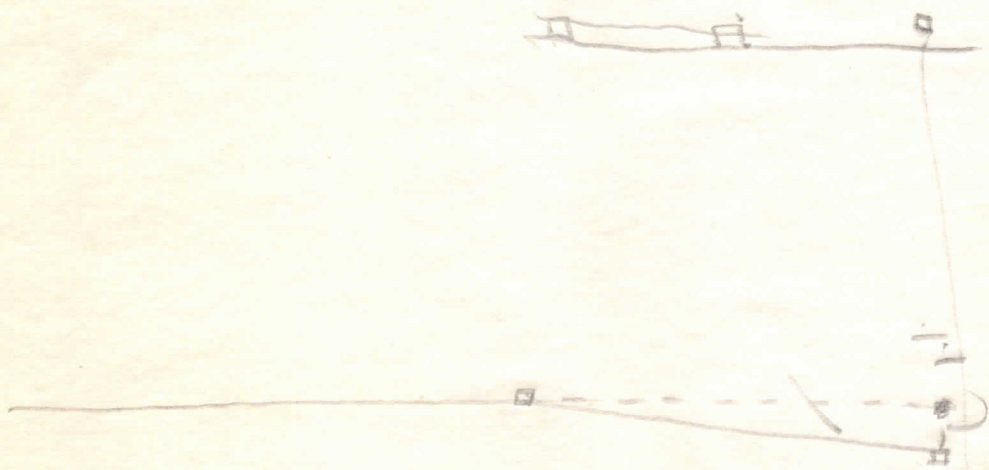
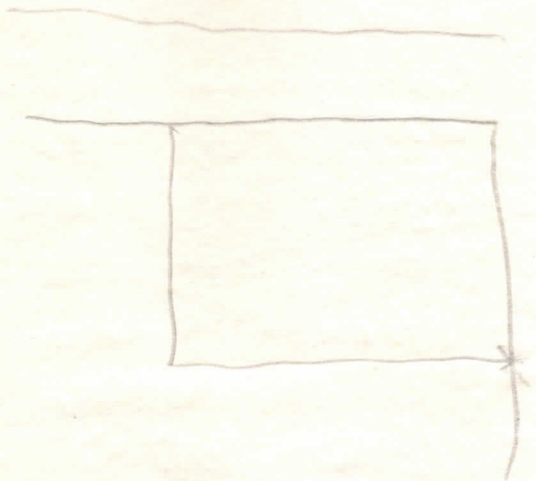
LOT A.

Field Notes.

BEGINNING at the point of intersection of the Southwestern line of East Fourteenth Street, as now widened, with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps at page 38, Alameda County Records, and running thence along said ^{eastern} boundary line of "San Antonio Court" South 5° 13' 20" East a distance of 26.88 feet to its intersection with the dividing line between Lot 47 and Lot 48 of said "San Antonio Court"; thence along said dividing line produced North 59° 04' 40" East a distance of 9.84 feet to its intersection with the Southwestern line of East Fourteenth Street, as now widened; and thence along the last mentioned line North 26° 38' West a distance of 24.29 feet to the place of beginning, also

LOT B.

BEGINNING at a point on the Eastern boundary line of "San Antonio Court" where it is intersected by the dividing line between lot 47 and lot 48, of said "San Antonio Court" as shown on a map thereof filed August 9th, 1913, in book 28 of Maps at page 38 Alameda County Records; and running thence along said Eastern boundary line of "San Antonio Court" South 5° 13' 20" East a distance of 44.39 feet to its intersection with the dividing line between Lot 46 and lot 47 of said "San Antonio Court"; thence along said dividing line produced North 59° 04' 40" East a distance of 26.09 feet to its intersection with the Southwestern line of East Fourteenth street, as now widened; thence along the said Southwestern line of East Fourteenth Street North 26° 38' West a distance of ^{40.11} 40.11 feet to its intersection with the dividing



December

1922.

To the Honorable Board of Trustees
of the City of San Leandro,
San Leandro, California.

Gentlemen:-

I am informed that for the proper widening of the bridge on East 14th Street over San Leandro Creek, that it will be necessary to obtain from the City of San Leandro for street purposes, the following described strip of land, said strip being a portion of the "HENRY ROOT QUADRANGLE", to-wit:-

BEGINNING at a point on the Southwestern line of East Fourteenth Street (as now widened), distant thereon 140 feet South $26^{\circ} 38'$ East from its intersection with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913 in Book 28 of Maps at page 38, Alameda County Records, and running thence along the Southwesterly line of said East Fourteenth Street South $26^{\circ} 38'$ East a distance of 108.24 feet to its intersection with the center line of San Leandro Creek; thence down the center line of San Leandro Creek South $47^{\circ} 19' 20''$ West a distance of 4.86 feet; thence North $26^{\circ} 38'$ West a distance of 109.58 feet; and thence North $63^{\circ} 22'$ East a distance of 4.67 feet to the place of beginning.

As the use of this strip under present conditions would be in violation of the provisions of my deed to the City of San Leandro, of the "HENRY ROOT QUADRANGLE",

I hereby agree, that if the City of San Leandro will deed the above described strip of land to me, I will immediately re-convey the same to the City of San Leandro for street purposes.

Yours respectfully,

(Signed) Henry Root

THE BOARD OF TRUSTEES OF THE CITY OF SAN LEANDRO

RESOLUTION NO. _____ N.S.

WHEREAS, this Board of Trustees is this day in receipt of the following communication from Mr. Henry Root, to-wit:-

December

1922.

To the Honorable Board of Trustees
of the City of San Leandro,
San Leandro, California.

Gentlemen:-

I am informed that for the proper widening of the bridge on East 14th Street over San Leandro Creek, that it will be necessary to obtain from the City of San Leandro for street purposes, the following described strip of land, said strip being a portion of the "HENRY ROOT QUADRANGLE", to-wit:-

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As the use of this strip under present conditions would be in violation of the provisions of my deed to the City of San Leandro, of the "HENRY ROOT QUADRANGLE",

I hereby agree, that if the City of San Leandro will deed the above described strip of land to me, I will immediately re-convey the same to the City of San Leandro for street purposes.

Yours respectfully,

and Clerk of said Board of Directors.
Clerk of the City of San Francisco

Witness:

Clerk of San Francisco.
President of the Board of Directors of the

Witness:

Witness-Directors	()
Witness-Directors	()
Witness-Directors	()

Following letter to:

Board of Directors and _____ City of San Francisco, 1888, at the
Incorporation of Directors _____ and

March 186, 1920.

To the Honorable Board of Trustees
of the City of San Leandro,
San Leandro, Calif.

Gentlemen:-

I hereby offer to convey to the City of San Leandro
the following described real property situate in said City, to-
wit:-

All of Lots Numbered Forty-four (44), Forty-five
(45), and Forty-six (46), as said lots are laid down
and delineated upon that certain Map entitled, "Map of
San Antonio Court, San Leandro, California 1913" -filed
August 9th 1913 in the office of the County Recorder of
the County of Alameda.,

for the purpose of adding to and enlarging "HENRY ROOT QUADRANGLE".

This offer is made upon the following terms and con-
ditions:-

(1) That in addition to the conditions contained in my for-
mer Deed to the City of "HENRY ROOT QUADRANGLE", there be inserted
the further condition that the City shall immediately proceed with
the improvement of "HENRY ROOT QUADRANGLE".

(2) That the City will reconvey to me, upon the acceptance
of this offer, the following described real property situate in
said City, being a portion of the property which I originally
dedicated to the City as "HENRY ROOT QUADRANGLE", viz:-

COMMENCING at the point of intersection of the South-
westerly line of East 14th Street, as now widened, with
the Eastern boundary line of "San Antonio Court", all as
shown on a map thereof filed August 9th, 1913, in Book 28
of Maps, page 38, Alameda County Records, and running
thence along said Eastern boundary line of said "San
Antonio Court" South 5° 13' 20" East Seventy-one and
27/100 (71.27) feet to the intersection of said Eastern
boundary line of "San Antonio Court" with the dividing
line between Lot 46 and Lot 47 of said "San Antonio Court";
running thence along said dividing line produced North 59°
04' 40" East to its intersection with the Southwesterly
line of East 14th Street, as now widened; and running
thence Northwesterly along said line of East 14th Street
to the point of commencement.

I further agree that I shall immediately convey said
last described property to the City of San Leandro for street pur-
poses.

I hereby tender you the necessary Deed to carry into
effect the foregoing proposition, and I hereby request that my
proposition be accepted by your Honorable Body.

Yours respectfully,

Henry Root

March 18th, 1920.

To the Honorable Board of Trustees
of the City of San Leandro,
San Leandro, Calif.

Gentlemen:-

I hereby offer to convey to the City of San Leandro
the following described real property situate in said City, to-
wit:-

All of Lots Numbered Forty-four (44), Forty-five
(45), and Forty-six (46), as said lots are laid down
and delineated upon that certain Map entitled, "Map of
San Antonio Court, San Leandro, California 1913" -filed
August 9th 1913 in the office of the County Recorder of
the County of Alameda.,

for the purpose of adding to and enlarging "HENRY ROOT QUADRANGLE".

This offer is made upon the following terms and con-
ditions:-

(1) That in addition to the conditions contained in my for-
mer Deed to the City of "HENRY ROOT QUADRANGLE", there be inserted
the further condition that the City shall immediately proceed with
the improvement of "HENRY ROOT QUADRANGLE".

(2) That the City will reconvey to me, upon the acceptance
of this offer, the following described real property situate in
said City, being a portion of the property which I originally
dedicated to the City as "HENRY ROOT QUADRANGLE", viz:-

COMMENCING at the point of intersection of the South-
westerly line of East 14th Street, as now widened, with
the Eastern boundary line of "San Antonio Court", all as
shown on a map thereof filed August 9th, 1913, in Book 28
of Maps, page 38, Alameda County Records, and running
thence along said Eastern boundary line of said "San
Antonio Court" South 5° 13' 20" East Seventy-one and
27/100 (71.27) feet to the intersection of said Eastern
boundary line of "San Antonio Court" with the dividing
line between Lot 46 and Lot 47 of said "San Antonio Court";
running thence along said dividing line produced North 59°
04' 40" East to its intersection with the Southwesterly
line of East 14th Street, as now widened; and running
thence Northwesterly along said line of East 14th Street
to the point of commencement.

I further agree that I shall immediately convey said
last described property to the City of San Leandro for street pur-
poses.

I hereby tender you the necessary Deed to carry into
effect the foregoing proposition, and I hereby request that my
proposition be accepted by your Honorable Body.

Yours respectfully,

Henry Root

ALTOGETHER

proposition be accepted by your honorable body.
either the foregoing proposition, and I hereby tender that my
I hereby tender for the necessary deed to carry into

force.

that described property to the city of San Francisco for street im-
I further agree that I shall immediately convey said

to the point of commencement.

thence northeasterly along said line of East 14th Street
line of East 14th Street, as now widened, and thence
of, to the intersection with the southeasterly
thence along said dividing line produced north 25.
line between lot 25 and lot 24 of said "San Antonio County";
southerly line of "San Antonio County" with the dividing
34/100 (A.T.S.) feet to the intersection of said Eastern
Antonio County" south 25. 12. 30" East generally-one and
thence along said Eastern southerly line of said "San
of said, page 28, Visited County records, and thence
shown on a map thereof filed August 29, 1912, in Book 28
the Eastern southerly line of "San Antonio County", all as
southerly line of East 14th Street, as now widened, with

COMMENCING at the point of intersection of the south-

dedicated to the city as "HENRY HOOL QUADANGLE", viz:-

said city, being a portion of the property which I originally

of this offer, the following described real property situated in

(2) That the city will convey to me, upon the acceptance

the improvement of "HENRY HOOL QUADANGLE".

the further condition that the city shall immediately proceed with
may deed to the city of "HENRY HOOL QUADANGLE", there be inserted

(1) That in addition to the conditions contained in my for-

ditions:-

This offer is made upon the following terms and con-

for the purpose of adding to and enlarging "HENRY HOOL QUADANGLE".

the County of Alameda.

August 29, 1912 in the office of the County Recorder of
San Antonio County, San Francisco, California 1912, - filed
and designated upon that certain map entitled, "Map of
(42) and forty-six (42) as said lots are laid down

Map of Lots numbered forty-one (41), forty-two

Map:-

the following described real property situated in said city, to-

I hereby offer to convey to the city of San Francisco

gentlemen:-

San Francisco, City.

of the city of San Francisco.

to the Honorable Board of Directors

March 1, 1930.

Mail

HARRIS P. JONES
ATTORNEY AT LAW
SAN LEANDRO, CALIF.

S 62434

2

DEED

ALLEN E. PELTON and MINNIE

M. PELTON, his wife.

TO

HENRY ROOT, a single man.

Lot 44-45-46

Dated March 1st 1920. ~~1921~~

Recorded at Request of

GRANTEE.

MAR-3 1920

A. D. 191

at 4 min. past 4 P M.

in Liber 2890 of Deeds

page 159 Alameda Co. Records
Calif.

HARRIS P. JONES
Attorney at Law

Rooms 3 and 4, First National Bank Building
SAN LEANDRO, CALIF.
Telephone, San Leandro 28

1, 20

50



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, possession, claim and demand whatsoever, as well in law as in equity, of the said parties...of the first part, of, in, or to the above described premises, and every part and parcel thereof, with the appurtenances.

To Have and to Hold, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said part. y.....of the second part. his..... heirs and assigns forever.

In Witness Whereof, the said parties... of the first part have....hereunto set their.....
hand.s....and seal.s...the day and year first above written.

Signed, Sealed and Delivered in the presence of

Signed, Sealed and Delivered in the presence of

Harriet Jones

Allen B. Pelton [SEAL]

Minnie M. Pelton [SEAL]

[SEAL]

STATE OF CALIFORNIA, }
COUNTY OF ALAMEDA } ss.

On this 18th day of March in the year 1920,
before me, HARRIS P. JONES, a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared ALLEN E. PELTON and MINNIE M. PELTON,
his wife.

known to me to be the person s whose name s are subscribed to the
within instrument, and they acknowledged that they executed
the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office in the said County the day and year in this certificate first above written.

Notary Public in and for said County of Alameda, State of California.



DEED

This Indenture, Made this 10th day of March in the year of Our Lord, One Thousand Nine Hundred and Twenty (1920)

Between ALLEN E. PELTON and MINNIE M. PELTON, his wife, both of the City of San Leandro, County of Alameda, State of California,

58 (3)

the parties.....of the first part, and

HENRY ROOT, a single man, of the City and County of San Francisco, said State,

the part.Y.....of the second part,

Witnesseth, that the said parties.....of the first part, for and in consideration of the sum of TEN Dollars in Gold Coin of the United States of America, to....them... in hand paid by the part.Y.....of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have..... granted, bargained, sold and conveyed, and by these presents do.....grant, bargain, sell and convey unto the said part.Y..... of the second part, and to....his heirs and assigns forever, All those... certain lots... piece... or parcels... of land, situate lying and being in theCity of San Leandro,.....County of Alameda,..... State of California, and bounded and particularly described as follows, to-wit:

All of Lots Numbered Forty-four (44), Forty-five (45), and Forty-six (46), as said lots are laid down and delineated upon that certain Map entitled, "Map of San Antonio Court, San Leandro, California 1913" - filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THE FIRST OF THESE IS THE FACT THAT THE
COUNTRY IS A RICH ONE IN NATURAL RESOURCES
AND THAT THE PEOPLE ARE CAPABLE OF
EXPLOITING THEM TO THE BEST ADVANTAGE.

THE SECOND IS THE FACT THAT THE
COUNTRY IS A RICH ONE IN NATURAL RESOURCES
AND THAT THE PEOPLE ARE CAPABLE OF
EXPLOITING THEM TO THE BEST ADVANTAGE.

THE THIRD IS THE FACT THAT THE
COUNTRY IS A RICH ONE IN NATURAL RESOURCES
AND THAT THE PEOPLE ARE CAPABLE OF
EXPLOITING THEM TO THE BEST ADVANTAGE.

THE FOURTH IS THE FACT THAT THE
COUNTRY IS A RICH ONE IN NATURAL RESOURCES
AND THAT THE PEOPLE ARE CAPABLE OF
EXPLOITING THEM TO THE BEST ADVANTAGE.

THE FIFTH IS THE FACT THAT THE
COUNTRY IS A RICH ONE IN NATURAL RESOURCES
AND THAT THE PEOPLE ARE CAPABLE OF
EXPLOITING THEM TO THE BEST ADVANTAGE.

State of California
County of Alameda

} ss



GENERAL ACKNOWLEDGMENT
Hardy's Blank No. **411**
Hardy's Bookstore Oakland California

4024

On this 26th day of January, in the year One Thousand
Nine Hundred and twenty Eight before me, W. L. Summers
a Notary Public in and for the County of Alameda, State of California, residing therein, duly
commissioned and sworn, personally appeared

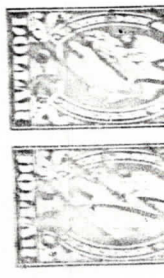
Henry Root, single,

known to me to be the person.....described in and whose name.....is.....subscribed to the
within instrument,.....

and.....he.....acknowledged to me that.....he.....executed the same.....

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day
and year in this certificate first above written.

W. L. Summers Notary Public
In and for said County of Alameda, State of California



I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California,

Do hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the CITY OF SAN LEANDRO, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

All of Lots Numbered Forty-four (44), Forty-five (45), and Forty-six (46), as said lots are laid down and delineated upon that certain map entitled, "Map of San Antonio Court, San Leandro, California 1913" - filed August 2th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or a public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, signs-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE", consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part, his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of March, 1920.

Henry Root

DEED

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California:

DO hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the City of San Leandro, a municipal corporation,

ALL that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to wit:

58 (2)

ALL of Lots Numbered Forty-four (44) Forty-five (45) and Forty-six (46) as said lots are laid down and delineated upon that certain Map entitled "Map of San Antonio Court, San Leandro, California 1913" filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE" consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of March, 1920.

HENRY ROOT

STATE OF CALIFORNIA (SS
COUNTY OF ALAMEDA (

On this 1st day of March, in the year One Thousand Nine Hundred and Twenty, before me, HARRIS P. JONES, a Notary Public, in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared HENRY ROOT, a single man, known to me to be the person described in and whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harris P. Jones Notary Public,

(Notarial Seal) In and for said County of Alameda, State of California.

U.S.I.R. STAMPS (\$2.00) Cancelled H.R. 3/1/20

Recorded at REQUEST OF GRANTEE at 5 min past 4 P.M. Mar 3 1920

S. 62435

Book 2862 of Deeds, page 409.

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California: DO hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the City of San Leandro, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to wit:

All of Lots numbered Forty-four (44), Forty-five (45) and Forty-six (46) as said lots are laid down and delineated upon that certain Map entitled "Map of San Antonio Court, San Leandro, California 1913" filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE" consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of March, 1920.

HENRY ROOT

STATE OF CALIFORNIA (22)
COUNTY OF ALAMEDA ()

On this 1st day of March, in the Year One Thousand Nine Hundred and Twenty, before me, HARRIS P. JONES, a Notary Public, in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared HENRY ROOT, a single man, known to me to be the person described in and whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

HARRIS P. JONES Notary Public.

(Notarial Seal) In and for said County of Alameda, State of California.

U.S.I.R. STAMPS (\$2.00) Cancelled H.R. 3/1/20

Recorded at REQUEST OF GRANTEE at 5 min past 4 P.M. Mar 3 1920

s. 62435

Book 2802 of Deeds, page 409.

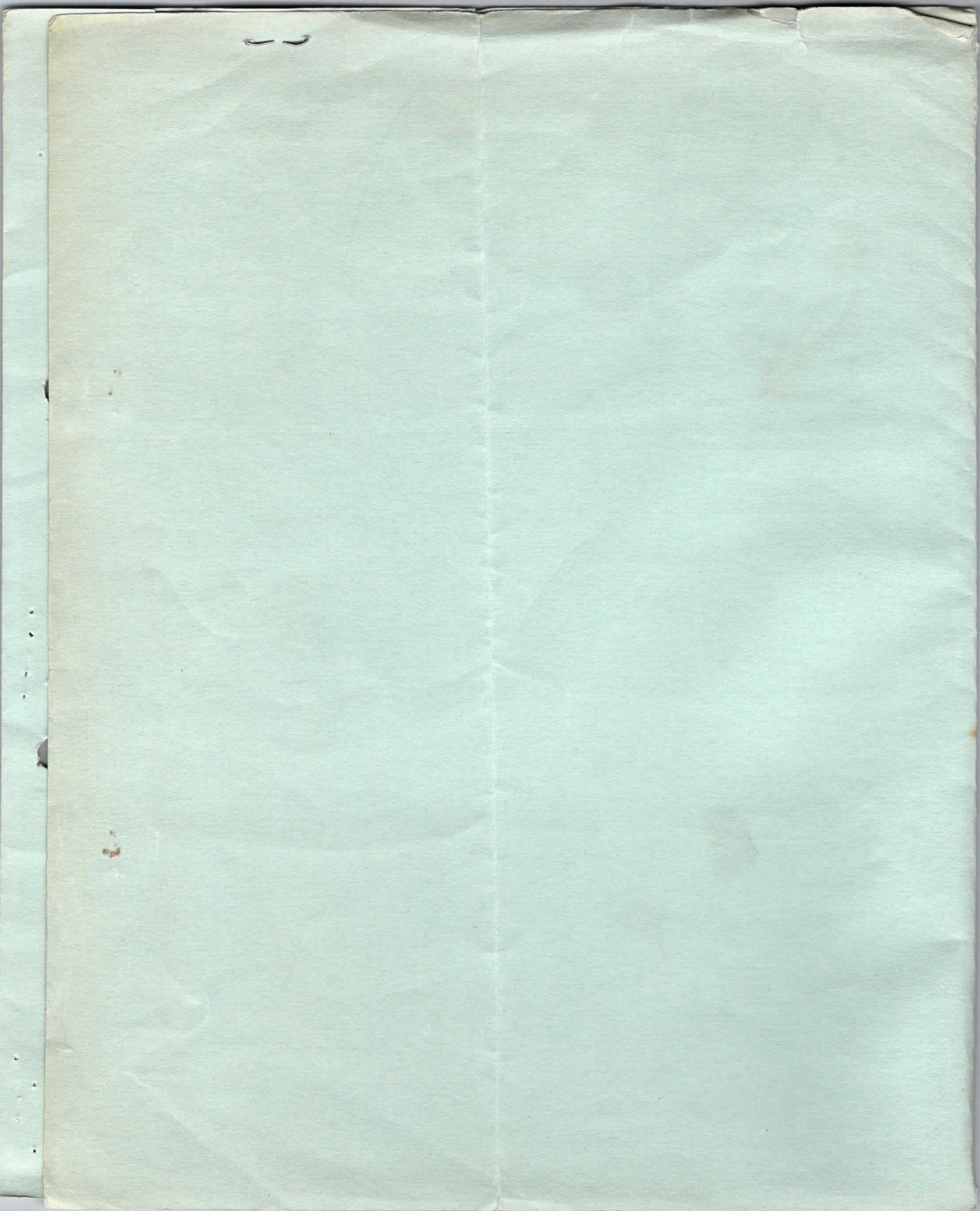
THE BOARD OF TRUSTEES OF
THE CITY OF SAN LEANDRO.

RESOLUTION NO. 805 N. S.

RESOLUTION ACCEPTING DEED
FROM HENRY ROOT FOR CERTAIN
REAL PROPERTY TO BE KNOWN
AND CALLED THE "HENRY ROOT
QUADRANGLE".

Filed Dec. 17th 1917

W. J. Samson
City Clerk.



58

THE BOARD OF TRUSTEES OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 805 N.S.

WHEREAS, HENRY ROOT, of San Francisco, California, did, on December 7th, 1917, execute and deliver to the City of San Leandro, a Deed conveying certain real property therein described to said City of San Leandro for a public purpose, to-wit: for a park or a public playground, said land to be known and called the "HENRY ROOT QUADRANGLE",

NOW, THEREFORE, BE IT RESOLVED that said conveyance and dedication be and the same is hereby accepted by this Board of Trustees on behalf of the City of San Leandro, for the uses and purposes expressed in said Deed and subject to the conditions, limitations and reservations therein specified;

AND BE IT FURTHER RESOLVED that the City Clerk be and he is hereby instructed to place said Deed of record in the office of the County Recorder of the County of Alameda, State of California;

AND BE IT FURTHER RESOLVED that the Board of Trustees of the City of San Leandro, on behalf of said city, does hereby express its gratitude and appreciation to the donor for the dedication of "HENRY ROOT QUADRANGLE" as a public park;

AND BE IT FURTHER RESOLVED that a certified copy of this resolution be mailed to Mr. Henry Root.

Introduced by Trustee Chas. G. Rideout

Passed and adopted this 17th day of December, 1917, by the following called vote:-

AYES--Trustees Geisenhofer, Kranger, Rideout, Rodriguez and Pelton (5)
NOES--Trustees None (0)
ABSENT--Trustees None (0)

Approved: _____

President of the Board of Trustees of
the City of San Leandro.

Attest: _____

City Clerk of the City of San Leandro
and Clerk of said Board of Trustees.

File 58
APN 75-162-4

and Clerk of said Board of Directors
City of San Francisco

Witness:

the City of San Francisco
Board of Directors of

Witness:

Witness--Director

Witness--Director

Witness--Director

at the following address:-

Witness and signed this 12th day of December, 1911

Witnessed by Director

Resolution be passed to Mr. Henry Wood.

AND BE IT FURTHER RESOLVED that a certified copy of this
MINUTE BOOK be delivered to the City of San Francisco

to be deposited in the office of the Clerk of the City of San Francisco, on receipt of said copy, does hereby express the

AND BE IT FURTHER RESOLVED that the Board of Directors of the
City of San Francisco be authorized to cause a copy of this resolution to be deposited in the office of the Clerk of the City of San Francisco

AND BE IT FURTHER RESOLVED that the City Clerk be and he is
and resolutions therein specified:
expressed in said deed and applied to the conditions, limitations
on receipt of the City of San Francisco, for the use and purposes
expressed to be and the same is hereby accepted by this Board of Directors

NOW, THEREFORE, BE IT RESOLVED that this resolution be and it is
MINUTE BOOK
City of San Francisco, and that to be known and called the MINUTE
City of San Francisco for a Public Building, to-wit: for a Bank or a
a deed conveying certain City property situated in the City of San Francisco
December 12th, 1911, executed and attested to the City of San Francisco,
MINUTE BOOK, of San Francisco, California, this 12th day of December, 1911

RESOLUTION NO. 807 I.S.

THE BOARD OF DIRECTORS OF THE CITY OF SAN FRANCISCO

INDEXED

1. 42973

109

COMPLETED

Quadrangle

D E E D

X
HENRY ROOT (a single man)

to

f
CITY OF SAN LEANDRO, a
municipal corporation.

Original Quadrangle

Dated, December 7th, 1917.

RECORDED AT REQUEST OF
GRANTEE

at *43* min. past *10* M.

IN LIBER DEC 18 1917

2635 OF Deeds

P. 109 Records of Alameda Co. Cal

County Recorder

Mail → HARRIS P. JONES

Attorney at Law

Rooms 3 and 4

First National Bank Building

8 folio SAN LEANDRO, CAL.

Telephone San Leandro 28 *27*

"Exhibit A"

D E E D

58 (1)

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California,

Do hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the CITY OF SAN LEANDRO, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:-

BEGINNING at the point of intersection of the Southwesterly line of East Fourteenth Street, as now widened, with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps, at page 38, Alameda County Records, and running thence along said Eastern boundary line of "San Antonio Court" South 5° 13' 20" East 153.45 feet; thence along the Northeastern boundary line of "San Antonio Court" South 43° 01' 20" East to its intersection with the center line of San Leandro Creek; thence Northeasterly and following the center line of San Leandro Creek to its intersection with said Southwesterly line of East Fourteenth Street; and thence Northwesterly along said line of East Fourteenth Street to the point of beginning.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or a public playground,

Provided that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

That it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part, his heirs, administrators or assigns.

IN WITNESS WHEREOF I have hereunto set my hand this 7th day of December, 1917.

Henry Root

7500



of December, 1914.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, I, the undersigned, Secretary of said Board, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the files of said Board.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, I, the undersigned, Secretary of said Board, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the files of said Board.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of December, 1914.

I, the undersigned, Secretary of said Board, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the files of said Board.

D E E D

Handwritten notes and signatures in the bottom left corner.

State of California
County of Alameda

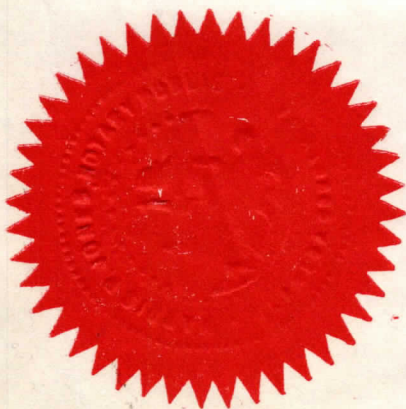
} ss.

On this 7th day of December, in the year of our Lord
One Thousand Nine Hundred and Seventeen, before me, Harris P. Jones, a Notary
Public in and for said County and State, residing therein, duly commissioned and sworn, personally
appeared HENRY ROOT (a single man),

known to me to be the person described in and whose name
is subscribed to the within instrument, and he acknowl-
edged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal, at my office in the County and State aforesaid,
the day and the year in this certificate first above written.

Harris P. Jones
Notary Public in and for the County of Alameda, State of California.



D E E D

HENRY ROOT, a single man,

-to-

CITY OF SAN LEANDRO, a
Municipal Corporation.

DATED: December 7, 1917.

11

85

85

DEED

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California.

DO hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the CITY OF SAN LEANDRO, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

Beginning at the point of intersection of the Southwesterly line of East Fourteenth Street, as now widened, with the Eastern boundary line of San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps, at page 38, Alameda County Records, and running thence along said Eastern boundary line of "San Antonio Court" South 5° 13' 20" East 153.45 feet; thence along the Northeastern boundary line of "San Antonio Court" South 43° 01' 20" East to its intersection with the center line of San Leandro Creek; thence Northeasterly and following the center line of San Leandro Creek to its intersection with said Southwesterly line of East Fourteenth Street; and thence Northwesterly along said line of East Fourteenth Street to the point of beginning.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or a public playground.

PROVIDED that said park shall be named and always called the HENRY ROOT QUADRANGLE!

THAT it shall be kept and maintained as a park or public play-ground; that no buildings fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto, shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part, his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of December 1917.

Henry Root

State of California)
County of Alameda) SS On this 7th day of December, in the year of our Lord One Thousand Nine Hundred and Seventeen, before me, HARRIS P. JONES, a Notary Public, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared HENRY ROOT (a single ma) known to me to be the person described in and whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County and State aforesaid, the day and year in this certificate first above written.

Harris P. Jones, Notary Public

(Notarial Seal) In and for the County of Alameda, State of California. Consideration less than \$100.00 H. P. J. N. P.

Recorded at request of Grantee at 43 min past 1 P. M. Dec 18, 1917.

R-42973 Book 2635 Deeds 109.

Mail

HARRIS P. JONES

ATTORNEY AT LAW

SAN LEANDRO, CALIF.

S 62435

DEED

3

HENRY ROOT, a single man,

to

CITY OF SAN LEANDRO, a
municipal corporation.

Lots 44-45-46

Dated, March 15th, 1920.

RECORDED AT REQUEST OF
GRANTEE

at 5 min. past 4 P M

IN LIBER MAR - 3 1920 *Deeds*

2862
P. *409* OF
Records of Alameda County
Bacon

HARRIS P. JONES

ATTORNEY AT LAW

ROOMS 3 AND 4

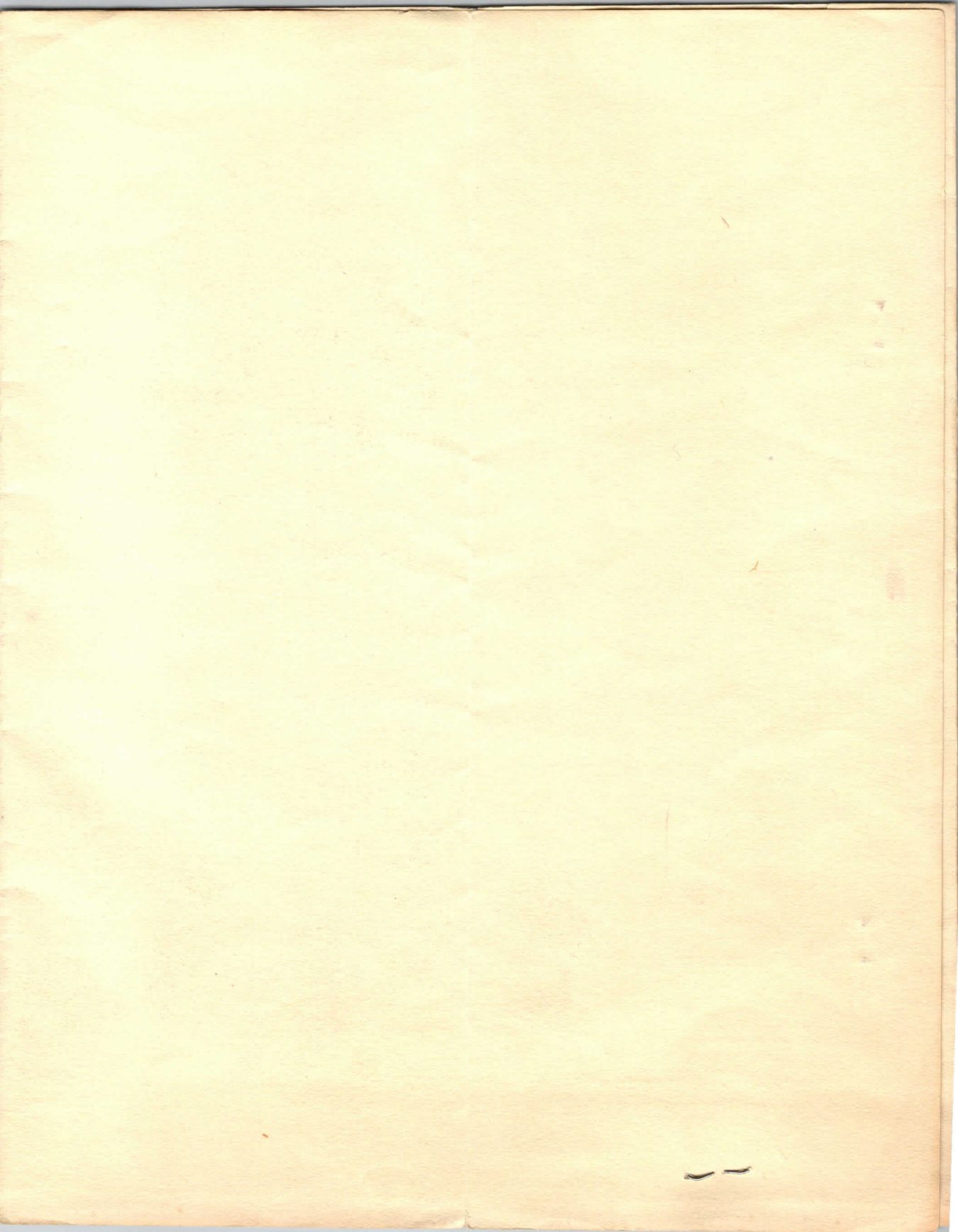
FIRST NATIONAL BANK BUILDING

SAN LEANDRO, CAL.

TELEPHONE SAN LEANDRO 28

74

55





"Exhibit B"

D E E D

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California,

58(6)

Do hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the CITY OF SAN LEANDRO, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

All of Lots Numbered Forty-four (44), Forty-five (45), and Forty-six (46), as said lots are laid down and delineated upon that certain Map entitled, "Map of San Antonio Court, San Leandro, California 1913" - filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or a public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE", consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part, his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this

1st day of March, 1920.

Henry Root

State of California } ss
County of Alameda }

On this 1st day of March, in the year One Thousand
Nine Hundred and Twenty before me, HARRIS P. JONES,
a Notary Public in and for the County of Alameda, State of California, residing therein, duly
commissioned and sworn, personally appeared HENRY ROOT, a single man,

known to me to be the person described in and whose name is subscribed to the
within instrument, and he acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day
and year in this certificate first above written.

GENERAL ACKNOWLEDGMENT
411
Hardy's Bookstore California 598

Harris P. Jones Notary Public
In and for said County of Alameda, State of California

Mail

HARRIS P. JONES

ATTORNEY AT LAW

SAN LEANDRO, CALIF.

S 62436

DEED

COMPARED

CITY OF ~~SAN LEANDRO~~, a
municipal corporation,

to

HENRY HOOT, a single man.

*Reconveyed for street
purposes*

Dated, March *18th*, 1920.

RECORDED AT REQUEST OF
GRANTEE

at *6* min. past *4 P* M.

IN LIBER MAR - 3 1920

2895

P. *135* OF *Deeds*
Records of Alameda Co.

CALIFORNIA

HARRIS P. JONES

ATTORNEY AT LAW

ROOMS 3 AND 4

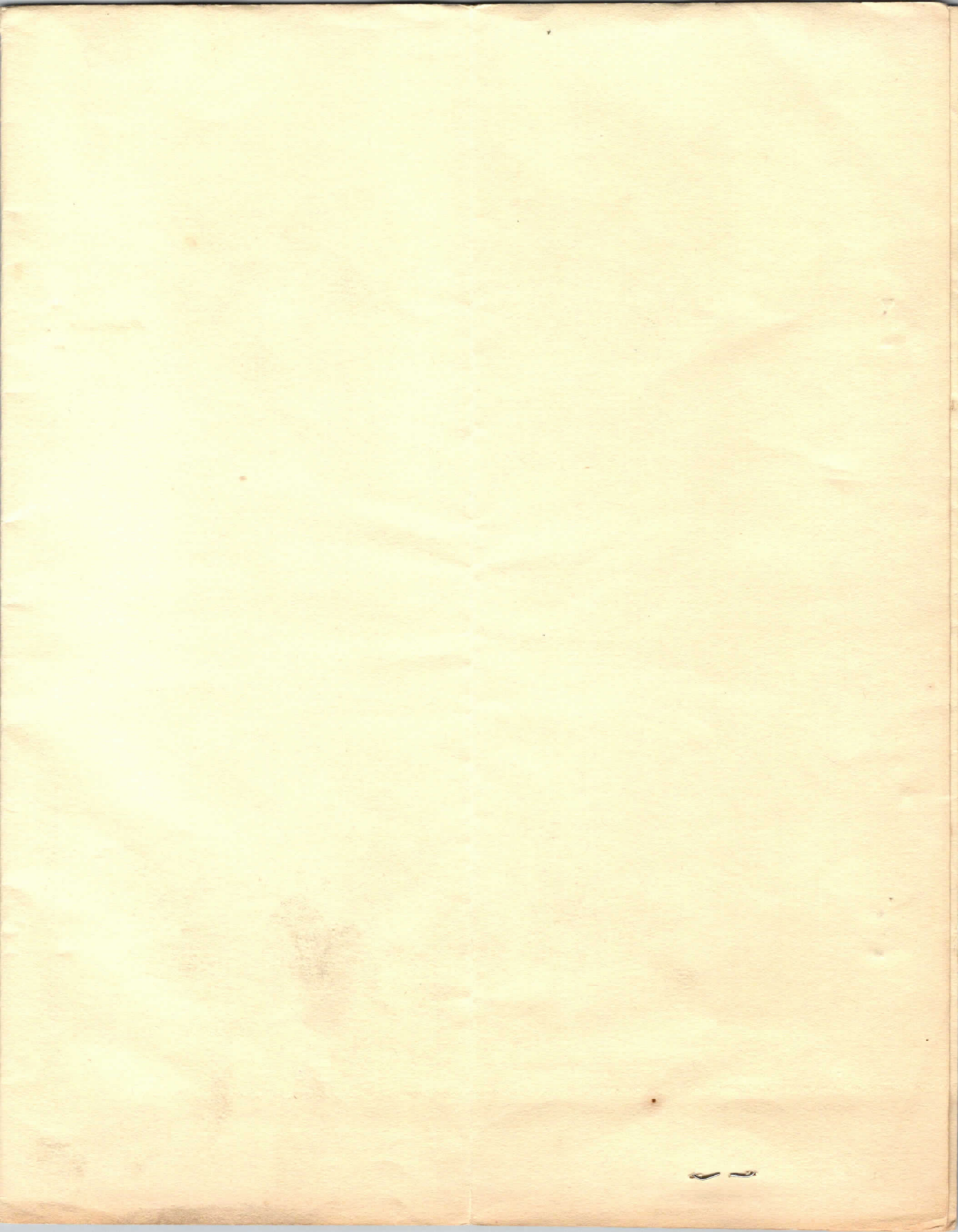
FIRST NATIONAL BANK BUILDING

SAN LEANDRO, CAL.

TELEPHONE SAN LEANDRO 28

1.20

40



DEED

58 (7)

Consideration less than One Hundred Dollars

THIS INDENTURE, made this 1st day of March, A. D. 1920, between CITY OF SAN LEANDRO, a municipal corporation, the party of the first part, and HENRY ROOT, a single man, of the City and County of San Francisco, State of California, the party of the second part,

WITNESSETH: That Whereas, the party of the second part has heretofore conveyed unto the party of the first part for park purposes the real property hereinafter described, together with certain other property; and

Whereas, said party of the second party is desirous of having the land hereinafter described reconveyed to him by said City of San Leandro; and

Whereas, in consideration of such reconveyance, said party of the second part has offered to convey to the City of San Leandro, for park purposes, a tract of land having an area many times that of the parcel of land hereinafter described; and

Whereas, it will be to the benefit and advantage of the City of San Leandro and the inhabitants thereof to accept said proposition of said party of the second part, and to convey to him the land hereinafter described;

Now, therefore, in consideration of the premises and for a valuable consideration, the party of the first part does hereby grant unto the party of the second part,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

COMMENCING at the point of intersection of the Southwesterly line of East 14th Street, as now widened, with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps, page 38, Alameda County Records, and running thence along said Eastern boundary line of said "San Antonio Court" South 5° 13' 20" East Seventy-one and 27/100 (71.27) feet to the intersection of said Eastern boundary line of "San Antonio Court" with the dividing line between Lot 46 and Lot 47 of said "San Antonio Court"; running thence along said dividing line produced North 59° 04' 40" East to its intersection with the Southwesterly line of East 14th Street, as now widened; and running thence Northwesterly along said line of East 14th Street to the point of commencement.

IN WITNESS WHEREOF, said CITY OF SAN LEANDRO, a municipal corporation, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by the

President of its Board of Trustees and the City Clerk and ex-officio Clerk of said Board of Trustees, thereunto duly authorized by Resolution of said Board of Trustees, the day and year first hereinbefore written.

CITY OF SAN LEANDRO, a municipal corporation.

(SEAL)

By

Allen E. Pelton
President of the Board of Trustees of
said City of San Leandro.

And

Willis
City Clerk and ex-officio Clerk of
the Board of Trustees of said City of
San Leandro.

STATE OF CALIFORNIA,)
COUNTY OF ALAMEDA.) SS.

On this 1st day of March, A. D. 1920, before me, HARRIS P. JONES, a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared ALLEN E. PELTON, known to me to be the President of the Board of Trustees of the City of San Leandro, a municipal corporation, and J. J. GILL, known to me to be the City Clerk and ex-officio Clerk of said Board of Trustees of the City of San Leandro, a municipal corporation, the corporation that executed the within instrument and the officers who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Alameda, State of California, the day and year in this certificate first above written.

Harris P. Jones
Notary Public in and for the County
of Alameda, State of California.



of Ventura, State of California,
County Clerk in and for the County

certification that above signed
Ventura, State of California, the day and year in this
affixed my official seal to my office in the County of
in witness whereof, I have hereunto set my hand and

and acknowledged to me that above certification executed the same:
the within instrument on behalf of the Corporation therein named,
that executed the within instrument and the officers who executed
City of San Francisco, a municipal corporation, the Corporation
City Clerk and ex-officio Clerk of said Board of Directors of the
municipal corporation, and J. J. GALT, known to me to be the
President of the Board of Directors of the City of San Francisco, a
municipal corporation, personally appeared VERNER E. BELFUS, known to me to be the
State of California, Secretary thereof, duly commissioned and
HARRIS B. JONES, a person known to me and for the County of Ventura,
County Clerk in and for the County of Ventura,

COUNTY OF VENTURA,) 20
STATE OF CALIFORNIA,)



San Francisco,
the Board of Directors of said City of
City Clerk and ex-officio Clerk of
and

said City of San Francisco,
President of the Board of Directors of
by
City of San Francisco, a municipal corporation,
and

personally appeared
by representation of said Board of Directors, the day and year in this
officio Clerk of said Board of Directors, personally and authorized
President of the Board of Directors and the City Clerk and ex-

*Henry Root
1707
Greenmont way
Oakland*

*3 lots
for park*

D E E D

I, the undersigned HENRY ROOT, a single man, of the City and County of San Francisco, State of California,

Do hereby grant, subject to the conditions, limitations and reservations hereinafter contained, unto the CITY OF SAN LEANDRO, a municipal corporation,

All that certain real property situate in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

All of Lots Numbered Forty-four (44), Forty-five (45), and Forty-six (46), as said lots are laid down and delineated upon that certain Map entitled, "Map of San Antonio Court, San Leandro, California 1913" - filed August 9th 1913 in the office of the County Recorder of the County of Alameda.

THIS CONVEYANCE is intended to be, and is, a gift of said land to the City of San Leandro for a public purpose, to-wit: a park or a public playground.

PROVIDED that said park shall be named and always called the "HENRY ROOT QUADRANGLE".

PROVIDED FURTHER, that it shall be kept and maintained as a park or public playground; that no buildings, fences or other improvements shall be made or erected or permitted to be made or erected upon or about said land except such as are to be and shall be used exclusively for the purposes of a public park or playground, and that no part of said land or any improvement, building or fence surrounding or upon the same or appurtenant thereto shall be used or permitted to be used for signs, sign-boards or other advertising means or matter.

PROVIDED FURTHER, that said "HENRY ROOT QUADRANGLE", consisting of the land hereby conveyed and the land heretofore conveyed by said Henry Root to said City of San Leandro for the same purpose, shall be immediately improved by said City of San Leandro.

PROVIDED FURTHER, and it is hereby understood and agreed between the parties hereto that in the event any of said conditions shall be broken or said land or appurtenances used for any other purpose than that above specified, then and in that event, said land, premises and appurtenances together with all improvements thereon shall revert to said party of the first part, his heirs, administrators or assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this

____ day of March, 1920.

day of March, 1930.

IN WITNESS WHEREOF, I have hereunto set my hand and

seal, at the City of New York, on the day and date first above written.
Witness my hand and seal, at the City of New York, on the day and date first above written.
Notary Public in and for the State of New York.
BROOKLYN, N. Y.

Testimony.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

Notary Public in and for the State of New York.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

THE "NEW YORK PUBLIC LIBRARY".
BROOKLYN, N. Y.

and the City of New York.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

the County of New York.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

and the County of New York.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

Testimony.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

and the County of New York.
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.
BROOKLYN, N. Y.

D E E D

THE BOARD OF TRUSTEES OF THE CITY OF SAN LEANDRO

RESOLUTION NO. _____ N. S.

WHEREAS, this Board of Trustees is this day in receipt of the following communication from Mr. Henry Root, to-wit:-

the following communication from Mr. Henry Root, Esq.:-
WHEREAS, this Board of Trustees is this day in receipt of

RESOLUTION NO. _____ M. S.

THE BOARD OF TRUSTEES OF THE CITY OF SAN FRANCISCO

And Whereas, Mr. Henry Root accompanied his communication with a Deed duly executed by him to the City of San Leandro, a municipal corporation, covering Lots 44, 45 and 46 of "San Antonio Court", in accordance with his communication; and

Whereas, it appears to this Board of Trustees that it will be to the advantage and best interest of the City of San Leandro to accept the proposition of Mr. Henry Root as embodied in his communication hereinbefore set forth and in accordance with the terms therewith, and to convey to Mr. Henry Root the parcel of land requested in his communication; now, therefore be it

RESOLVED, by the Board of Trustees of the City of San Leandro that the proposition of Mr. Henry Root as embodied in his communication of March 1st, 1920, be and the same is hereby accepted; be it further

RESOLVED, that the Deed of said Henry Root hereinbefore referred to be and the same is hereby accepted, in accordance with the terms and conditions therein and in said communication contained; and be it further

RESOLVED, that the President and the Clerk of this Board of Trustees be and they are hereby authorized and instructed to convey to said Henry Root, by good and sufficient Deed, the following described real property situate in the City of San Leandro, County of Alameda, State of California, to-wit:-

COMMENCING at the point of intersection of the Southwesterly line of East 14th Street, as now widened, with the Eastern boundary line of "San Antonio Court", all as shown on a map thereof filed August 9th, 1913, in Book 28 of Maps, page 38, Alameda County Records; and running thence along said Eastern boundary line of said "San Antonio Court" South 5° 13' 20" East Seventy-one and 27/100 (71.27) feet to the intersection of said Eastern boundary line of "San Antonio Court" with the dividing line between Lot 46 and Lot 47 of said "San Antonio Court"; running thence along said dividing line produced North 59° 04' 40" East to its intersection with the Southwesterly line of East 14th Street, as now widened; and running thence Northwesterly along said line of East 14th Street to the point of commencement.

and to sign, execute and deliver said Deed as the act of and under the corporate name and seal of said City of San Leandro, a municipal corporation.

by corporation.

The following names are listed as being present at the meeting held on 10/10/68, excepting and getting into the room of the

to the birth of communism.

presence notwithstanding strong evidence of their own belief
 that of their own belief, as now mentioned, and having
 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 8

COMPENSATING AT THE POINT OF INTERSECTION OF THE CENTER-

reminded' counsel of witnesses' state of confusion' re-at-
tempting question last biweekly witness in the city of San
council to said Henry Wood' at Wood and attorney Wood' the
of interest re and they are not only authorized and instructed to
MEMORAND' that the President and the Clerk of this Board

ATTN: SMC DE TC LIAISON

the terms and conditions therein and in any communication con-
sidered to be and the same to hereby acknowledged in accordance with
BISOGNARD' that the deed of said newly born persons be-

SECRET

communication of Nelson 12-11-1850' re says the same is merely
 general and the publication of Mr. Henry Root is embodied in the
 NEGOTIATED' as the result of diligence of the staff of Gen

being released in his communication. Now, therefore, he is
feeling threatened and so comes to Mr. Henry Wood the director of
communication headquarters for help and in accordance with the
to assist the observation of Mr. Henry Wood he employed in his
he is the representative and best interest of the staff of San Francisco
Division. It appears to this body of directors that it may

[illegible]

Introduced by Trustee _____

Passed and adopted this ____ day of March, 1920, by the following called vote:-

AYES--Trustees

NOES--Trustees

ABSENT--Trustees

Approved:

President of the Board of
Trustees of the City of San Leandro.

Attest:

City Clerk of the City of San Leandro
and Clerk of said Board of Trustees.

and Clerk of said Board of Directors.
CITY CLERK OF THE CITY OF SAN FRANCISCO

Attest:

President of the Board of
Directors of the City of San Francisco.

Approved:

Assistant--Director

Assistant--Director

Assistant--Director

Following called upon:

and adopted this _____ day of March, 1930, by the

Board of Directors

THE BOARD OF TRUSTEES OF THE CITY OF SAN LEANDRO

RESOLUTION NO. ____ N. S.

WHEREAS, Mr. Henry Root, a resident of San Francisco, having heretofore conveyed to the City of San Leandro a very valuable park site known as the "HENRY ROOT QUADRANGLE", and, wishing to make said gift of greater benefit to the people of said City of San Leandro, has purchased and conveyed to the City Lots 44, 45 and 46 of "San Antonio Court", thereby enlarging said Quadrangle to three times its original size; now, therefore, be it

RESOLVED, by the Board of Trustees of the City of San Leandro for itself and on behalf of the citizens of said City, that we express to Mr. Henry Root our sincere appreciation for this additional and very generous gift. Rarely has the City of San Leandro been enriched by gifts of lands for public purposes by citizens or those having interests here, so that this gift from one not a citizen and without material interest here is doubly appreciated. It will be our purpose to beautify this Quadrangle in a manner creditable to the City and to the generous donor; and be it further

RESOLVED, that a copy of this Resolution be certified by the City Clerk and transmitted to Mr. Henry Root.

Introduced by Trustee _____

Passed and adopted this ____ day of March, 1920, by the following called vote:-

AYES--Trustees

NOES--Trustees

ABSENT--Trustees

Approved:

Attest:

President of the Board of
Trustees of the City of San Leandro.

City Clerk of the City of San Leandro
and Clerk of said Board of Trustees.

I hereby certify that the within Resolution known as Resolution No. ____ N.S. was duly and regularly passed at a meeting of the Board of Trustees of the City of San Leandro held March ____, 1920.

City Clerk

1330.
of the Board of Directors of the City of San Francisco with which
Resolution No. 11,874 was duly and regularly passed at a meeting
I hereby certify that the within Resolution known as

ANY OTHER OF THE BOARD OF DIRECTORS
OF THE STATE OF NEW YORK OF THE COUNTY OF NEW YORK

5310A 591

VB88NL--JL2903

NOB--JLHCE

VALE-1100000

CEILING LOSS:-

Q75A Q75B and referenced to it. Name of book.

BEZGALICH NO. 1. 8.

THE BOARD OF TRUSTEES OF THE CITY OF SAN LEANDRO

RESOLUTION NO. _____ N. S.

WHEREAS, HENRY ROOT, of San Francisco, California, did, on March 1st, 1920, execute and deliver to the City of San Leandro, a Deed conveying to said City certain land for street purposes; now, therefore, be it

RESOLVED, that said Deed be and the same is hereby accepted, and that the land therein described and granted to the City of San Leandro be and the same is hereby accepted for street purposes and for the widening of East 14th Street; and be it further

RESOLVED, that the City Clerk of the City of San Leandro be and he is hereby instructed to place said Deed of record in the office of the County Recorder of the County of Alameda, State of California.

Introduced by Trustee _____

Passed and adopted this _____ day of March, 1920, by the following called vote:-

AYES--Trustees

NOES--Trustees

ABSENT--Trustees

Approved:

President of the Board of
Trustees of the City of San Leandro.

Attest:

City Clerk of the City of San Leandro
and Clerk of said Board of Trustees.

I hereby certify that the within Resolution known as Resolution No. _____ N.S. was duly and regularly passed at a meeting of the Board of Trustees of the City of San Leandro, held March _____, 1920.

City Clerk

March 1880.

That of the Board of Directors of the City of San Francisco, Mayor
Resolution No. 11,200, was duly and legally passed at a meet-
ing held at the City Hall, San Francisco, California, on the 11th day of March, 1880, and the same is hereby certified to be a true and correct copy of the original as the same appears from the records of the City of San Francisco.

And Clerk of said Board of Directors.
CITY CLERK OF THE CITY OF SAN FRANCISCO

Witness:

Directors of the City of San Francisco.
President of the Board of

Witness:

Witness--Directors

Witness--Directors

Witness--Directors

Following called upon:-

Witness and signed into the City of San Francisco, 1880, by the

Witness of the City of San Francisco

Witness.

Office of the County Recorder of the County of Alameda, State of
California, and he is hereby authorized to place said deed of record in the
records of the County of Alameda, State of California, and the same is hereby

Witness and for the purpose of that said deed, and he is further
authorized to place said deed of record in the records of the County of Alameda,
State of California, and the same is hereby authorized to place said deed of record
in the records of the County of Alameda, State of California, and the same is hereby

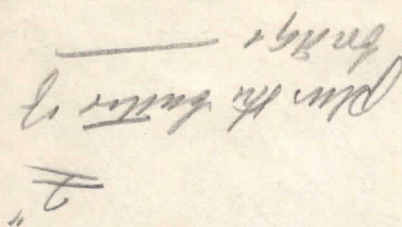
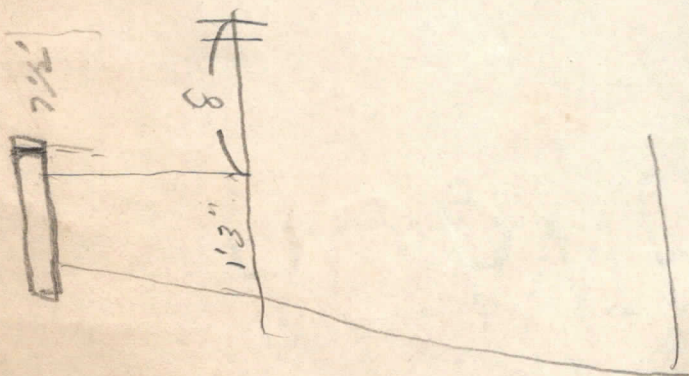
Witness, therefore, be it

Witness, therefore, be it

Witness, therefore, be it

Resolution No. 11,200.

THE BOARD OF DIRECTORS OF THE CITY OF SAN FRANCISCO



63 St of
Wall - dimensions

$$\begin{array}{r} 81 \\ \hline 628 \\ 926 \\ \hline 111 \\ 8 \end{array}$$

Pl Nos.

Henry Root.

Co-Records

- David Moyes to Henry Root 3/26-1901 752 p 474
- 40849 Henry Root to City of San L. 11/28-1917 2601 p 383
Widening East 14th St
- P-42973 Henry Root to City of San L. 12/7-1917 2635 p 109
Henry Root Quadrangle.
- P-42974 Henry Root to City of San L. 12/7-1917 2608 p 366
Widening East 14th St in creek.
- S-62435 Henry Root to City of San L. 3/1-1920 2862 p 409
Lots 44, 45, - 46.
- S-62436 City of San L. to Henry Root 3/1-1920 2895 p 135
Triangular piece extension of }
lots 47-46 to line of East 14th St }
- S-62437 Henry Root to City of San L. 3/1-1920 2866 p 423
for street purpose -
Same as first above

11/23/1922

Series

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Alameda County Title Company

DIRECTORS

JOHN MCCARTHY, PRESIDENT
ARTHUR P. HOLLAND, VICE-PRESIDENT
R. B. STOCKER, SECRETARY
R. H. MCCARTHY, TREASURER
F. L. NAYLOR

O. A. ROULEAU
JAMES J. FAGAN
CHARLES F. HUNT
DONZEL STONEY
GAILLARD STONEY
WALTER C. CLARK
JOHN R. LARUE

PAID UP CAPITAL, \$250,000
AND

Title Insurance and Guaranty Company

PAID UP CAPITAL AND SURPLUS, \$430,000

OFFICE: 426 THIRTEENTH STREET
TELEPHONE OAKLAND 455 AND 314

SUCCESSORS TO
Alameda County Abstract Co.
AND
Stocker & Holland Abstract Co.

No.
69978-47 D
16/54

Unlimited Certificate

Made at the request of CITY OF SAN LEANDRO.

After a careful examination of the Official Records of the County of Alameda, State of California, in relation to the title of that certain real property hereinafter described, the

Alameda County Title Company

a corporation, organized and existing under the laws of the State of California, and having its principal place of business at the City of Oakland, in the County of Alameda, State of California, certifies, and the

Title Insurance and Guaranty Company

a corporation, organized and existing under the laws of the State of California, and having its principal place of business at the City and County of San Francisco, State of California.

Certifies

that said title as appears from said records, is vested in

HENRY ROOT.

FREE OF INCUMBRANCE.

EXCEPT:-

State and County Taxes for the year 1916-17 which are now a lien and payable as follows:

1st Installment \$4.22.

2nd Installment \$4.23.

(Covers also other property.)

NOTE:- No examination made as to Town of San Leandro Taxes or Street Assessments.

DESCRIPTION.

All that lot of land situated in the Town of San Leandro, County of Alameda, State of California, bounded and described as follows, to-wit:-

Beginning at a point where the present South Westerly line of East 14th Street (formerly called Main County Road from Oakland to San Leandro) intersects the Easterly line of that certain piece of land heretofore conveyed by Ygnacio Peralta to Maria A. Toler, by deed dated December 29, 1854 and recorded in Liber "D" of Deeds, page 11, said point being seven (7) feet South Westerly from and parallel with the South Westerly line of said road, as the same existed in 1854, and being also South $5^{\circ} 8'$ East fifteen and $99/100$ (15.99) feet distant from the point of beginning of the description in said deed of said piece of land conveyed by Ygnacio Peralta to Maria A. Toler; running thence South $5^{\circ} 8'$ East along the line dividing the lands formerly of Wm. Moyes and A. H. Griffith thirty-eight and $20/100$ (38.20) feet; thence South $26^{\circ} 38'$ East two hundred and fifty-nine and $32/100$ (259.32) feet; thence North $42^{\circ} 1'$ East ten and $45/100$ (10.45) feet to a point in the direct extension Southerly of the Easterly line of that certain piece of land heretofore conveyed by Oakland, San Leandro & Hayward Electric Railway Company, a corporation, to David Moyes by deed dated January 2, 1897 and recorded in Liber 613 of Deeds, at page 21; thence along the extension of and along the line last above mentioned, North $26^{\circ} 32'$ West one hundred and eighty-one and $40/100$ (181.40) feet to the most Northerly corner of said piece of land last above mentioned, being the most Southerly corner of a certain piece of land heretofore conveyed by David Moyes to the County of Alameda, by deed dated December 17, 1897 and recorded in Liber 634 of Deeds, at page 471; thence along the Westerly line of the last said piece, North $25^{\circ} 23'$ West ninety-six and $60/100$ (96.60) feet to the

most Westerly corner of said parcel last above referred to; thence along the Northerly line of said last named parcel, and along a direct extension thereof, North 65° 7' East two and 36/100 (2.36) feet to a point on the above mentioned South Westerly line of the Main County Road leading from Oakland to San Leandro, as the same now exists; thence along said South Westerly line of said Main County Road North 31° 5' West thirteen and 24/100 (13.24) feet to the point of beginning.

This certificate does not include an examination of, nor report on:

1. Municipal taxes and assessments and the effect and operation of municipal laws, ordinances and regulations, proceedings for street, street lighting, sewer, shade tree, sidewalk, park and playground improvements, and for opening, widening and other changes in streets or alleys, if the property described herein lies within the boundaries of any incorporated city, except the Cities of Oakland, Berkeley, Alameda, Piedmont, Albany, or Town of Emeryville.

2. Proceedings and assessments by the County of Alameda, or any city therein, except the Cities of Oakland, Berkeley, Alameda, Piedmont, Albany, or Town of Emeryville, for the improvement of, or sewers in, any street, avenue, lane, alley, court or place forming the exterior boundary of a city.

3. The validity or legality of tax sales, public assessments, attachments, leases, easements, declarations of homestead and money judgments, if any are mentioned in this Certificate.

NOTE.—The express condition upon which this Certificate of Title is issued is that the liability of this Company for the certification as herein made shall not be binding upon this Company until the fee for this Certificate of Title has been paid, as evidenced by the receipt of the Company hereto attached and made a part of this report.

In Testimony Whereof, the

Alameda County Title Company

has caused these presents to be duly signed by its President and its Vice President under its corporate seal, and the

Title Insurance and Guaranty Company

has caused these presents to be duly signed by its President and by its Assistant Secretary under its corporate seal, this first day of November one thousand nine hundred and sixteen at nine o'clock A. M.

Alameda County Title Company

By

President

By

Vice President

Title Insurance and Guaranty Company

By

President

By

Assistant Secretary

Received full payment of the fee for this Certificate.

Alameda County Title Company

By

The following document affecting the title to the
premises treated of in the foregoing Certf was filed
for record this day to-wit:

Deed:- Henry Root, single
to
City of San Leandro

NOTHING INTERVENES

No further examination made for Street Work,
Oakland, Alameda Co., Cal.

Alameda County Title Co

November 28, 1917

Bv.

M. W. Lueasy

