

PLEASE RECORD AND RETURN TO

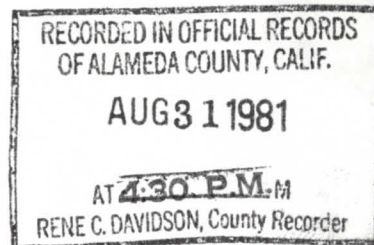
Richard H. West, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577

CITY OF SAN LEANDRO

SEP 22 1981

CITY CLERK'S OFFICE
GRANT OF EASEMENT

81-148818



NATHAN SMOOKE, a married man, hereby grants to the CITY OF SAN LEANDRO, a municipal corporation, an easement, for installation and maintenance of underground traffic signal equipment under all that real property situated in the City of San Leandro, County of Alameda, State of California, described as follows:

Real Property in the City of San Leandro, County of Alameda, State of California, being a portion of that certain parcel of land described in the Deed from Eugene Rene LeRoy and Pine and Co., a Partnership, to Nathan Smooke, a married man, dated March 10, 1966 and recorded March 21, 1966 on Reel 1730 at Image 793, Alameda County Records (AY/36372), and being further described as follows:

Commencing at the point of intersection of the southerly prolongation of the west line of Wicks Boulevard, as said Boulevard is shown on the map of Tract 2947, filed August 24, 1967, in Book 55 of Maps at pages 64 to 66, inclusive, Alameda County Records (AZ/85007), with the most northerly line of the parcel of land described in aforesaid deed (AY/36372) to Nathan Smooke, said point of intersection being south 72°33'51" West 268.22 feet, more or less, from the most northeasterly corner of the parcel of land described in said deed; thence along the said southerly prolongation of the west line of Wicks Boulevard south 6°10'22" east 456.97 feet (the bearing of Wicks Boulevard, south 6°10'22" east, as shown on said map of Tract 2947, being taken as the basis of bearings for this description) to a tangent curve, concave to the east, having a radius of 2042.00 feet and a central angle of 1°37'49"; thence along said curve, southerly, a distance of 58.11 feet to the TRUE POINT OF BEGINNING; thence continuing along said curve, southerly, 24.13 feet through a central angle of 0°40'37"; thence South 87°46'20" West 37.49 feet; thence North 2°13'40" West 24.00 feet; thence North 87°46'20" East 35.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains 869 square feet more or less.

Assessor's Parcel No. 80G-1320-9/3

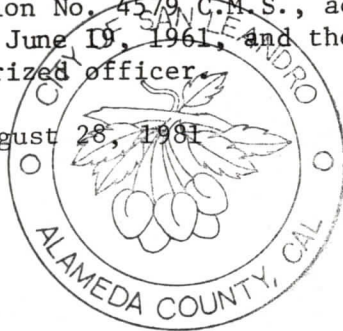
NO DOCUMENTARY TRANSFER DUE

R. H. WEST, CITY CLERK
CITY OF SAN LEANDRO

This is to certify that the interest in real property conveyed by Deed or Grant,
dated August 3, 1981, from Nathan Smooke

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 No. 4579 C.M.S., adopted by 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: August 28, 1981



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

81-148818

81-148818

DATED: August 3, 1981

ASSESSOR'S NO. 80G-1320-9/3

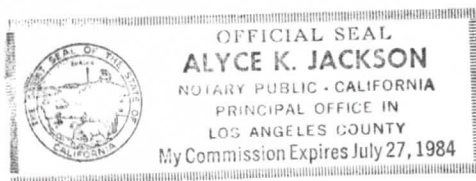
Nathan Smooke

NATHAN SMOOKE

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Los Angeles) ss.

On August 3, 1981, before me, Alyce K. Jackson
a notary public in and for the County of Los Angeles, State of
California, personally appeared NATHAN SMOOKE, a married
man, known to me to be the person whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Alyce K. Jackson
NOTARY PUBLIC in and for said County
and State

BASIS OF
BEARINGS
(S 6°10'22"E)

TR. 2947
BK. 55M64-66
S 72°33'51"W

268.22'±

NE'y Cor.
Leroy & Pine and Co.
to Smooke. Reel 1730
lm. 793; Rec. March 21, 1966
Ala. Co. Records

456.97'
S 6°10'22"E
West line of Wicks Blvd.

L=58.11'

Δ=1°37'49"

BOULEVARD

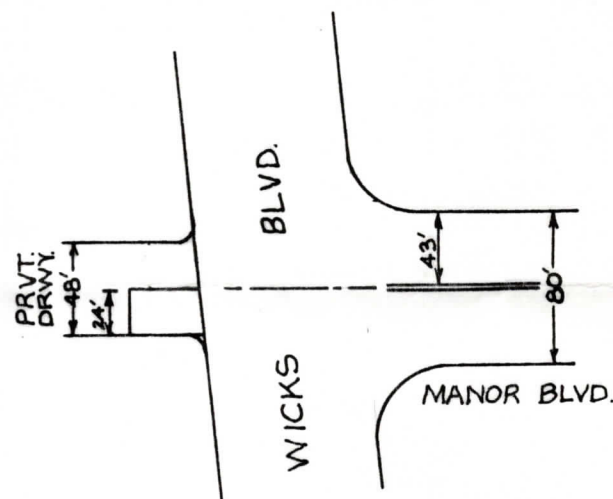
I.P.O.B.

N 20°13'40"W
24.00'
N 87°46'20"E
35.00'
Δ=0°40'37"
L=24.13'
R=2042.00'
37.49'
S 87°46'20"W

REF. D. 248 - C.1601
D. 293A - C.405

WICKS

Indicates Easement
L.D. 81-11
Area = 869 ± S.F.



VICINITY MAP

PUBLIC WORKS DEPARTMENT — CITY OF SAN LEANDRO

NO	DATE	REVISION

EASEMENT FOR TRAFFIC DETECTORS
WICKS BOULEVARD OPPOSITE OF
MANOR BOULEVARD

APN-80G-1320-9-3

Smooke

APPROVAL DATE	
P.H. LONG - R.C.E. NO.13170 PUBLIC WORKS DIRECTOR	
CHECKED BY: J.N.	
DRAWN BY: R.S.G.	
SCALE: 1"=20'	
DWG 831 CASE 1602	

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



July 17, 1981

Mr. Nathan Smooke
405 Mateo Street
Los Angeles, CA 90013

Subj: Easement - Wicks Blvd. at Manor Blvd.

Dear Mr. Smooke:

As you probably know, a traffic signal is required at the main driveway entrance to your property at the intersection of Wicks Blvd. and Manor Blvd. Installation of the traffic signal system includes vehicle detector loops to be installed in the pavement on your property. After installation these loops will become City facilities. We, therefore, require an easement over this area for future maintenance of the loops.

Please execute the enclosed deed and return it to the City as soon as possible. If you have any questions, please call me at (415) 577-3433.

Very truly yours,

John S. Nelson
Assistant Engineer

JSN/ac
Encl.

cc: Mustafa Manatullah, Cabak, *man*
Randall, Jasper, Griffiths Assoc.

Valance Gill, Mayor

City Council: Mrs. Faith Frazier; Johan Klehs; L.N. "Judge" Landis;
Don McGue; Gunner Seymon; Richard D. Soares. Lee Riordan, City Manager



NATHAN SMOOKE
405 MATEO STREET
LOS ANGELES, CALIFORNIA 90013
(213) 624-8361

August 3, 1981

Mr. John S. Nelson
Assistant Engineer
City of San Leandro
Civic Center
835 East 14th Street
San Leandro, California 94577

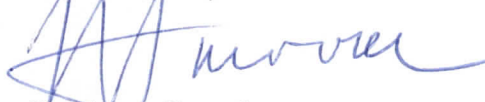
RE: Wicks Industrial Park
San Leandro, California

Dear Mr. Nelson:

As requested in your letter dated July 17, 1981, enclosed
is the executed Grant of Easement.

Please contact me if you need further information.

Thank you,



Nathan Smooke

enclosure

cc: Mustafa Amanatullah
John Swickard
Bud Field

MEMORANDUM
City of San Leandro
Public Works Department

August 12, 1981

To: City Clerk via City Attorney
From: John S. Nelson, Assistant Engineer-Services *JSN*
Subj: Traffic Signal Equipment Easement - Wicks Blvd. at Manor Blvd.

Attached are cover letters and a plat concerning the subject easement and an executed copy of that easement. If it is okay with the City Attorney, please have the easement recorded.

JSN/alc
Attach.
cc: Code Compliance

8/25/81

To: City Clerk
All documents are satisfactory
as to form - MSH

CITY OF SAN LEANDRO

AUG 26 1981

CITY CLERK'S OFFICE



First American Title Guaranty Company

Subject to a minimum
charge required by Section
12404 of the Insurance
Code.

enc

Nathan Smooke
405 Mateo Street
Los Angeles, California 90013

☐ ALAMEDA
550 PARK STREET
ALAMEDA, CA 94501
(415) 521-6232

☐ BERKELEY
1748 SHATTUCK AVE.
BERKELEY, CA 94709
(415) 548-2585

☐ DUBLIN
6379 CLARK AVE.
DUBLIN, CA 94568
(415) 829-1700

☐ FREMONT
3500 MOWRY AVE.
FREMONT, CA 94538
(415) 796-5800

☐ HAYWARD
1248 "A" STREET
HAYWARD, CA 94541
(415) 381-8474

☐ MONTCLAIR-OAKLAND
1980 MOUNTAIN BLVD.
OAKLAND, CA 94611
(415) 339-1230

☐ OAKLAND
1535 HARRISON ST
OAKLAND, CA 94612
(415) 763-0500

☐ UNION CITY
44 UNION SQUARE BLVD.
UNION CITY, CA 94587
(415) 487-3700

RECEIVED

JUN 22 1981

C.R.J.G. ASSOC.

TITLE OFFICER:

Jay Oakman

Escrow Officer:

Title Only

Your No.:

none shown

Our Order No.:

506593-A

Property Address:

Wicks Boulevard at Manor
Boulevard
San Leandro, California

Form of Policy Coverage Requested: CLTA STANDARD

In response to the above referenced application for a policy of title insurance, this Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy of Title Insurance in the form specified above, describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 10, 1981

at 8:00 a.m.

TITLE OPERATIONS MANAGER

Title to said estate or interest at the date hereof is vested in:

NATHAN SMOOKE, A MARRIED MAN

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES for the fiscal year 1981-82, a lien not yet due or payable.
2. Assessment for Wicks Blvd. #2 under Act of 1915 Assessment No. 2 Series -- Issued December 6, 1973 for \$60,130.63 payable in 20 installments with County Taxes. All amounts paid to an including 1st Installment of 1978-79 Taxes. Amount to pay in full (not including amounts payable with 1978-79 Tax Installments) \$62,721.02 which includes \$44,095.81 principal and \$18,625.39 interest if paid prior to June 30, 1979. Said Bond payable to City of San Leandro.

3. Assessment for Wickes Blvd #2 under Act of 1915 Assessment No. 1, Series -- Issued December 6, 1973 for \$37,044.79 payable in 20 installments with County Taxes. All amounts paid to and including 1st Installment of 1978-79 Taxes. Amount to pay in full (not including amounts payable with 1978-79 Tax Installments) \$38,523.10 which includes \$27,166.15 principal and \$11,356.95 interest if paid prior to June 30, 1979. Said Bond payable to City of San Leandro.
4. Assessment for Wicks Blvd #2 under Act of 1915 Assessment No. 3 Series -- Issued December 6, 1973 for \$37,044.79 payable in 20 installments with County Taxes. All amounts paid to and including 1st Installment of 1978-79 Taxes. Amount to pay in full (not including amounts payable with 1978-79 Tax Installments) \$38,523.10 which includes \$27,166.15 principal and \$11,356.95 interest if paid prior to June 30, 1979. Said Bond payable to City of San Leandro.
5. Assessment for Wicks Blvd #2 under Act of 1915 Assessment No. 2 Series -- Issued December 6, 1973 for \$60,130.63 payable in 30 installments with County Taxes. All amounts paid to and including 1st Installment of 1978-79 Taxes. Amount to pay in full (not including amounts payable with 1978-79 Tax Installments) \$62,721.20 which includes \$44,095.81 principal and \$18,625.39 interest if paid prior to August 1, 1979. Said Bond payable to City of San Leandro.
6. EASEMENT affecting that portion of premises and for the purposes stated herein and incidental purposes as created by the following instrument,
For: roadway, pedestrians and public utilities
Granted to: C. H. McEntyre, a widower
Recorded: July 15, 1959, Book 9089, Page 573, Official Records
Affects: portion of premises
7. Bill of Sale by Nathan Smooke, called the Applicant in that certain Agreement for extension of water mains: Agreement No. EA73-67 dated the 6th day of September, 1973, with the East Bay Municipal Utility District, a public corporation, recorded October 1, 1974, Reel 3786, Image 140, Official Records, of the State of California, called the District, hereby grants, sells, transfers and delivers to the District title to and possession of that certain property, to wit, all of the water pipe and other materials required by said agreement and the Plans and Specifications and material estimate attached thereto and which are hereby made a part of this Bill of Sale the same as though fully set forth herein, for the installation of a water main pursuant to said agreement, Plans and Specifications and material estimate and which pipe and other materials comprise all of the main or mains, pipes, materials and their appurtenances installed pursuant to said agreement, Plans and Specifications and material estimate in each of the locations in Alameda County, California, as follows:

<u>Size</u> <u>(In.)</u>	<u>Length</u> <u>(Feet)</u>	<u>Street</u> <u>Surface</u>	<u>Location</u>
12 ML&CS	1125	None	Wicks Boulevard Beginning at a point 205+ feet south of Farallon Drive and extending southerly therefrom a distance of 1125+ Feet.
8 AC	175	None	Manor Boulevard Beginning at Wicks Boulevard and extending easterly therefrom a distance of 175+ feet.

Four (4) hydrants as designated by San Leandro Fire Department.

NOTE:

COUNTY AND CITY TAXES for the fiscal year 1980-81

1st Install: \$4,842.47 paid

2nd Install: \$4,842.47 paid

Real: \$62,000.00

Impr: none

Pers. Ppty: none

Exempt: none

A. P. No: 80G-1320-9-3

Code Area: 10-066

COUNTY AND CITY TAXES for the fiscal year 1980-81

1st Install: \$2,172.50 paid

2nd Install: \$2,172.50 paid

Real: \$3,150.00

Impr: none

Pers. Ppty: none

Exempt: none

A. P. No: 80G-1320-9-4

Code Area: 10-066

COUNTY AND CITY TAXES for the fiscal year 1980-81

1st Install: \$2,746.22 paid

2nd Install: \$2,746.22 paid

Real: \$28,225.00

Impr: none

Pers. Ppty: none

Exempt: none

A. P. No: 80G-1320-9-7

Code Area: 10-066

COUNTY AND CITY TAXES for the fiscal year 1980-81

1st Install: \$57.81 paid

2nd Install: \$57.81 paid

Real: \$2,225.00

Impr: none

Pers. Ppty: none

Exempt: none

A. P. No: 80G-1320-1-11

Code Area: 10-028

LENDER'S SPECIAL INFORMATION

According to the public records, there have been no deeds conveying the herein described property recorded within six months prior to the date hereof except as follows:

NONE

LEGAL DESCRIPTION

REAL PROPERTY in the City of San Leandro, County of Alameda, State of California, described as follows:

Beginning at the intersection of the western line of the Parcel of land described as Parcel 2 in the Deed by Pine & Co., a partnership and Eugene Rene LeRoy to C. H. McEntyre, dated July 9, 1959, recorded July 15, 1959, in Book 0089 of Official Records of Alameda County, Page 573, (AO/83610), with the southern line of the Parcel of land described as Parcel 1 in the Deed by Pine & Co., et al, to Alameda County Flood Control and Water Conservation District, dated August 31, 1956, recorded October 3, 1956 in Book 8166 of Official Records of Alameda County, Page 301 (AL/104016); running thence along said western line south $1^{\circ} 11' 26''$ west 561.65 feet to the southern line of said last mentioned Parcel of land; thence along the last mentioned line and along the southern line of the 1.304 acre tract of land described in the deed by Oakland Title Insurance Company, a corporation, to California and Nevada District of the Lutheran Church, Missouri Synod, a corporation, dated July 23, 1953, recorded July 24, 1953, in Book 7090 of said Official Records, Page 268, (AH/66332), north $87^{\circ} 45' 49''$ east 234.03 feet to the most southern corner of Tract 1337, as said tract is shown on the map of "Tract 1337", etc., filed December 23, 1953 in Book 34 of Maps, Page 19 in the office of the County Recorder of Alameda County, said point also being on the southeastern line the 268.50 acre tract of land described as Parcel 5 in the deed by Andre LeRoy to Pine & Co., a partnership, dated September 19, 1949, recorded September 23, 1949 in Book 5894 of Official Records of Alameda County, Page 249 (AD/64806); thence along said last named line, south $6^{\circ} 26' 20''$ east 16 feet, more or less, to an angle point therein; thence continuing along said last named line, south $31^{\circ} 45'$ west 20 feet, more or less, to the northern line of a tract of land described as Parcel 1, in the Deed by Pine & Co., a partnership, and Eugene Rene LeRoy to C. H. McEntyre, dated September 8, 1954, recorded September 16, 1954 in Book 7425 of said Official Records, Page 499, (AJ/81164); thence along said last named line, and along the northern line of the Parcel of land described as "Parcel 1" in said Deed to C. H. McEntyre, (AO/83610), above mentioned, south $87^{\circ} 45' 49''$ west 220.12 feet to the western line of the last mentioned parcel of land; thence along the last mentioned line, south $0^{\circ} 15' 40''$ west 354.48 feet to the southeastern line of said 268.50 acre tract; thence along the last mentioned line, south 32° west 214.67 feet, more or less, to the southwestern line of said 268.50 acre tract; thence along the last mentioned line, north 43° west 470.58 feet to an angle-point therein; thence continuing along the last mentioned line, south $45^{\circ} 30'$ west 98.60 feet, more or less, to the northern line of the 9.92 acre parcel of land described in the Deed by Pine & Co., a partnership, and Eugene Rene LeRoy, and Andre LeRoy to Alameda County Flood Control and Water Conservation District, dated October 17, 1958, recorded January 27, 1959 in Book 8913 of said Official Records, Page 573, (AQ/9781); thence along the last mentioned line, north $70^{\circ} 15' 37''$ west to the western line of the Rancho San Leandro; thence along the last mentioned line, north $33^{\circ} 15'$ west to the northern line of the 5.526 acre parcel of land described as Parcel 1 in the Deed by Eugene Rene LeRoy et al, to Alameda County Flood Control and Water Conservation District, dated May 6, 1958, recorded December 2, 1958 in Book 8861 of said Official Records, Page 269, (AP/126044); thence along the last mentioned line, north $69^{\circ} 39' 56''$ west 212 feet, more or less, to the eastern line of said 5.526 acre tract; thence along the last mentioned line, north $0^{\circ} 57' 25''$ east 47.43 feet

to said southern line of said parcel of land described in said deed to Alameda County Flood Control and Water Conservation District, (AL/104016); thence along the last mentioned line, north 72° 33' 20" east 1254.60 feet, more or less, to the point of beginning.

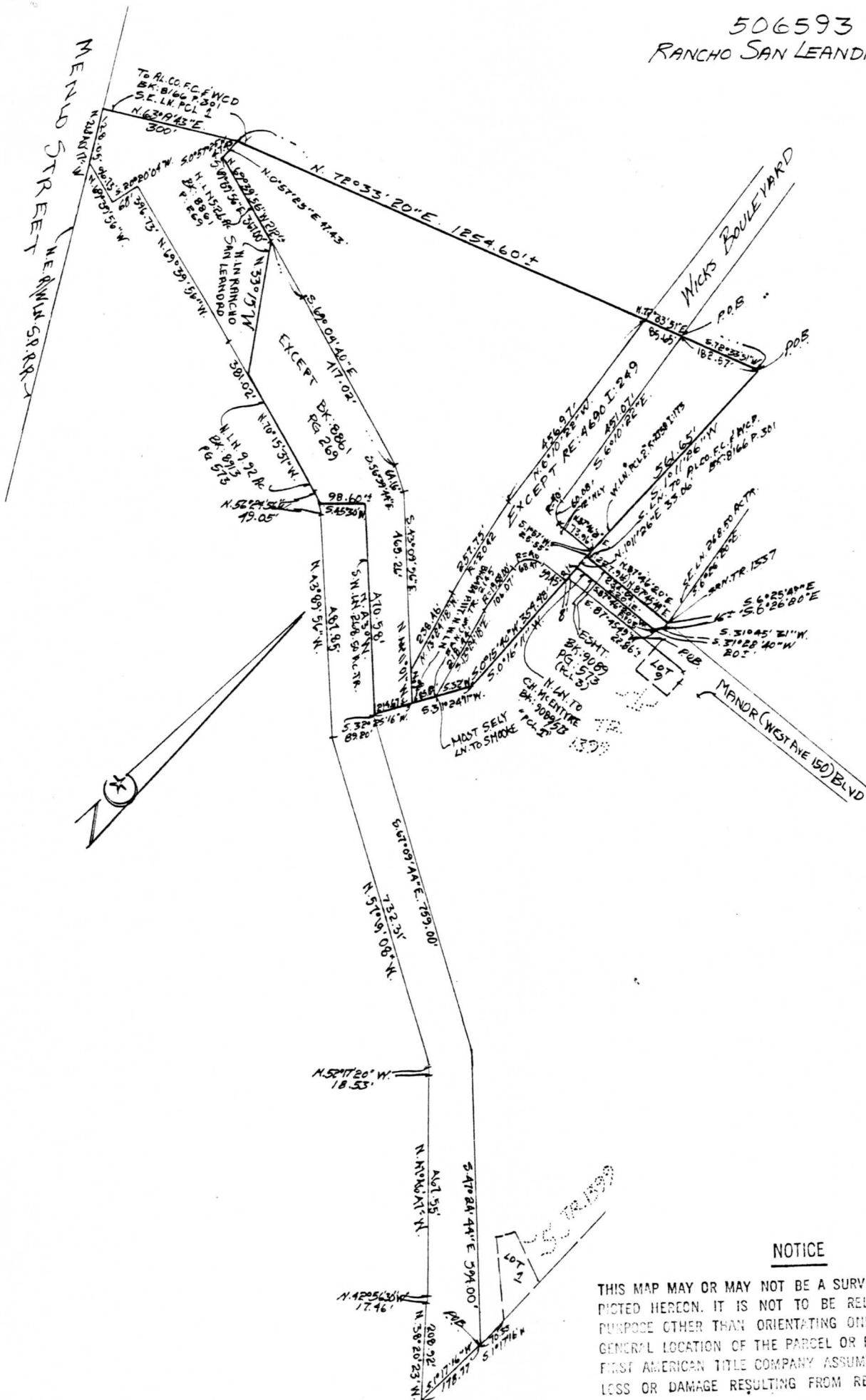
Excepting therefrom, that portion thereof, which lies within the lines of the 5.526 acre parcel of land described as Parcel 1, in the Deed by Eugene Rene LeRoy, et al, to Alameda County Flood Control and Water Conservation District, dated May 6, 1958, recorded December 2, 1958, in Book 8861 of Official Records of Alameda County Page 269, (AP/126044).

Also Excepting Therefrom:

That portion thereof awarded to the City of San Leandro by Final Order of Condemnation in Superior Court, Alameda County, Case No. 427601, a certified copy of which was recorded January 21, 1977, Reel 4690, Image 249, Official Records

A. P. No: 80G-1320-1-11
80G-1320-9-3
80G-1320-9-4
80G-1320-9-7

506593
RANCHO SAN LEANDRO



NOTICE

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. IT IS NOT TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN ORIENTATING ONE'S SELF AS TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS OF INTEREST. FIRST AMERICAN TITLE COMPANY ASSUMES NO LIABILITY FOR LOSS OR DAMAGE RESULTING FROM RELIANCE THEREON.