

RECORDING REQUESTED BY

RECORDED at REQUEST OF
Transamerica Title Ins. Co.
At 9:30 A.M.

AW153041

SEP 23 1964

WHEN RECORDED MAIL TO
L. E. Riordan
City Manager's Office
City Hall
835 East 14th Street
San Leandro, California

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
JACK G. BLUE
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(Escrow No. 346539 AB.)

By this instrument dated April 12th, 1964, for a valuable consideration,

PETERSON TRACTOR & EQUIPMENT CO., a corporation,

hereby GRANTS to

CITY OF SAN LEANDRO, a Municipal Corporation,

The following described Real Property in the State of California, County of Alameda

City of San Leandro, and being:

BEGINNING on the southeastern line of First Avenue, at the most western corner of the parcel of land described in the Deed from Peterson Tractor Co., a corporation, to the City of San Leandro, a municipal corporation, dated November 10, 1958, and recorded November 12, 1958, in Book 8843, page 93, Official Records of Alameda County; thence along the said southeastern line of First Avenue south 61° 48' 44" west 12.00 feet to a point of cusp with a tangent curve concave to the southwest, having a radius of 40 feet and a central angle of 89° 57' 20"; thence along said curve northeasterly, easterly and southeasterly 62.80 feet to a tangent line; thence along said tangent line south 28° 13' 56" east 110.00 feet to a tangent curve concave to the northeast, having a radius of 450.00 feet and a central angle of 9° 22' 01"; thence along the last mentioned curve southeasterly 73.57 feet to a reverse curve concave to the southwest, having a radius of 450.00 feet and a central angle of 9° 22' 01"; thence along said reverse curve southeasterly 73.57 feet to a point of cusp with a tangent line, said tangent line being the southwestern line of Alvarado Street; thence along the said southwestern line of Alvarado Street north 28° 13' 56" west 296.44 feet to a tangent curve, concave to the southwest having a radius of 40 feet and a central angle of 89° 57' 20", said point of curve being the southeastern corner of the aforementioned parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro; thence along said curve (being also the southwestern line of the said parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro) northwesterly, westerly and southwesterly 62.80 feet, more or less, to the point of beginning.

PETERSON TRACTOR & EQUIPMENT CO., a corp.

BY: *[Signature]*
Vice President & Secretary



Affix IRS

\$ 3.30

STATE OF CALIFORNIA

COUNTY OF

On _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

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

(Seal) NOTARY PUBLIC in and for said County and State

Notary's Signature _____

Type or Print Notary's Name _____

GRANT DEED



North American
Title Insurance
Company

North American Title Insurance Company

AFFILIATED OFFICES

Alameda County

North American Title Guaranty Corporation

Alameda Division

360 - 14th Street, Oakland

TEmplebar 6-4772

10440 MacArthur Blvd., Oakland

LOckhaven 9-1965

2112 Center Street, Berkeley

THornwall 5-3823

24123 Mission Blvd., Hayward

JEfferson 7-1852

2797 Castro Valley Blvd., Castro Valley

JEfferson 8-1111

Contra Costa County

North American Title Guaranty Corporation

Contra Costa Division

1322 North Main Street, Walnut Creek

YEllowstone 5-8050

4505 Macdonald Avenue, Richmond

BEacon 2-3915

1810 Willow Pass Road, Concord

MUIlberry 5-4436

3400 Mount Diablo Blvd., Lafayette

ATlantic 4-7111

Fresno County

North American Title Company

Fresno Division

1004 North Van Ness Avenue, Fresno

AMherst 6-0461

2033 Mariposa Street, Fresno

AMherst 6-0461

Kern County

Kern County Title Company

1100 Chester Avenue, Bakersfield

FAirview 7-3061

Sacramento County

North American Title Guaranty Corporation

Sacramento Division

21st and O Streets, Sacramento

HLckory 4-6323

729 J Street, Sacramento

GI lbert 2-4731

2845 Marconi Avenue, Sacramento

IVanhoe 9-3625

3332 Fair Oaks Blvd., Carmichael

IVanhoe 3-5517

This is to certify that the interest in real property conveyed by Deed or Grant dated April 12, 1964 from

PETERSON TRACTOR & EQUIPMENT CO., a corporation

to the City of San Leandro, a municipal corporation, is hereby accepted by order of the City Council of the City of San Leandro on June 19, 1961, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: September 21, 1964

Richard H. West

Richard H. West, City Clerk of the City of San Leandro

AW153041

STATE OF CALIFORNIA
COUNTY OF Alameda

RE:1319 IM:857

} SS

ON April 12, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. R. Hitchcock known to me to be the

Vice President, and Secretary

~~known to me to be the Secretary~~ of 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.



AW153041

Notary's Signature.....

Anne Breen

Type or Print Notary's Name.....

Anne Breen

CORPORATION ACKNOWLEDGMENT

Form No. 14

O P T I O N

In consideration of TEN AND NO/100 ----- (\$ 10.00) DOLLARS,
The receipt whereof is hereby acknowledged, I hereby give to the City of
San Leandro, a Municipal Corporation -----, hereinafter referred
to as Optionee, the option of buying, for the full price of TWO THOUSAND SEVEN
HUNDRED FIFTY SEVEN AND 15/100 ----- (\$ 2,757.15 -----) DOLLARS,
the following described real property situated in the City of San Leandro
County of Alameda -----, State of California, and more particularly
described as follows, to wit: -----

Optionee shall have the right to close this application at any time within
90 days ----- from date hereof, and I agree to execute and deliver to
Optionee, or to any one named by Optionee, a good and sufficient Grant Deed. On
execution of said deed I am to be paid the further sum of TWO THOUSAND SEVEN
HUNDRED FORTY SEVEN AND 15/100 (\$ 2,747.15 -----) DOLLARS, in full payment
of the purchase price of said real property; but if said option is not closed
within 90 days ----- from date hereof, I am to retain the said sum of
TEN AND NO/100 --- (\$ 10.00 ---) DOLLARS, so paid as aforesaid, as liquidated
damages. If said Option is closed within the said 90 days -----, the
amount paid as aforesaid is to be applied towards the purchase price. Time is
of the essence of this contract.

Dated this 2nd day of April -----, 19 63.

PETERSON TRACTOR CO.

By C. R. Hitchcock

C. R. HITCHCOCK
VICE - PRESIDENT

State of California) ss
County of Alameda)

On this _____ day of _____ 19____, before me, the undersigned Notary
Public, personally appeared _____

known to me to be the person _____ described in and whose name _____ subscribed
to and who executed the within instrument and acknowledged to me that _____
executed the same.

Notary Public in and for said County and
State
My Commission Expires: _____

63 233

My Commission expires:

In the State of California, County of Alameda, City of San Leandro, and being:

Beginning on the southeastern line of First Avenue at the most western corner of the parcel of land described in the deed from Peterson Tractor Co., a corporation, to the City of San Leandro, a municipal corporation, dated November 10, 1958, and recorded November 12, 1958, in Book 8843, page 93, Official Records of Alameda County; thence along the said southeastern line of First Avenue south $61^{\circ} 48' 44''$ west 12.00 feet to a point of cusp with a tangent curve concave to the southwest, having a radius of 40 feet and a central angle of $89^{\circ} 57' 20''$; thence along said curve northeasterly, easterly and southeasterly 62.80 feet to a tangent line; thence along said tangent line south $28^{\circ} 13' 56''$ east 110.00 feet to a tangent curve concave to the northeast, having a radius of 450.00 feet and a central angle of $9^{\circ} 22' 01''$; thence along the last mentioned curve southeasterly 73.57 feet to a reverse curve concave to the southwest, having a radius of 450.00 feet and a central angle of $9^{\circ} 22' 01''$; thence along said reverse curve southeasterly 73.57 feet to a point of cusp with a tangent line, said tangent line being the southwestern line of Alvarado Street; thence along the said southwestern line of Alvarado Street north $28^{\circ} 13' 56''$ west 296.44 feet to a tangent curve, concave to the southwest having a radius of 40 feet and a central angle of $89^{\circ} 57' 20''$, said point of curve being the southeastern corner of the aforementioned parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro; thence along said curve (being also the southwestern line of the said parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro) northwesterly, westerly, and southwesterly 62.80 feet, more or less, to the point of beginning.

Optionee shall install curbs and gutters on part taken at own expense.

Title Insurance Policy

No. SA 101899

Issued by

TRANSAMERICA TITLE INSURANCE COMPANY

a California corporation, herein called the Company, for a valuable consideration paid for this policy, the number, the effective date, and amount of which are shown in Schedule A, hereby insures the parties named as Insured in Schedule A, the heirs, devisees, personal representatives of such Insured, or if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability of such title; or
3. Any defect in the execution of any mortgage shown in Schedule B securing an indebtedness, the owner of which is named as an Insured in Schedule A, but only insofar as such defect affects the lien or charge of said mortgage upon the estate or interest referred to in this policy; or
4. Priority over said mortgage, at the date hereof, of any lien or encumbrance not shown or referred to in Schedule B, or excluded from coverage in Schedule B or in the Conditions and Stipulations, said mortgage being shown in Schedule B in the order of its priority;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed.

In Witness Whereof, the Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

TRANSAMERICA TITLE INSURANCE COMPANY

By

President.

Attest

Secretary

SCHEDULE A

Amount \$ 2,757.15

Premium \$ 56.00

Policy No. SA 101899

Effective Date September 23, 1964 at 9:30 a.m.

Order No. 346539

INSURED

CITY OF SAN LEANDRO

1. The estate or interest in the land described or referred to in this schedule covered by this policy is a fee simple

2. Title to the estate or interest covered by this policy at the date hereof is vested in:

CITY OF SAN LEANDRO,
a Municipal Corporation

SCHEDULE A—Continued

3. The land referred to in this policy is situated in the State of California, County of
City of San Leandro , and is described as follows:

Alameda

BEGINNING on the southeastern line of First Avenue at the most western corner of the parcel of land described in the deed from Peterson Tractor Co., a corporation, to the City of San Leandro, a municipal corporation, dated November 10, 1958, and recorded November 12, 1958, in Book 8843, page 93, Official Records of Alameda County; thence along the said southeastern line of First Avenue south $61^{\circ} 48' 44''$ west 12.00 feet to a point of cusp with a tangent curve concave to the southwest, having a radius of 40 feet and a central angle of $89^{\circ} 57' 20''$; thence along said curve northeasterly, easterly and southeasterly 62.80 feet to a tangent line; thence along said tangent line south $28^{\circ} 13' 56''$ east 110.00 feet to a tangent curve concave to the northeast, having a radius of 450.00 feet and a central angle of $9^{\circ} 22' 01''$; thence along the last mentioned curve southeasterly 73.57 feet to a reverse curve concave to the southwest, having a radius of 450.00 feet and a central angle of $9^{\circ} 22' 01''$; thence along said reverse curve southeasterly 73.57 feet to a point of cusp with a tangent line, said tangent line being the southwestern line of Alvarado Street; thence along the said southwestern line of Alvarado Street north $28^{\circ} 13' 56''$ west 296.44 feet to a tangent curve, concave to the southwest having a radius of 40 feet and a central angle of $89^{\circ} 57' 20''$, said point of curve being the southeastern corner of the aforementioned parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro; thence along said curve (being also the southwestern line of the said parcel of land conveyed by Peterson Tractor Co. to the City of San Leandro) northwesterly, westerly, and southwesterly 62.80 feet, more or less, to the point of beginning.

SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

PART I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

PART II: Liens, encumbrances, defects and other matters affecting title to said land or to which said title is subject:

A. Taxes for the fiscal year, 1964-65, which became a lien on the first Monday in March, but are not yet due and payable, the amounts thereof not having been determined.

CITY OF SAN LEANDRO

INTEROFFICE MEMO

TO City Clerk DATE October 14, 1964

FROM L. E. Riordan, Assistant City Manager

SUBJECT Deed: Peterson Tractor -- Marina & Alvarado intersection

1 Attached is the Grant Deed for the property acquired from Peterson Tractor
2 Company (Transamerica Title Ins. Co. Escrow #346539AB) for the widening of the
3 Marina/Alvarado intersection. Title was vested in the City and recorded on
4 September 23, 1964.

5 This is for your permanent file.



Lee Riordan

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7 LER:eh
8 Attach.

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Уведом.
ГМБ:ЕВ

Рез. Итого

Итого за год. выдано 1170.

Сентябрь 53' 1000.

Итого за год. выдано 1170. Итого за год. выдано 1170.

Сентябрь (Итого за год. выдано 1170. Итого за год. выдано 1170.)

Уведом. за год. выдано 1170. Итого за год. выдано 1170.

Итого за год. выдано 1170. Итого за год. выдано 1170.

Р. Е. Итого за год. выдано 1170.

Итого за год. выдано 1170.

Итого

Сентябрь 1170

Итого за год. выдано 1170.

Итого за год. выдано 1170.

October 15, 1964

**Board of Supervisors
Alameda County Court House
12th & Fallon Streets
Oakland, California**

Gentlemen:

Will you kindly cancel the taxes on the following property
deeded to the City of San Leandro:

Assessed to: Peterson Tractor and Equipment Company

Recorded: RE:1319 IM:856 - September 23, 1964

Legal Description: Attached

Very truly yours,

**Richard H. West
City Clerk**

**RHW:wep
Attach.**

Agreed:
BHM:MBB

CITY CLERK
RICHARD H. MOSE

WELLY ELLIY LONIZ

Legal Description: Attached

Recorded: RE: 1318 11:826 - September 23, 1961

Assessed to: Peterson Tractor and Equipment Company

located to the City of San Leandro:

Will you kindly cancel the taxes on the following property

description:

Oakland, California
12th & Fallon Streets
Alameda County Court House
Board of Supervisors

October 12, 1961