

RECORDING REQUESTED B

3179

RE:2324 IM:885<sup>679</sup>

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

JAN 10 1969



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

AND WHEN RECORDED MAIL TO

Name Redevelopment Agency  
Street Address City Hall - 835 E. 14th St  
City & State San Leandro, Calif 94777

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name The above  
Street Address  
City & State

DOCUMENTARY TRANSFER TAX \$ \$20.90

Happ Title Insurance and Trust Company  
SIGNED PARTY OR AGENT FIRM NAME

## Grant Deed

AFFIX I.R.S. \$..... ABOVE

TO 405 C (8-67)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

JOSE DE LECA PAULEIRO and MARIA SILVA PAULEIRO, his wife,  
hereby GRANT(S) to REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, a  
public corporation

the following described real property in the CITY OF SAN LEANDRO  
County of ALAMEDA, State of California:

SEE EXHIBIT "A"

DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Jose De Leca Paulero being unable to write,  
has made his mark in our presence, and his name  
has been written near it by Maria De Leca Paulero  
one of the witnesses hereto; and at the request and in  
the presence of the said witnesses we  
hereby sign our names as witnesses to his said mark.

George J. Lissa Sr.  
Clarence J. Lissa

Dated January 2, 1969

X Jose de Leca Paulero  
Jose De Leca Paulero

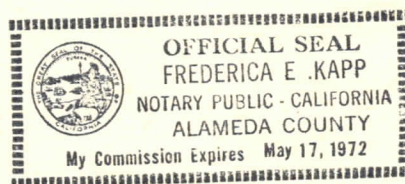
STATE OF CALIFORNIA }  
COUNTY OF Alameda } SS.

On January 6, 1969 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Jose De Leca Paulero  
and Maria Silva Pauleiro

known to me  
to be the person s whose name s are subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature Frederica E. Kapp  
FREDERICA E. KAPP  
My Commission Expires May 17, 1972

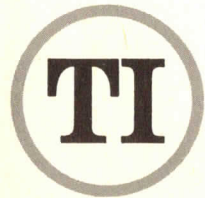
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE



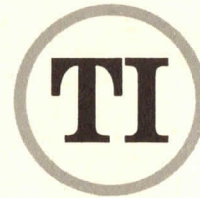
## GRANT DEED



Title Insurance  
and  
Trust Company

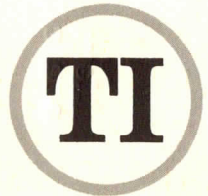
COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL

## GRANT DEED



Title Insurance  
and  
Trust Company

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL





## DESCRIPTION:

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

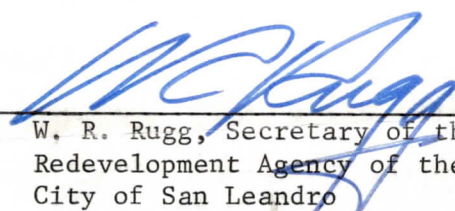
A PORTION OF LOT C AND LOT D IN BLOCK 3, AS SAID LOTS AND BLOCK  
ARE SHOWN ON THE MAP OF THE TOWN OF SAN LEANDRO, FILED FEBRUARY  
27, 1855, IN MAP BOOK 1, PAGE 19, ALAMEDA COUNTY RECORDS, DESCRIBED  
AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF WASHINGTON  
AVENUE, FORMERLY WATKINS STREET, DISTANT ALONG SAID LINE SOUTHEASTERLY  
125 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHEASTERN  
LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET; THENCE  
AT RIGHT ANGLES SOUTHWESTERLY 125 FEET; THENCE AT RIGHT ANGLES  
SOUTHEASTERLY 50 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY  
88 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 35 FEET; THENCE  
AT RIGHT ANGLES NORTHEASTERLY 37 FEET TO THE AFOREMENTIONED  
SOUTHWESTERN LINE OF WASHINGTON AVENUE; THENCE ALONG THE SAID  
SOUTHWESTERN LINE OF WASHINGTON AVENUE NORTHWESTERLY 15 FEET  
TO THE POINT OF BEGINNING.

3179

This is to certify that the interest in real property conveyed  
by Deed or Grant, dated January 2, 1969, from Jose De Leca  
Pauleiro and Maria Silva Pauleiro, his wife,  
to the Redevelopment Agency of the City of San Leandro, a public  
corporation, is hereby accepted on behalf of the Redevelopment Agency  
of the City of San Leandro, pursuant to authority conferred by  
Resolution R.A. 61-5 adopted on March 6, 1961, and the grantee con-  
sents to recordation thereof by its duly authorized officer.

Dated: January 8, 1969

3179  
  
W. R. Rugg, Secretary of the  
Redevelopment Agency of the  
City of San Leandro





TO 1012 FTC—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

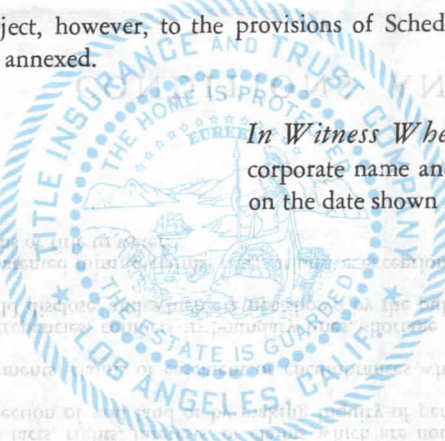
by 

PRESIDENT

Copy of Policy  
No additional liability assumed

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

(Conditions and Stipulations Continued and Concluded on Last Page of This Policy)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1963

SCHEDULE A

POLICY NO. : SL-147423  
AMOUNT : \$20,000.00  
PREMIUM : \$190.00  
EFFECTIVE DATE : JANUARY 10, 1969 AT 9:00 A.M.  
PLANT ACCOUNT : SL-3, X5

INSURED

JOSE DE LECA PAULEIRO AND MARIA SILVA PAULEIRO  
AND  
REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, A PUBLIC  
CORPORATION

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

REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, A PUBLIC  
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



A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED  
HEREIN AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF  
DATED : JANUARY 2, 1969  
AMOUNT : \$14,130.00  
TRUSTOR : REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO,  
A PUBLIC CORPORATION  
TRUSTEE : TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA  
CORPORATION  
BENEFICIARY : JOSE DE LECA PAULEIRO AND MARIA SILVA PAULEIRO,  
HIS WIFE  
RECORDED : JANUARY 10, 1969  
INSTRUMENT NO. : 3180

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 C AND LOT D IN BLOCK 3, AS SAID LOTS AND BLOCK  
ARE SHOWN ON THE MAP OF THE TOWN OF SAN LEANDRO, FILED FEBRUARY  
27, 1855, IN MAP BOOK 1, PAGE 19, ALAMEDA COUNTY RECORDS, DESCRIBED  
AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF WASHINGTON  
AVENUE, FORMERLY WATKINS STREET, DISTANT ALONG SAID LINE SOUTHEASTERLY  
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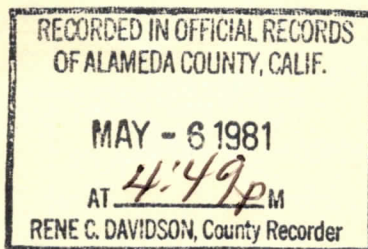


RECORDING REQUESTED BY  
Richard H. West, City Clerk  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

AND WHEN RECORDED MAIL TO

Richard H. West, City Clerk  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

81-073812



SPACE ABOVE THIS LINE FOR RECORDER'S USE

1111200-21

TITLE ORDER NO.

TITLE OFFICER

A.P.N.

TO 430 CA (1-75)

## Full Reconveyance

**Title Insurance and Trust Company**, a California corporation, as duly appointed Trustee under Deed of Trust hereinafter referred to, having received from holder of the obligations thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder. Said Deed of Trust was executed by Redevelopment Agency of the City of San Leandro

Trustor,

and recorded in the official records of Alameda County, California, as follows:

REC. January 10, 1969 AS INSTR. NO. 3180 IN BOOK/REEL 2324 PAGE/IMAGE 887  
DESC. Assessor's No. 75-3-5-1

In Witness Whereof, Title Insurance and Trust Company, as such Trustee, has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, thereunto duly authorized on the date shown in the acknowledgement certificate shown below.

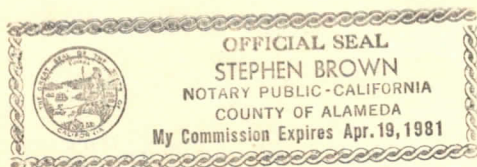
Title Insurance and Trust Company, as such Trustee

By

Assistant Secretary

STATE OF CALIFORNIA,  
COUNTY OF Alameda } SS.  
On March 26, 1981

appeared David Fong, before me, the undersigned, a Notary Public in and for said State, personally known to me to be an Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the foregoing instrument as such Trustee, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as such Trustee. WITNESS my hand and official seal.



Signature

(This area for official notarial seal)



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

**Full  
Reconveyance**

of Property Covered by Deed of Trust

From

**Title Insurance  
and  
Trust Company**

Trustee



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL

CITY OF SAN LEANDRO

MAY 26 1981

CITY CLERK'S OFFICE



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY



81-073812

This is to certify that the interest in real property conveyed or reconveyed by the deed or grant dated March 6, 1968 to the Redevelopment Agency of the City of San Leandro, a governmental agency, is hereby accepted by the undersigned officer on behalf of the Redevelopment Agency of the City of San Leandro pursuant to authority conferred by Resolution No. 69-1 of the Redevelopment Agency of the City of San Leandro adopted on January 13, 1979, and the grantee consents to recordation thereof by its duly authorized officer.

DATED: \_\_\_\_\_

7 April 1981

By: \_\_\_\_\_

W. R. Rugg  
W. R. RUGG, Secretary  
Redevelopment Agency of the  
City of San Leandro

City of San Leandro  
Civic Center, 835 E. 14th Street  
San Leandro, California 94577



Office of City Clerk 415-577-3366

4 May 1981

Alameda County Recorder  
1220 Fallon Street Room 100  
Oakland, California 94612

Gentlemen:

Enclosed are two Full Reconveyances from Title Insurance and Trust Company to the Redevelopment Agency of the City of San Leandro.

The Trust Account has been paid, therefore the Full Reconveyance to the Redevelopment Agency of the City of San Leandro.

Please record these documents and return them to:

Richard H. West, City Clerk  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

Thank you.

Very truly yours,

*Richard H. West*

Richard H. West, CMC  
City Clerk

ob  
encl. - as noted





679

OFFICE OF THE  
CITY CLERK



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

**January 28, 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:	Redevelopment Agency, City of San Leandro
Recorded:	January 10, 1969
No:	3179
Re:	2324
Im:	885
Legal Description:	Attached

Very truly yours,

Richard H. West  
City Clerk

RHW:KK

Enclosure

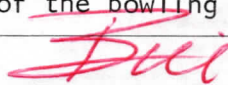
## INTEROFFICE MEMO

TO Dick West, City Clerk DATE January 24, 1969

FROM W. R. Rugg, Community Development Director

SUBJECT Grant Deed - Pauleiro.

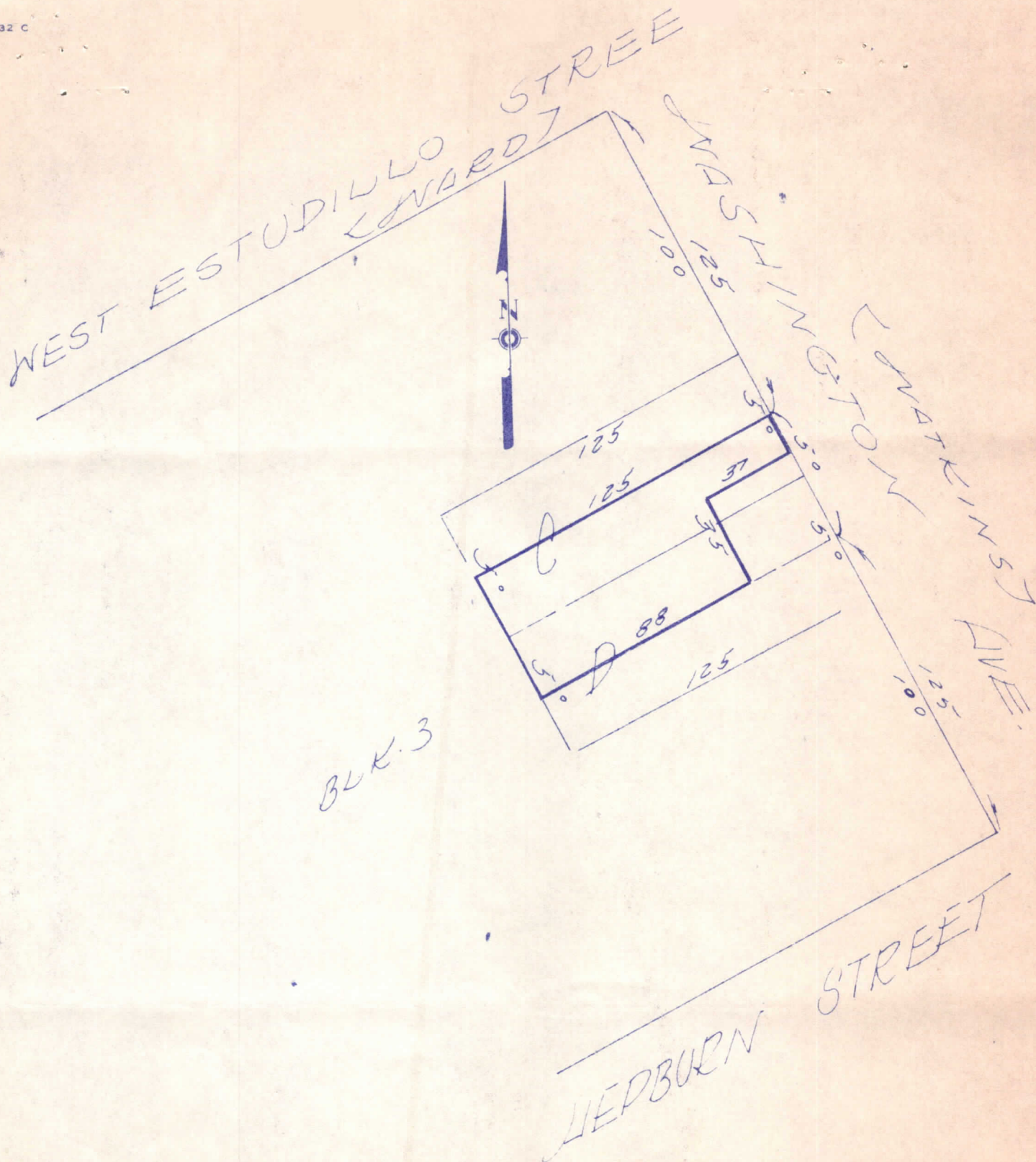
1 Attached is the Grant Deed for the Pauleiro property for your files. This property  
2 was acquired in accordance with the Downtown Plaza Project Plan for parking purposes.  
3 This property is located north of the bowling alley on Washington Avenue, not including  
4 the Mutt Hut.



W. R. Rugg, Director  
Community Development Office

WRR:mp  
cc: Glenn Forbes

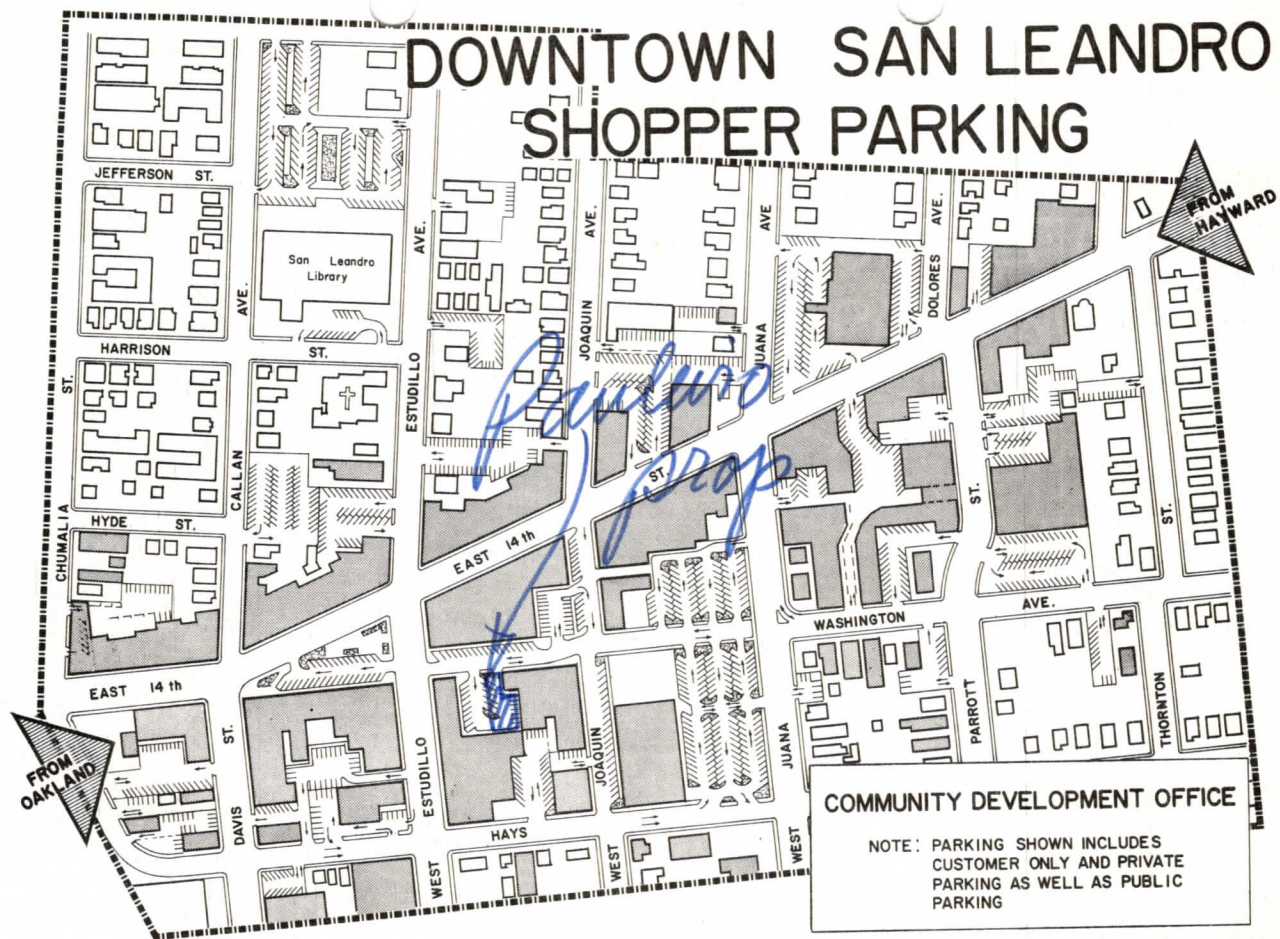




THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION BY THE  
TITLE INSURANCE AND TRUST COMPANY FROM DATA SHOWN BY THE OFFICIAL RECORDS.

679

# DOWNTOWN SAN LEANDRO SHOPPER PARKING





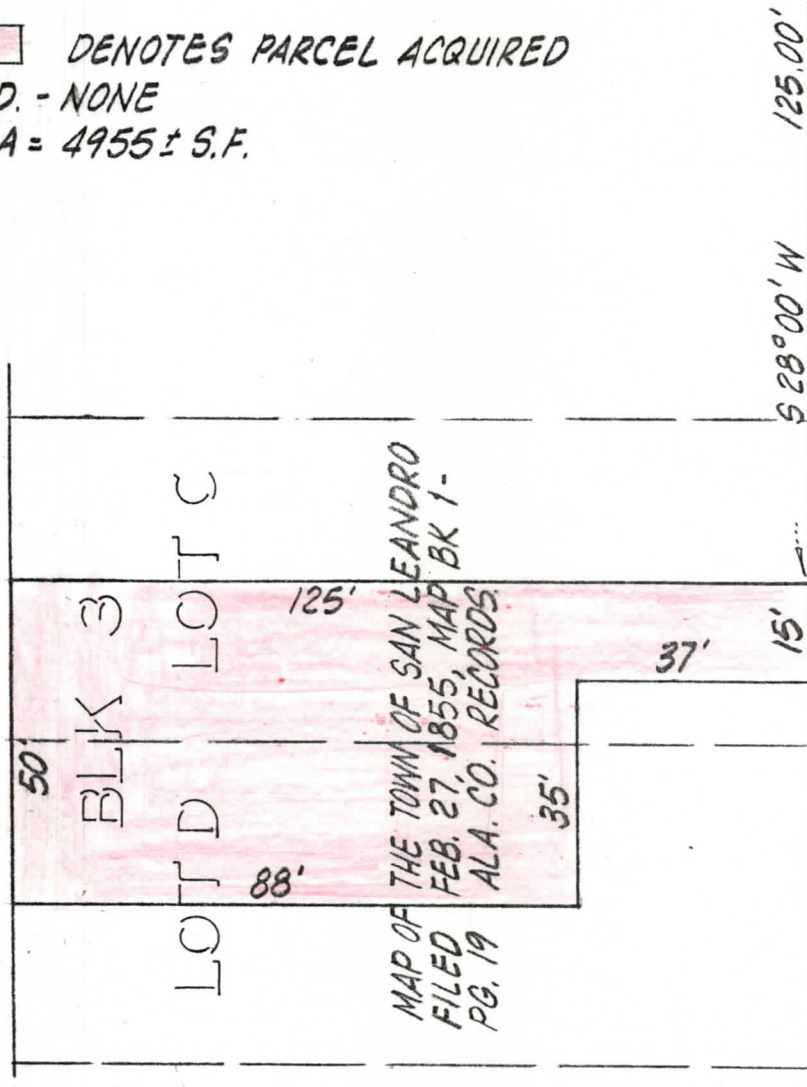
SE LINE OF WEST  
ESTUDILLO AVE.  
FORMERLY WARD ST.



**ACQUIRED**

BY RE: 2324 IM: 886  
DATE JAN. 10, 1969  
PLOTTED MAY 4, 1981 R.S.G.  
CITY CLERK FILE NO. CC-679

DENOTES PARCEL ACQUIRED  
L.D. - NONE  
AREA = 4955 ± S.F.



**PUBLIC WORKS DEPARTMENT — CITY OF SAN LEANDRO**

NO.	DATE	REVISION

**PLAZA 1 - REDEVELOPMENT**  
**1325 WASHINGTON AVE.**

APN 75-3-5-1

PAULEIRO

APPROVAL DATE
P.H. LONG — R.C.E. NO. 13170 PUBLIC WORKS DIRECTOR
CHECKED BY: <b>DK</b>
DRAWN BY: <b>RSG</b>
SCALE: 1" = 30'
DWG 816 CASE 1602