

TY OF SAN LEANDRO

INTEROFFICE MEMO

City Clerk 3/20/68
for recording
[Signature]

TO City Manager's Office

DATE 3/18/68

FROM G. Homer Hamlin, P.W.D.

SUBJECT Grant of Easement - E 14 & 143 - Maskell property

1 Attached is a grant of easement together with order authorizing the granting of
2 the easement to the City of San Leandro by Ione Francis Maskell.

3 Pursuant to Sect. 4(f) of the conditional use permit, CU 67-24,
4 "applicant or property owner shall grant to the City of San Leandro for
5 street purposes a 10' strip along the northerly side of 143rd Ave. with a
6 30' radius property line curve at E 14 St., with the grant providing that
7 the applicant shall remove or relocate at the applicant's expense, any
8 improvements located within the area to be dedicated at such time as the
9 street is widened. The granting of right-of-way to the City of San Leandro
10 shall be accomplished prior to the issuance of any building permits in
11 connection with the proposed service station development."

12
13 We would like to have the City Clerk record the easement since we expect to
14 issue the building permit this week.

[Signature of G. Homer Hamlin]

G. Homer Hamlin

21 cc/attachments

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23
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25

After recording, return to:
City Clerk
City Hall
San Leandro, Calif. 94511

RE-2153 IM-358

BA34292

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GRANT OF EASEMENT

IONE F. MASKELL, a widow and IONE FRANCIS MASKELL, also known as IONE F. MASKELL, as Executrix of the Estate of CHARLES HUDSON MASKELL, also known as CHARLES H. MASKELL, deceased, the First Parties, do hereby grant to the City of San Leandro, a Municipal Corporation, the Second Party, an Easement for the installation and maintenance of a roadway, storm and sanitary sewers, and all public utility purposes, in, under, over, along and across the parcel of land situated in the City of San Leandro, County of Alameda, State of California, described as follows:

BEGINNING at the intersection of the Southwesterly line of East 14th Street, formerly County Road from San Leandro to Hayward (100 feet wide) with the centerline of 143rd Avenue, formerly Knox Avenue (50 feet wide); thence along said centerline of said 143rd Avenue, South 43° 24' 45" West 142.00 feet; thence North 46° 35' 15" West 35.00 feet to a point on a line that is parallel with and distant Northwesterly 35.00 feet, measured at right angles, from said centerline of said 143rd Avenue, said point being the True Point of Beginning of the herein described parcel; thence along said parallel line, North 43° 24' 45" East 110.78 feet; thence along a tangent curve to the left with a radius of 30.00 feet, through a central angle of 91° 04' 22", an arc length of 47.69 feet to a point of tangency with the Southwesterly line of said East 14th Street; thence along said Southwesterly line, South 47° 39' 37" East 40.57 feet to the existing Northwesterly line of said 143rd Avenue; thence along last mentioned line, South 43° 24' 45" West 141.54 feet; thence North 46° 35' 15" West 10.00 feet to the TRUE POINT OF BEGINNING.

As a condition to the execution and recordation of this Grant of Easement, the Second Party herein does hereby agree to quitclaim to the First Parties their successors and assigns, all rights acquired by this instrument when the needs for this Easement are terminated as determined by the Second Party herein.

In Witness whereof, said First Parties have executed this Instrument this 18th Day of March, 1968.

RECORDED at REQUEST OF
GRANTEE

At 2 Min. Past 4 P.M.

MAR 29 1968

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

D.H.

Ione F. Maskell
IONE F. MASKELL, a widow

A.K.A. Ione Francis Maskell
AKA IONE FRANCIS MASKELL
Ione Francis Maskell A.K.A. Ione F. Maskell
Executrix of Charles Hudson Maskell A.K.A. Charles H. Maskell
IONE FRANCIS MASKELL AKA IONE F. MASKELL, Maskell
as Executrix of the Estate of CHARLES HUDSON
MASKELL, AKA CHARLES H. MASKELL, deceased

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STATE OF CALIFORNIA

County of Alameda

} ss.

BA34292

On this 18th day of March in the year one thousand nine hundred and sixty-eight
before me, Elvia M. Serrao, a Notary Public in and for the

County of Alameda, State of California, residing therein,

duly commissioned and sworn, personally appeared Ione F. Maskell, a

widow AKA Ione Francis Maskell, Ione Francis Maskell AKA Ione F. MASKELL as executrix of the Estate of Charles Hudson Maskell, AKA Charles H. Maskell, deceased.

known to me to be the person whose name is subscribed to the within instrument

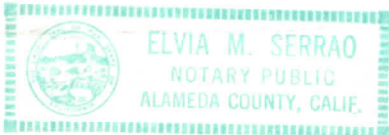
and acknowledged to me that he executed the same.

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

Elvia M. Serrao

Notary Public in and for the County of Alameda

State of California, My Commission Expires December 7, 1970



(ENDORSED)
FILED

MAR 6 - 1968
JOHN A. BRUNING, Clerk

By MARIE G. HIGGINS
DEPUTY CLERK

1 SPRUANCE, SIMONIAN & PRETZER
2 114 Parrott Street
3 San Leandro, California 94577
4 Phone: 483-3900

Attorneys for Executrix

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN MATEO

In the Matter of the Estate of)

No. 40559

CHARLES HUDSON MASKELL,)

ORDER AUTHORIZING EXECUTRIX TO
LEASE REAL PROPERTY, TO BORROW
MONEY, AND EXECUTE A REAL
ESTATE MORTGAGE.

Deceased)

The petition of IONE FRANCIS MASKELL, as executrix of the estate of CHARLES HUDSON MASKELL, deceased, for authority to execute a lease covering real property of said estate and to borrow money and execute a real estate mortgage covering real property of said estate, ARTHUR L. PRETZER appearing as attorney for said petitioner, coming on regularly to be heard this 6th day of March, 1968, the Court after examining the petition and hearing the evidence, finds that due notice of the hearing of such petition has been given as required by law and that special notice has been given pursuant to the Request for Special Notice on file herein, that all of the allegations of said petition are true, and that it is for the advantage of said estate to lease the real property herein described, to borrow the sum set forth in said petition, and to execute a note evidencing the sum so borrowed, to execute the mortgage referred to in said petition, and to execute the grants of easement hereinafter referred to.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED as follows:

(1) That said IONE FRANCIS MASKELL, as executrix of the estate of said decedent, be, and she is authorized, empowered

1 and directed to execute and deliver to SHELL OIL COMPANY a lease
 2 of the real property herein described, said lease to commence
 3 on the date of completion of construction of an automobile ser-
 4 vice station on the premises, or on the first day of December,
 5 1968, whichever date occurs first, and would end on the last day
 6 of the one hundred eightieth (180th) full calendar month after
 7 such date of completion of construction, with options to extend
 8 the lease for three additional periods of five (5) years each.
 9 The rental would be the sum of \$1,278.80 per month during the
 10 primary term of the lease and \$1,078.00 a month during any
 11 optional extension periods of the lease, said rental being pay-
 12 able in advance on or before the first day of each month, with
 13 rent pro rated for any period less than a calendar month. The
 14 further terms and conditions of the lease are set forth in the
 15 copy of the proposed lease attached to and made a part of the
 16 petition herein and therein referred to as "Exhibit A".

17 (2) The real property hereby authorized to be leased is
 18 situated in the County of Alameda, State of California, and is
 19 described as follows:

20 Real property in the City of San Leandro, County of Alameda,
 21 State of California, described as follows:

22 COMMENCING at the intersection of the Southwesterly line of East
 23 14th Street, formerly County Road from San Leandro to Hayward,
 24 100 feet wide, with the centerline of 143rd Avenue, formerly
 25 Knox Avenue, 50 feet wide; thence along said centerline of said
 26 143rd Avenue, South $43^{\circ} 24' 45''$ West 142.00 feet; thence North
 27 $46^{\circ} 35' 15''$ West 35.00 feet to a point on a line that is parallel
 28 with and distant northwesterly 35.00 feet, measured at right
 29 angles, from said centerline of said 143rd Avenue, said parallel
 30 line being the proposed right of way line of 143rd Avenue, said
 31 point being the true point of beginning of the herein described
 32 parcel; thence continuing North $46^{\circ} 35' 15''$ West 169.44 feet;
 thence North $43^{\circ} 24' 45''$ East 138.18 feet to a point on said
 Southwesterly line of said East 14th Street; thence along last
 said Southwesterly line, South $47^{\circ} 39' 37''$ East 138.90 feet to
 the beginning of a tangent curve, said curve being concave
 Westerly and having a radius of 30.00 feet; thence along said
 curve, through a central angle of $91^{\circ} 04' 22''$, an arc distance
 of 47.69 feet to a point on said proposed right of way line of
 143rd Avenue, said proposed right of way line being tangent to
 last mentioned curve; thence along said proposed right of way
 line of 143rd Avenue, South $43^{\circ} 24' 45''$ West 110.78 feet to the
TRUE POINT OF BEGINNING.

1 Reserving therefrom, a non-exclusive Easement for ingress and
 2 egress and all public utility purposes, in, under, over, along
 and across that portion thereof described as follows:

3 BEGINNING at a point on the Southwesterly line of East 14th
 4 Street, formerly County Road from San Leandro to Hayward, 100 feet
 5 wide, distant thereon North $47^{\circ} 39' 37''$ West 10.00 feet from the
 6 Southeastern line of that certain 1.21 acre tract of land des-
 7 cribed in the Deed from Mary Knox to Lizette Upman, dated
 8 August 8, 1905, and recorded in Book 1059 of Deeds, at Page 338,
 9 Alameda County Records; thence parallel to said Southeastern
 line, South $43^{\circ} 24' 45''$ West 138.93 feet; thence North $46^{\circ} 35' 15''$
 West 15.00 feet; thence North $43^{\circ} 24' 45''$ East 108.65 feet;
 thence North $9^{\circ} 23' 47''$ East 35.74 feet to said Southwesterly
 line of East 14th Street; thence along last said line, South
 $47^{\circ} 39' 37''$ East 35.00 feet to the POINT OF BEGINNING.

10 Said Easement to be appurtenant to and for the benefit of the
 owner or owners of the parcel of land described as follows:

11 COMMENCING at the intersection of the Southwesterly line of
 12 East 14th Street, formerly County Road from San Leandro to
 13 Hayward, 100 feet wide, with the centerline of 143rd Avenue,
 14 formerly Knox Avenue, 50 feet wide; thence along said centerline
 15 of said 143rd Avenue, South $43^{\circ} 24' 45''$ West 142.00 feet; thence
 16 North $46^{\circ} 35' 15''$ West 154.44 feet to a point on the Southeasterly
 17 line of the 1.21 acre tract of land described in the Deed from
 18 Mary Knox to Lizette Upman, dated August 8, 1905 and recorded in
 19 Book 1059 of Deeds, at Page 338, Alameda County Records, said
 point also being the true point of beginning of the herein des-
 cribed parcel; thence along last said Southeasterly line, South
 $43^{\circ} 24' 45''$ West 158.64 feet to a point on the Southwesterly
 line of said 1.21 acre tract of land; thence along last said
 Southwesterly line, North $46^{\circ} 35' 15''$ West 50.00 feet; thence
 North $43^{\circ} 24' 45''$ East 158.64 feet; thence South $46^{\circ} 35' 15''$
 West 50.00 feet to the TRUE POINT OF BEGINNING.

20 (3) That said IONE FRANCIS MASKELL, as executrix of the
 21 estate of said decedent, be, and she is hereby authorized, em-
 22 powered and directed to borrow from SHELL OIL CO. the sum of
 23 \$60,000.00 for the purpose of constructing an automobile service
 24 station on the leased premises, and to execute a promissory note
 25 therefor, substantially in the form set forth in "Exhibit B"
 26 attached to the petition on file herein, said note to be payable
 27 in one hundred eighty (180) equal successive monthly installments,
 28 each in the amount of \$478.80, including interest, on the first
 29 day of each successive month, beginning with the month of
 30 December, 19 68,^{or here} until the principal sum and all
 31 interests are paid in full, and to execute a real estate mortgage
 32 to SHELL OIL COMPANY substantially in the form set forth in

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TO THE DIRECTOR OF THE BUREAU OF REVENUE
FROM THE DIRECTOR OF THE BUREAU OF REVENUE
SUBJECT: [Illegible]
[Illegible text describing a transaction or agreement]

THE [Illegible] OF [Illegible]
[Illegible text describing a schedule or timeline]

THE [Illegible] OF [Illegible]
[Illegible text describing a schedule or timeline]

1 "Exhibit C" attached to the petition filed herein, on the prop-
 2 erty hereinbefore described, to secure the payment of said note.

3 (4) The property to be covered by said mortgage is the
 4 same as described in the leased property above referred to.

5 (5) That said IONE FRANCIS MASKELL, as executrix of the
 6 estate of said decedent, be, and she is hereby authorized,
 7 empowered and permitted to grant an easement to CITY OF SAN
 8 LEANDRO, a Municipal Corporation, for the installation and main-
 9 tenance of a roadway, storm and sanitary sewers, and all public
 10 utility purposes, in, under, over, along and across a portion of
 11 the hereinabove described property, situated in the City of San
 12 Leandro, County of Alameda, State of California, described as
 13 follows:

14 BEGINNING at the intersection of the Southwesterly line of East
 15 14th Street, formerly County Road from San Leandro to Hayward
 16 (100 feet wide) with the centerline of 143rd Avenue, formerly
 17 Knox Avenue (50 feet wide); thence along said centerline of said
 18 143rd Avenue, South 43° 24' 45" West 142.00 feet; thence North
 19 46° 35' 15" West 35.00 feet to a point on a line that is parallel
 20 with and distant Northwesterly 35.00 feet, measured at right
 21 angles, from said centerline of said 143rd Avenue, said point
 22 being the True Point of Beginning of the herein described parcel;
 23 thence along said parallel line, North 43° 24' 45" East 110.89
 24 feet; thence along a tangent curve to the left with a radius of
 25 30.00 feet, through a central angle of 91° 04' 22", an arc
 26 length of 47.69 feet to a point of tangency with the Southwesterly
 27 line of said East 14th Street; thence along said Southwesterly
 28 line, South 47° 39' 37" East 40.57 feet to the existing North-
 29 westerly line of said 143rd Avenue; thence along last mentioned
 30 line, South 43° 24' 45" West 141.54 feet; thence North 46° 35'
 31 15" West 10.00 feet to the TRUE POINT OF BEGINNING.

32 (6) That said IONE FRANCIS MASKELL, as Executrix of the
 estate of said decedent, be, and she is hereby authorized, em-
 powered and ~~empn~~ directed, in connection with the property being
 leased pursuant to this Court Order, to grant to ORA LOMA SANI-
 TARY DISTRICT, a municipal corporation, an easement for the
 installation, construction, reconstruction, maintenance, repair
 and operation of sanitary sewer pipe or pipes and appurtenances,
 and work auxiliary thereto, in, over, across and upon the leased
 property described in this Order, and said Easement is more

1 particularly described as follows:

2 A 10.00 foot strip of land in the City of San Leandro, County
3 of Alameda, State of California, the centerline of which is
4 described as follows:

5 Commencing at the point of intersection, as it now exists, of
6 the centerline of East 14th Street (100.00 feet wide), formerly
7 County Road from San Leandro to Hayward, and the centerline of
8 143rd Avenue (50.00 feet wide), formerly Knox Avenue; thence
9 along said centerline of said 143rd Avenue South 43° 24' 45"
10 West 137.00 feet; thence North 46° 35' 15" West 25.00 feet;
11 thence from said TRUE POINT OF BEGINNING North 46° 35' 15" West
12 174.44 feet to a point in a line parallel with and 5.00 feet
13 Southeasterly, measured at right angles, from the Northwesterly
14 boundary of the land described in the reconveyance to Charles H.
15 Maskell and Ione F. Maskell, his wife, recorded May 23, 1944
16 under Serial No. RR-31449, in the office of the County Recorder
17 of Alameda County; thence along said parallel line North
18 43° 24' 45" East, 36.35 feet, more or less, to the Northeasterly
19 line of the 10.00 foot sanitary sewer easement as described in
20 the Grant of Easement, recorded June 15, 1945 in Book 4719 at
21 Page 304, Official Records of Alameda County.

22 The sidelines of the hereinabove described strip of land are to
23 be lengthened or shortened, so as to terminate in the last named
24 Northeasterly line.

25 DATED: MAR 6 - 1968 , 1968.

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FRANK W. ROSE
JUDGE OF THE SUPERIOR COURT

BA34292

483-2600
 SECTION 5
 SECTION 6
 SECTION 7
 SECTION 8
 SECTION 9
 SECTION 10
 SECTION 11
 SECTION 12

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JUDGE OF THE SUPERIOR COURT

FRANK M. ROSE

DATED: JULY 3 - 1938

decreasedly time
 be transferred or withheld, so as to terminate in the past period
 the stipulations of the heretofore described acts of land are to
 have for effect the records of the county
 the grant of easement, recorded June 12, 1922 in book 4174 at
 page of the 10'00 foot strip...
 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 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
 under order no. BK-3198, in the office of the County Recorder
 Frank M. Rose, Esq. in the office of the County Recorder
 at the City of Washburn, Oregon, this 12th day of July, 1938.
 I, Frank M. Rose, Esq., County Recorder of Washburn, Oregon, do hereby
 certify that the within and foregoing is a true and correct copy
 of the original of the same as the same appears from the records
 of the County Recorder of Washburn, Oregon, this 12th day of July,
 1938.
 FRANK M. ROSE, Esq., County Recorder of Washburn, Oregon.
 described as follows:
 of Washburn, State of Oregon, the centerline of which is
 a 10'00 foot strip of land in the City of Washburn, County
 of Wheeler, Oregon, described as follows:

BA34292

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