

NO DOCUMENTARY TRANSFER DUE

81 14968 CITY of SAN LEANDRO
FEB 14 1986

G. L. Dennehey
G. L. DENNEHEY, CITY CLERK
CITY OF SAN LEANDRO

RECORDED IN OFFICIAL RECORDS CITY CLERK'S OFFICE
OF ALAMEDA COUNTY, CALIF.
RENE C. DAVIDSON, CO. RECORDER

PLEASE RECORD AND RETURN TO:
G. L. Dennehey, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

'86 JAN 21 PM 1 18

001

JH

GRANT DEED

RUSSELL J. HILL and GENEVIEVE E. HILL, his wife, as joint tenants, hereby grant to the CITY OF SAN LEANDRO, a municipal corporation, all that land 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 Lot 71, Tract 655, filed March 26, 1943 in Book 8 of Maps, at pages 51, 52 and 53, Alameda County Records, more particularly described as follows:

Beginning at the intersection of the southern line of Davis Street, formerly County Road Number 1434, with the eastern line of Lot 71, as said street and lot are shown on said tract; thence along last said line south 27° 17' 27" east, 10.86 feet; thence south 68° 44' 57" west, 55.01 feet to a point on the western line of said lot; thence along last said line, north 57° 25' 03" east, 54.94 feet to the Beginning.

Russell J. Hill and Genevieve E. Hill, his wife, as joint tenants, hereby relinquish any and all rights of ingress to or egress from the land herein conveyed over and across the line described as "south 68° 44' 57" west, 55.01 feet".

The above described parcel of land contains an area of 121 square feet, more or less.

DATED
ASSESSOR'S NO. 77A-635-4/1

RUSSELL J. HILL

Genevieve E. Hill
GENEVIEVE E. HILL

GENERAL ACKNOWLEDGMENT

NO. 201

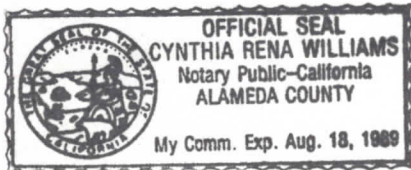
State of CALIFORNIA
County of ALAMEDA } SS.

On this the 13 day of NOVEMBER, 1985, before me,

Cynthia Rena Williams
the undersigned Notary Public, personally appeared

Genevieve E. Hill

- personally known to me
 - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that SHE executed it.
- WITNESS my hand and official seal.



Cynthia Rena Williams
Notary's Signature



CITY OF SAN FERNANDO
E. G. DENNEY, CITY CLERK

DOCUMENTARY TRANSLER ONE

CITY OF SAN FERNANDO

CITY OF SAN FERNANDO

86-014968

This is to certify that the interest in real property conveyed by Deed or Grant,
dated _____, from Genevieve E. Hill

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. 84-198, adopted by the City Council of the City of San Leandro on
October 1, 1984, and the grantee consents to recordation thereof by its duly
authorized officer.

Dated:



G. L. Dennehey

G. L. Dennehey
City Clerk of the City of San Leandro

RECORDING REQUESTED BY:

City of San Leandro
City Attorney's Office
835 East 14th Street
San Leandro, CA 94577

I hereby certify that this is a true and correct copy of

Certificate of Compliance for
1217 Pearson Avenue, San Leandro, CA.

117

AND WHEN RECORDED MAIL TO:

G. L. Dennehey, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

G. L. Dennehey, City Clerk of the City of San Leandro



CITY OF SAN LEANDRO

JAN 29 1986

CITY CLERK'S OFFICE

CERTIFICATE OF COMPLIANCE

Pursuant to Section 7-3-555 of the Zoning Code of the City of San Leandro, the City Manager hereby finds the following section or sections are applicable to the real property described in Exhibit A which is attached hereto and incorporated herein by this reference.

XX

The property in question was created by a legal subdivision of land; the parcel prior to the acquisition of a portion thereof by eminent domain was conforming to the building site requirements for the applicable zoning district; and the remainder is not less than eighty percent (80%) of the required square footage at the time judgment of condemnation is entered; and/or

Any structures on the remainder were conforming to the provisions of this Chapter prior to the acquisition of a portion thereof by eminent domain and as a consequence of the take have not less than eighty percent (80%) of the required yard, setbacks or open space otherwise required under the terms of this Chapter at the time judgment of condemnation is entered; and/or

The actual number of off-street parking spaces conformed to the required number for the use in the applicable zoning district prior to the acquisition of a portion thereof by eminent domain and as a consequence of the take there are not less than fifty percent (50%) of the required number of off-street parking spaces for such use under the terms of this Chapter on the remainder (or upon adjacent real property previously used for parking in joinder with the remainder or within four hundred [400] feet, and approved pursuant to Section 7-3-521.3) at the time judgment of condemnation is entered.

DATED:

CITY OF SAN LEANDRO, a municipal corporation

By: [Signature]
City Manager

Attest: [Signature]
G. L. Dennehey, City Clerk

Approved As To Form: [Signature]
Steven R. Meyers, City Attorney

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
RENE C. DAVIDSON, County Recorder
JAN - 3 1986
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

DH



I hereby certify that this is a true and correct copy of

Certificate of Compliance for

1217 Pearson Avenue, San Leandro, CA.

G. L. Dennehey, City Clerk of the City of San Leandro



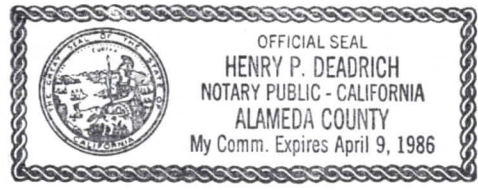
O P T I O N

IN CONSIDERATION OF ONE HUNDRED----- (\$ 100.00) DOLLARS,
THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I HEREBY GIVE TO CITY OF -----
SAN LEANDRO ----- HEREINAFTER REFERRED
TO AS OPTIONEE, THE OPTION OF BUYING, FOR THE FULL PRICE OF EIGHT HUNDRED -----
----- (\$ 800.00) 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: 1217 PEARSON AVENUE -----

OPTIONEE SHALL HAVE THE RIGHT TO CLOSE THIS APPLICATION AT ANY TIME WITHIN
30 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 SEVEN HUNDRED -----
----- (\$ 700.00) DOLLARS, IN FULL PAYMENT
OF THE PURCHASE PRICE OF SAID REAL PROPERTY: BUT IF SAID OPTION IS NOT CLOSED
WITHIN 30 DAYS FROM DATE HEREOF, I AM TO RETAIN THE SAID SUM OF
ONE HUNDRED (\$ 100.00) DOLLARS, SO PAID AS AFORESAID, AS LIQUIDATED
DAMAGES. IF SAID OPTION IS CLOSED WITHIN THE SAID 30 DAYS -----, THE
AMOUNT PAID AS AFORESAID IS TO BE APPLIED TOWARDS THE PURCHASE PRICE. TIME IS
OF THE ESSENCE OF THIS CONTRACT.

DATED THIS 7TH DAY OF SEPTEMBER 1985.

Benjamin E. Hill



STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

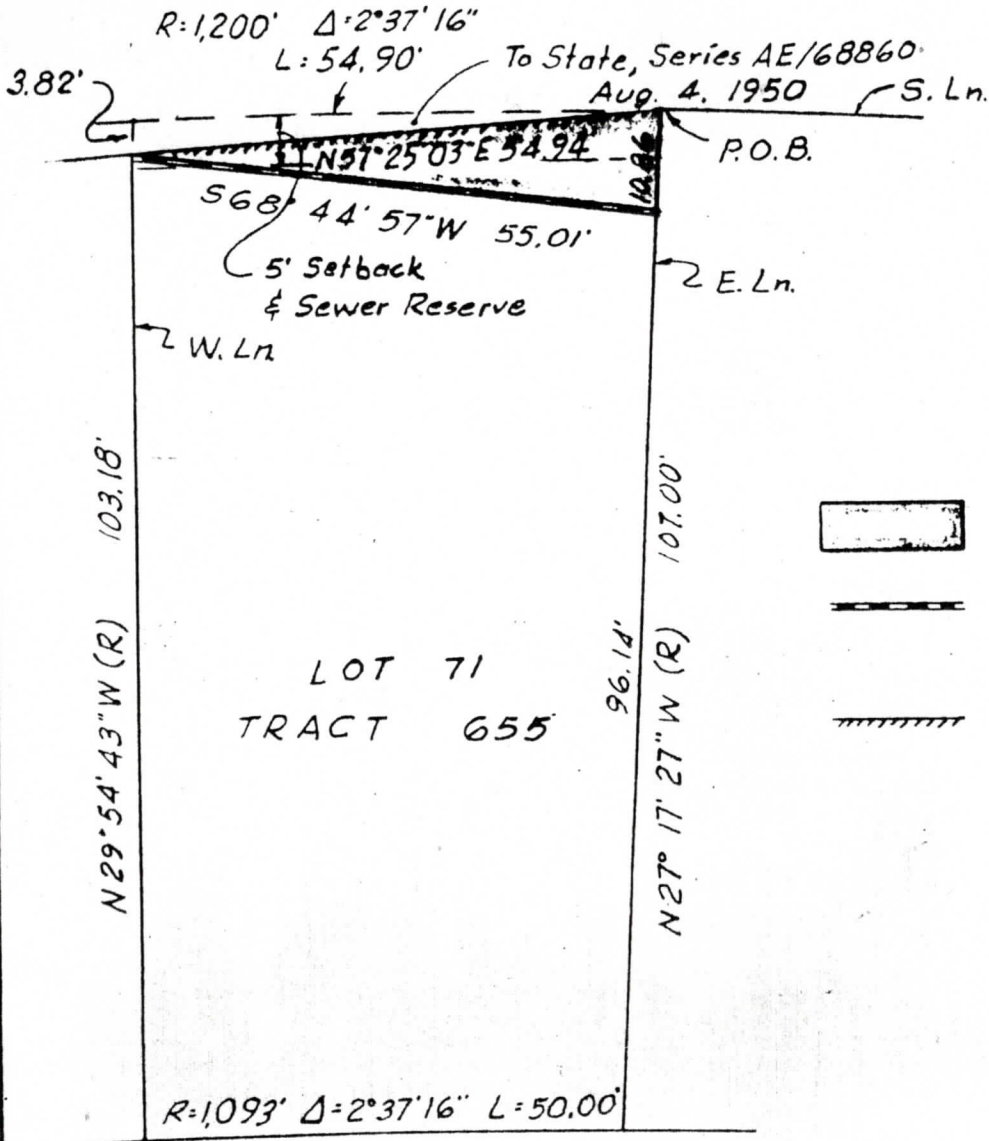
ON THIS 9 DAY OF September 1985, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED

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.

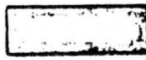
Henry P. Deadrich

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

DAVIS STREET (Co. Road No. 1434)



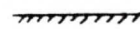
LD 84-4



Area to be Acquired
121 S.F. (±)



Access Rights to be
Relinquished by
Property Owner



Access Rights
Relinquished
Series AE/68860
Aug 4, 1950

PEARSON AVE TO GILMORE DR →

PUBLIC WORKS DEPARTMENT — CITY OF SAN LEANDRO

NO	DATE	REVISION

DAVIS STREET WIDENING 1217 PEARSON AVE

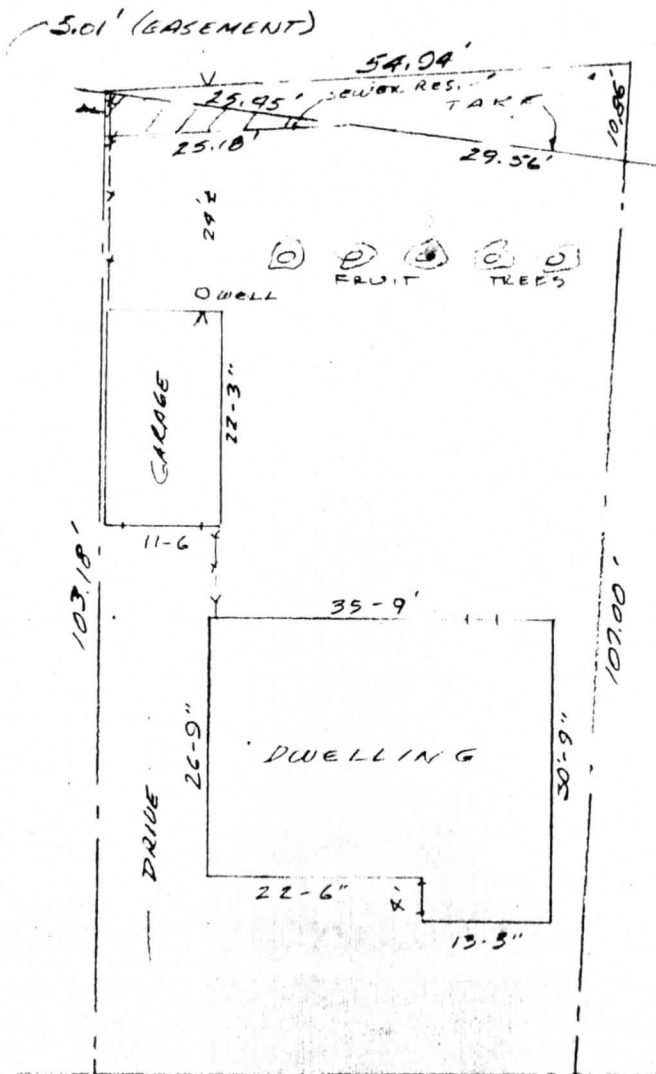
APN 77A-635-4/1.

HILL

APPROVAL DATE _____
PH LONG - RCE NO 13170 PUBLIC WORKS DIRECTOR
CHECKED BY DK
DRAWN BY <i>JA</i> 2-1-84
SCALE 1" = 20'
DWG 893 CASE 1602

DAVIS ST.

1"=20'
HILL PROPERTY



PEARSON AVE.

LOT AREA :	5,510 S.F.	
PART TAKEN:		
FEE	121	DWELLING: 1,009 S.F.
EASEM'T.	63	GARAGE: 256 S.F.
REMAINDER :		
LESS EASEM'T.	5,389 S.F.	

Recapitulation:

Value of whole: \$ 87,500

Value of part taken:

Land, fee interest	700
Easement	<u>100</u>

Total part taken, \$ 800

severance damages None

Total compensation, \$ 800

SEWER RELOCATION EASEMENT VALUATION

As part of the sound wall project along the southerly line of the access road to Davis Street and Davis Street it will be necessary to relocate an existing sewer line along the rear approximate 5' of the following properties; 1225 Pearson Avenue (Schultz), 1233 Pearson Avenue (Acosta) and 1241 Pearson Avenue (Ruiz).

The three properties in question are all improved with single family dwellings of generally the same size, age and condition as the Freeman and Hill residences previously mentioned in this report. The dwellings are all the typical 5 room, 3 bedroom, 1 bath structures containing 1,001 square feet as to the Schultz property, 1,005 gross square feet as to the Acosta property, and 1,001 square feet as to the Ruiz property. All three properties have detached, single car garages and/or utility rooms. The dwellings are set back from Pearson Avenue approximately 15' in each case and there is ample rear yard space. The proposed easements, as shown on the accompanying photographs contained in the addenda to this report, will not affect permanent structures but will necessitate the removal of some landscaping, primarily in the form of a broad leaf ivy covering the rear fencing and in the case of the Ruiz property an older 7' high board fencing erected inside of the existing chain link fencing. In the case of the rear fencing the new sound wall will replace and in the appraiser's opinion, create a betterment to the properties.

The easement to be acquired falls within an existing easement reserve and the appraiser as assigned 5% of fee value rounded to the nearest \$100 as total compensation for the easement acquisition in each case. For the loss of use of the easement area during construction period the appraiser has assigned a temporary rental value in each of the three properties of \$100.

MEMORANDUM

ty of San Leandro Community Development Department

September 23, 1985

CITY of SAN LEANDRO

MEMO TO: City Clerk

SEP 24 1985

FROM: Community Development Department

CITY CLERK'S OFFICE

SUBJECT: CERTIFICATES OF ACCEPTANCE

Please prepare signed, but undated, certificates of acceptance for the following properties:

1209 Pearson Avenue - Henry Dennis and Jean Emily Tedeschi
1217 Pearson Avenue - Genevieve E. Hill
1225 Pearson Avenue - Ervin H. and Ardis I. Schultz
1233 Pearson Avenue - Anthony P. Acosta
1241 Pearson Avenue - Antonio and Teofilio Ruiz

The acquisition of these properties was approved by the City Council Resolution No. 85-212 at its September 3, 1985, meeting. Please send these certificates to this office as soon as possible. Thank you.

db

Donna

MEMORANDUM

City of San Leandro
Community Development Department

CITY of SAN LEANDRO

DEC 4 1985

CITY CLERK'S OFFICE

December 4, 1985

MEMO TO: Georgia Dennehey, City Clerk
FROM: Mary Woods, Community Development Analyst
SUBJECT: RECORDING OF GRANT OF EASEMENTS AND GRANT DEEDS

Attached are the subject materials to be recorded for the following properties:

Grant of Easement, 1241 Pearson (RUIZ) 334 s.f.
Grant of Easement, 1233 Pearson (ACOSTA) 368 s.f.
Grant Deed, 1209 Pearson (TEDESCHI) 702 s.f.
Grant Deed, 1217 Pearson (HILL) 121 s.f.
Grant of Easement, 1225 Pearson (SCHULTZ) 261 s.f.

We have paid the owners and received the appropriate rights of entry, to begin the soundwall work near the I880 entrance to Davis Street.

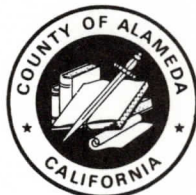
MW:db

cc: Alice Calvert
Mark Rodrigues
Jim O'Leary
Bill Rugg
Curt Luck

Mary
Mary Woods

*Kim - These should
be "No Fee" documents
for recording
Do we need to add
under other
or put in a
new category?
lol*

1217 Plalson
1-163



CITY of SAN LEANDRO

MAR 3 1987

CITY CLERK'S OFFICE

OFFICE OF THE
CLERK, BOARD OF SUPERVISORS

March 2, 1987

In reply, refer to CT 86-80

G L Dennehey
City Clerk
City of San Leandro
Civic Center 835 E 14th Street
San Leandro CA 94577

Enclosed is a copy of the Assessor's report in reply to your request for cancellation of taxes on reference no. 77A-635-4-1, dated May 2, 1986.

The Assessor states that a portion of the taxes on reference no. 77A-635-4-1 is cancelled for the roll year 1985-86, under Exhibit #86-13-0080.

Very truly yours,

A handwritten signature in blue ink that reads "William Mehrwein".

William Mehrwein, Clerk

WM:yfc

Enclosure