

RECORDING REQUESTED BY

Title Insurance & Trust

AND WHEN RECORDED MAIL TO

RECORDED at REQUEST OF
Title Insurance &
At 9 A. M.

681-725

RE:2468 IM: 54

AUG 28 1969

69-97312

001

Name
City Manager's Office
City of San Leandro
Street Address
City Hall
835 East 14th Street
City & State
San Leandro, California

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

TRANSFER
TAX PAID
ALAMEDA COUNTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 2.20

SIGNED - PARTY OR AGENT FIRM NAME

AFFIX I.R.S. \$ IN THIS SPACE

Corporation Grant Deed

TO 406 CA (8-65)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STANDARD REALTY and DEVELOPMENT COMPANY

a corporation organized under the laws of the state of CALIFORNIA
hereby GRANTS to

CITY OF SAN LEANDRO, A Municipal Corporation

the following described real property in the City of San Leandro
County of Alameda, State of California:

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

Excepting and reserving to Grantor, its successors and assigns,
all minerals, oil, gas and other hydro carbon substances below
a depth of 500 feet of the premises herein described, without
the right of surface entry.

Subject to the lien of current taxes and assessments.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: August 25, 1969

Standard Realty and Development Company
a Corporation.

STATE OF CALIFORNIA
City and County of San Francisco

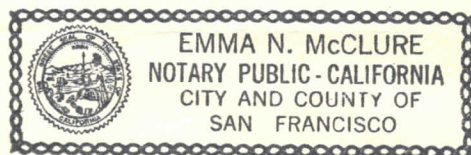
By E. P. Jagels President

On August 25, 1969 before me, the undersigned, a Notary Public in and for said State, personally appeared E. P. Jagels known to me to be the President, and Logan Paine known to me to be

By Logan Paine Secretary

Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature Emma N. McClure
EMMA N. McCLURE



My Commission Expires April 5, 1971.

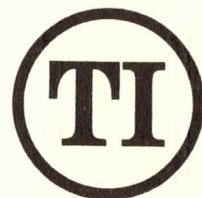
(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. SL-136585

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**CORPORATION
GRANT DEED**



Title Insurance
and
Trust Company

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

**CORPORATION
GRANT DEED**



Title Insurance
and
Trust Company

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL



RE:2468 IM: 55

SLIP-10

A portion of Lot 135, as said lot is shown on the map of the Hemme Tract, filed October 1, 1889, in Book 9 of Maps, page 33, Alameda County Records, described as follows:

Beginning on the northwestern line of Marina Boulevard, formerly First Avenue, at the southwestern corner of said lot 135; thence along said northwestern line of Marina Boulevard, north 63° 21' 22" east (north 63° 21' 22" east being taken as the bearing of Marina Boulevard for the purpose of this description) to the northeastern line of said lot 135; thence along said northeastern line of lot 135; northwesterly 14.64 feet; thence south 59° 06' 22" west 50.14 feet to the southwestern line of said lot 135; thence along said southwestern line of lot 135, southeasterly 10.92 feet to the point of beginning.

The above described parcel of land contains 637 square feet, more or less.

EXHIBIT "A"

69- 97312

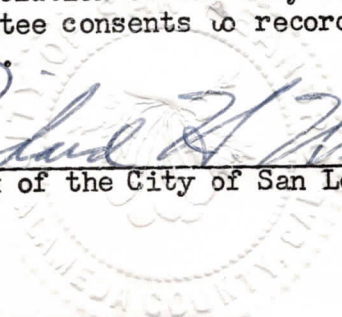
69- 97312

This is to certify that the interest in real property conveyed by Deed or Grant, dated AUGUST 25, 1969, from STANDARD REALTY AND DEVELOPMENT COMPANY, a California Corporation, to the City of San Leandro, a municipal corporation, is hereby accepted on behalf of the City Council of the City of San Leandro, pursuant to authority conferred by Resolution of the City Council adopted on June 19, 1961, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: August 25, 1969

Richard H. West

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





TI

TO 1012 FC-DP (7-68)
California Land Title Association
Standard Coverage Policy Form
Copyright 1963

POLICY OF TITLE INSURANCE

ISSUED BY

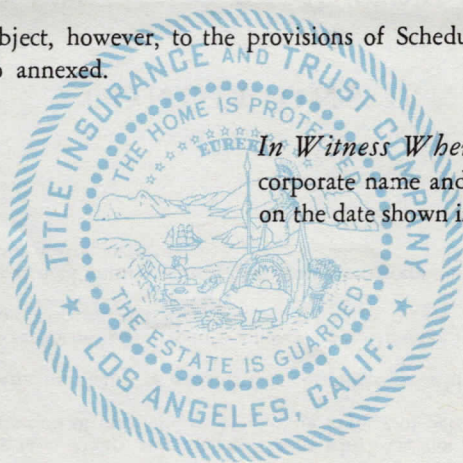
Title Insurance and Trust Company

Title Insurance and Trust 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:

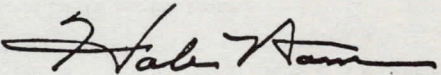
1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule C, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability 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 the Conditions and Stipulations, said mortgage being shown in Schedule B in the order of its priority;

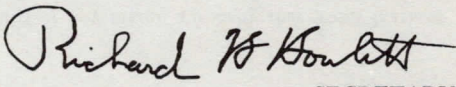
all subject, however, to the provisions of Schedules A, B and C and to the Conditions and Stipulations hereto annexed.

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



Title Insurance and Trust Company

by 
PRESIDENT

Attest 
SECRETARY

SCHEDULE B PART ONE

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.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "land": the land described, specifically or by reference, in Schedule C and improvements affixed thereto which by law constitute real property;

(b) "public records": those records which impart constructive notice of matters relating to said land;

(c) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to the Insured by reason of any public records;

(d) "date": the effective date;

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument; and

(f) "insured": the party or parties named as Insured, and if the owner of the indebtedness secured by a mortgage shown in Schedule B is named as an Insured in Schedule A, the Insured shall include (1) each successor in interest in ownership of such indebtedness, (2) any such owner who acquires the estate or interest referred to in this policy by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, and (3) any federal agency or instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing said indebtedness, or any part thereof, whether named as an insured herein or not, subject otherwise to the provisions hereof.

2. BENEFITS AFTER ACQUISITION OF TITLE

If an insured owner of the indebtedness secured by a mortgage described in Schedule B acquires said estate or interest, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof, or if a federal agency or instrumentality acquires said estate or interest, or any part thereof, as a consequence of an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by a mortgage covered by this policy, or any part thereof, this policy shall continue in force in favor of such Insured, agency or instrumentality, subject to all of the conditions and stipulations hereof.

3. EXCLUSIONS FROM THE COVERAGE OF THIS POLICY

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

(a) Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions, or location of any improvement now or hereafter erected on said land, or prohibiting a separation in ownership or a reduction in the dimensions or area of any lot or parcel of land.

(b) Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records at the date hereof.

(c) Title to any property beyond the lines of the land expressly described in Schedule C, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless this policy specifically provides that such property, rights or easements are insured, except that if the land abuts upon one or more physically open streets or highways this policy insures the ordinary rights of abutting owners for access to one of such streets or highways, unless otherwise excepted or excluded herein.

(d) Defects, liens, encumbrances, adverse claims against the title as insured or other matters (1) created, suffered, assumed or agreed to by the Insured claiming loss or damage; or (2) known to the Insured Claimant either at the date of this policy or at the date such Insured Claimant acquired an estate or interest insured by this policy and not shown by the public records, unless disclosure thereof in writing by the Insured shall have been made to the Company prior to the date of this policy; or (3) resulting in no loss to the Insured Claimant; or (4) attaching or created subsequent to the date hereof.

(e) Loss or damage which would not have been sustained if the Insured were a purchaser or encumbrancer for value with-

out knowledge.

4. DEFENSE AND PROSECUTION OF ACTIONS —NOTICE OF CLAIM TO BE GIVEN BY THE INSURED

(a) The Company, at its own cost and without undue delay shall provide (1) for the defense of the Insured in all litigation consisting of actions or proceedings commenced against the Insured, or defenses, restraining orders, or injunctions interposed against a foreclosure or sale of the mortgage and indebtedness covered by this policy or a sale of the estate or interest in said land; or (2) for such action as may be appropriate to establish the title of the estate or interest or the lien of the mortgage as insured, which litigation or action in any of such events is founded upon an alleged defect, lien or encumbrance insured against by this policy, and may pursue any litigation to final determination in the court of last resort.

(b) In case any such action or proceeding shall be begun, or defense interposed, or in case knowledge shall come to the Insured of any claim of title or interest which is adverse to the title of the estate or interest or lien of the mortgage as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this policy, or if the Insured shall in good faith contract to sell the indebtedness secured by a mortgage covered by this policy, or, if an Insured in good faith leases or contracts to sell, lease or mortgage the same, or if the successful bidder at a foreclosure sale under a mortgage covered by this policy refuses to purchase and in any such event the title to said estate or interest is rejected as unmarketable, the Insured shall notify the Company thereof in writing. If such notice shall not be given to the Company within ten days of the receipt of process or pleadings or if the Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against which shall come to the knowledge of the Insured, or if the Insured shall not, in writing, promptly notify the Company of any such rejection by reason of claimed unmarketability of title, then all liability of

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1963

SCHEDULE A

POLICY NO. : SL-136585
AMOUNT : \$1,592.50
PREMIUM : \$60.00
EFFECTIVE DATE: AUGUST 28, 1969 AT 9:00 A.M.
PLANT ACCOUNT : SL-78A 1 & X135

INSURED

CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

1. TITLE TO THE ESTATE OR INTEREST COVERED BY THIS POLICY AT THE DATE HEREOF IS VESTED IN:

CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE C COVERED BY THIS POLICY IS A FEE.

SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING.

PART ONE

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1 TO 5 INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER THE HEADING SCHEDULE B PART ONE.

PART TWO

GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1969-70, A LIEN NOT YET DUE OR PAYABLE.

NOTE:

GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1968-69
LAND VALUATION : \$2,100.00
IMPROVEMENT VALUATION: \$ NONE
1ST INSTALLMENT : \$98.59 PAID
2ND INSTALLMENT : \$98.59 PAID
ACCOUNT NO. : 75-79-5
CODE AREA NO. : 10003

SAID MATTER AFFECTS THIS AND OTHER PROPERTY.

SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 135, AS SAID LOT IS SHOWN ON THE MAP OF THE
HEMME TRACT, FILED OCTOBER 1, 1889, IN BOOK 9 OF MAPS, PAGE
33, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERN LINE OF MARINA BOULEVARD, FORMERLY
FIRST AVENUE, AT THE SOUTHWESTERN CORNER OF SAID LOT 135; THENCE
ALONG SAID NORTHWESTERN LINE OF MARINA BOULEVARD, NORTH 63°
21' 22" EAST NORTH 63° 21' 22" EAST BEING TAKEN AS THE BEARING
OF MARINA BOULEVARD FOR THE PURPOSE OF THIS DESCRIPTION TO
THE NORTHEASTERN LINE OF SAID LOT 135; THENCE ALONG SAID NORTHEASTERN
LINE OF LOT 135; NORTHWESTERLY 14.64 FEET; THENCE SOUTH 59°
06' 22" WEST 50.14 FEET TO THE SOUTHWESTERN LINE OF SAID LOT
135; THENCE ALONG SAID SOUTHWESTERN LINE OF LOT 135, SOUTHEASTERLY
10.92 FEET TO THE POINT OF BEGINNING.

CLTA Form 107.8 (4-10-09)
(5-69)
ALTA or Standard Coverage

INDORSEMENT

Attached to Policy No. SL-136585

Issued By

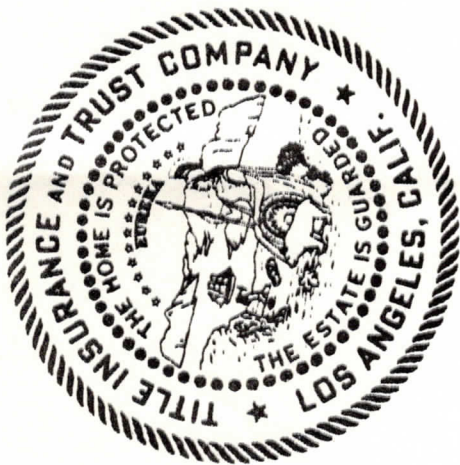
Title Insurance and Trust Company

The following exclusion from coverage under this policy is added to Paragraph 3 of the Conditions and Stipulations:

"Consumer credit protection, truth in lending or similar law."

The total liability of the Company under said policy and any indorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the conditions and stipulations thereof of pay.

This indorsement is made a part of said policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.



Title Insurance and Trust Company

By

Richard H. Houlett

SECRETARY

STANDARD REALTY AND DEVELOPMENT COMPANY

526 MISSION STREET
SAN FRANCISCO, CALIFORNIA 94105
TELEPHONE (415) 982-2100

E. P. JAGELS
PRESIDENT

R. W. HARLAN
VICE PRESIDENT AND
GENERAL MANAGER

March 27, 1969

File: S-687-S

Mr. John A. Deadrich III
581 East 14th Street
San Leandro, California 94577

Dear Mr. Deadrich:

In accordance with your letter of February 11, 1969, re: Marina Blvd., the Board of Directors of Standard Realty and Development Company, at its meeting on March 12, 1969, authorized the sale of 637 square feet of its land on Marina Blvd. to the City of San Leandro for \$1,592.50.

The deed will be escrowed with any title company selected by the City upon further advice from you.

Very truly yours,



OFFICE OF THE
CITY CLERK



CITY OF SAN LEANDRO
CITY HALL - 835 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

September 19, 1969

Board of Supervisors
Administration Building
1221 Oak Street
Oakland, California 94612

Gentlemen:

Will you please cancel taxes on the following property deed to the City of San Leandro:

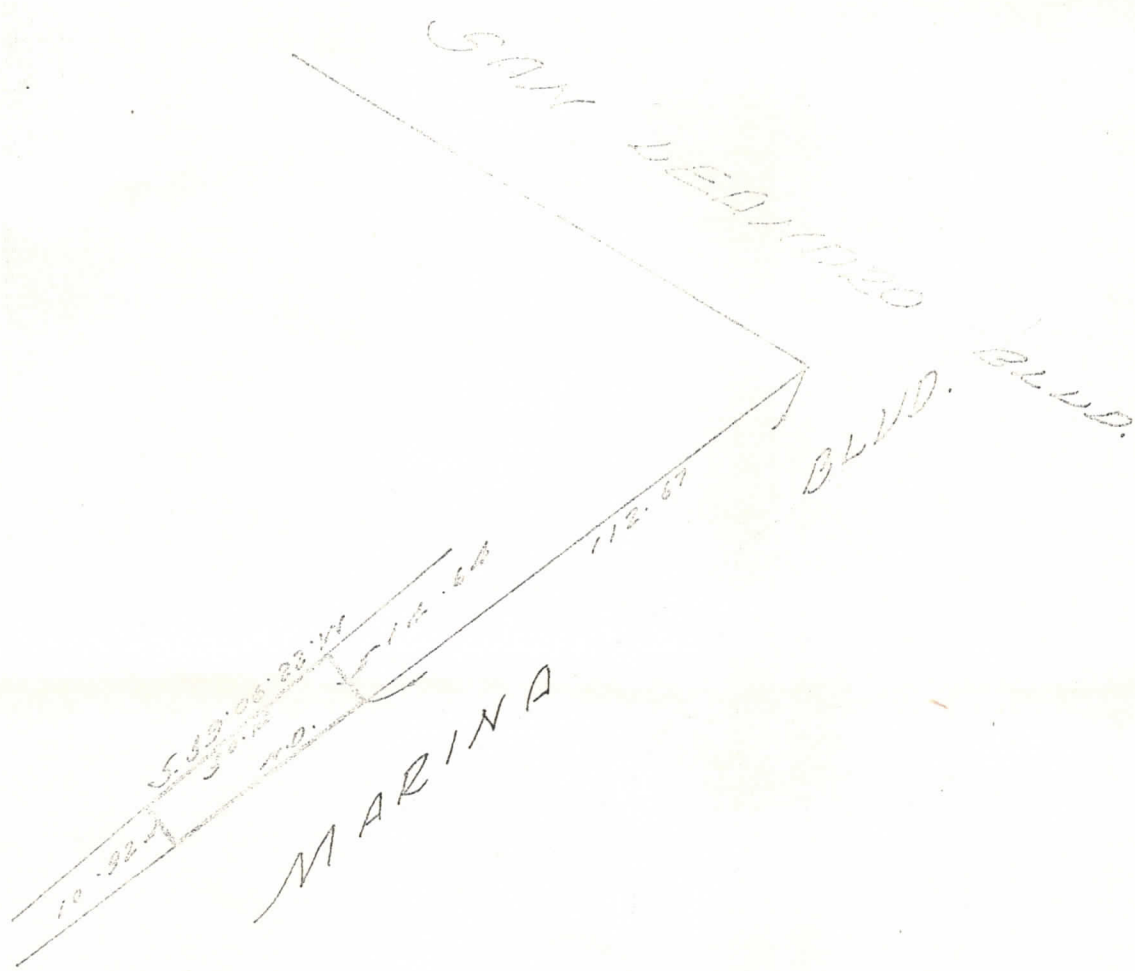
Assessed to: **Standard Realty and Development Company**
Recorded: **August 28, 1969**
No: **69-97312**
Re: **2468**
Im: **54**
Legal Description: **Attached**

Very truly yours,

Richard H. West
City Clerk

RHW:KK

Enclosure



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY BY THE TITLE INSURANCE AND TRUST COMPANY FROM DATA SHOWN BY OFFICIAL RECORDS.