

RECORDING REQUESTED BY

RE:5060 IM:751

SL-250695
Title Insurance and Trust

AND WHEN RECORDED MAIL TO

77-189776

001

Name
Street
Address
City & State
Dept. of Public Works
City of San Leandro
Civic Center,
835 E. 14th Street
San Leandro, CA 94577

MAIL TAX STATEMENTS TO

Name
Street
Address
City & State
as directed above

RECORDED at REQUEST OF
Title Insurance & Trust Co.
At 10:30 A.M.

SEP 23 1977

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
RENE C. DAVIDSON
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

TO 1923 CA (12-74)

A. P. N. 77 460 1

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NIL.

- () computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

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

Aurora Loraine Springer

hereby GRANT(S) to The City of San Leandro, a Municipal Corporation

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

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF:

(over)

Dated 9-1-1977

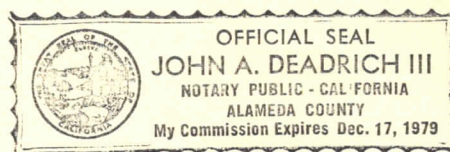
STATE OF CALIFORNIA }
COUNTY OF ALAMEDA } SS.

On SEPTEMBER 1, 1977 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Aurora Loraine Springer

_____, known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature

Aurora Loraine Springer
Aurora Loraine Springer
also known as
Aurora Loraine Springer



(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. SL 250695

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

**Individual
Grant Deed**



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

**Individual
Grant Deed**



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

EXHIBIT "A"

77-189776

RE: 5060 IM: 752

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 matter of the Estate of Olinda Goncalves Pedreira, Probate Number 164321, recorded March 10, 1965, on Reel 1453 at Image 324, Alameda County Records, and being further described as follows:

Beginning at the intersection of the east line of Santa Rosa Street, formerly Pelton Street (40 feet wide), with the south line of Callan Avenue (56.75 feet wide); thence along last said line north $70^{\circ} 35'$ east 54 feet to the east line of the said parcel of land from the estate of Olinda Pedreira; thence along last said line south $19^{\circ} 25'$ east 13.25 feet to a line drawn parallel with and 13.25 feet southerly, measured at right angles, from the said south line of Callan Avenue; thence along said parallel line south $70^{\circ} 35'$ west 34 feet to a tangent curve concave to the southeast, having a radius of 20 feet; thence southwesterly, southerly, and southeasterly along said curve through a central angle of $90^{\circ} 00'$ a distance of 31.42 feet to the said east line of Santa Rosa Street; thence along last said line north $19^{\circ} 25'$ west 33.25 feet to the Beginning.

The above described parcel of land contains 801 square feet, more or less.

This is to certify that the interest in real property conveyed by Deed or Grant, dated 9-1-77, from Aurora Loraine Springer

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: September 1, 1977

77-189776



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

O P T I O N

In consideration of TEN AND NO/100-----(\$ 10.00) DOLLARS,
THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I HEREBY GIVE TO THE CITY OF
SAN LEANDRO, a Municipal Corporation HEREINAFTER REFERRED
TO AS OPTIONEE, THE OPTION OF BUYING, FOR THE FULL PRICE OF FIVE THOUSAND
TWO HUNDRED AND NO/100-----(\$ 5,200.00) 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: _____

OPTIONEE SHALL HAVE THE RIGHT TO CLOSE THIS APPLICATION AT ANY TIME WITHIN
90 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 FIVE THOUSAND ONE
HUNDRED NINETY AND NO/100-----(\$ 5,190.00) DOLLARS, IN FULL PAYMENT
OF THE PURCHASE PRICE OF SAID REAL PROPERTY: BUT IF SAID OPTION IS NOT CLOSED
WITHIN 90 days FROM DATE HEREOF, I AM TO RETAIN THE SAID SUM OF
TEN AND NO/100-----(\$ 10.00) DOLLARS, SO PAID AS AFORESAID, AS LIQUIDATED
DAMAGES. IF SAID OPTION IS CLOSED WITH THE SAID 90 days, THE
AMOUNT PAID AS AFORESAID IS TO BE APPLIED TOWARDS THE PURCHASE PRICE. TIME IS
OF THE ESSENCE OF THIS CONTRACT.

DATED THIS 8th DAY OF March APRIL, 19 77.

Aurora L. Spring

State of California)
County of Alameda) ss

On this _____ day of _____, 19____, 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.

Notary Public in and for said County and State

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**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

Policy of Title Insurance

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways;

and in addition, as to an insured lender only;

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon

- a. usury, or
- b. any consumer credit protection or truth in lending law;

6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or

7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.

Title Insurance and Trust Company

by  President

Attest

 Secretary

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.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency 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 the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, 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. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. 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 the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

10. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by making inquiry of the lessors in the lease or leases described or referred to in Schedule A.

11. The effect of any failure to comply with the terms, covenants and conditions of the lease or leases described or referred to in Schedule A.

Conditions and Stipulations

1. Definition of Terms

The following terms when used in this policy mean:

(a.) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company may have had against the named insured, those who succeed to the interest of such insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of such indebtedness (reserving, however, all rights and defenses as to any such successor who acquires the indebtedness by operation of law as described in the first sentence of this subparagraph (a) that the Company would have had against the successor's transferor), and further includes (ii) any governmental 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, and (iii) the parties des-

igned in paragraph 2(a) of these Conditions and Stipulations.

(b.) "insured claimant": an insured claiming loss or damage hereunder.

(c.) "insured lender": the owner of an insured mortgage.

(d.) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.

(e.) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(f.) "land": the land described specifically or by reference in Schedule C, and improvements affixed thereto which by law constitute real property; provided, however, the term "land" does not include any area excluded by Paragraph No. 6 of Part I of Schedule B of this Policy.

(g.) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(h.) "public records": those records which by law impart constructive notice of matters relating to the land.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1973

SCHEDULE A

POLICY NO. : SL-250695
AMOUNT : \$ 5,200.00
PREMIUM : \$ 103.75
EFFECTIVE DATE: SEPTEMBER 23, 1977 AT 10:30 A.M.
PLANT ACCOUNT : SL-136, 21

1. NAME OF INSURED:

THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

2. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY VESTED IN:

THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN SCHEDULE C AND WHICH IS COVERED BY THIS POLICY IS A FEE

SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEYS' FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING:

PART I

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1(ONE) TO 11(ELEVEN) INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER THE HEADING OF SCHEDULE B PART 1.

PART II

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR
1977-78, A LIEN NOT YET DUE OR PAYABLE.

SCHEDULE C

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF SAN LEANDRO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE MATTER OF THE ESTATE OF OLINDA GONCALVES PEDREIRA, PROBATE NUMBER 164321, RECORDED MARCH 10, 1965, ON REEL 1453 AT IMAGE 324, ALAMEDA COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SANTA ROSA STREET, FORMERLY PELTON STREET (40 FEET WIDE), WITH THE SOUTH LINE OF CALLAN AVENUE (56.75 FEET WIDE); THENCE ALONG LAST SAID LINE NORTH $70^{\circ} 35'$ EAST 54 FEET TO THE EAST LINE OF THE SAID PARCEL OF LAND FROM THE ESTATE OF OLINDA PEDREIRA; THENCE ALONG LAST SAID LINE SOUTH $19^{\circ} 25'$ EAST 13.25 FEET TO A LINE DRAWN PARALLEL WITH AND 13.25 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SAID SOUTH LINE OF CALLAN AVENUE; THENCE ALONG SAID PARALLEL LINE SOUTH $70^{\circ} 35'$ WEST 34 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ} 00'$ A DISTANCE OF 31.42 FEET TO THE SAID EAST LINE OF SANTA ROSA STREET; THENCE ALONG LAST SAID LINE NORTH $19^{\circ} 25'$ WEST 33.25 FEET TO THE BEGINNING.

CITY OF SAN LEANDRO

INTEROFFICE MEMO

TO City Clerk DATE Oct. 25, 1977

FROM W.M. Calvert

SUBJECT Grant Deed

Attached for your files is the Grant Deed for the Springer property (partial take) located at 401 Callan, which was recently purchased by the City.

WMC/ag
Attach.

RECEIVED
CITY OF SAN LEANDRO

OCT 26 1977

RICHARD H. WEST
CITY CLERK

ORIGINAL

CITY CLERK
RICHARD H. WEST
OCT 28 1961
CITY OF SAN LEANDRO
RECEIVED

Approved
10/28/61

Property to be sold, which was recently purchased by the City.

Approved for sale, as the City has for the 20th Street Property (Bancroft Park)

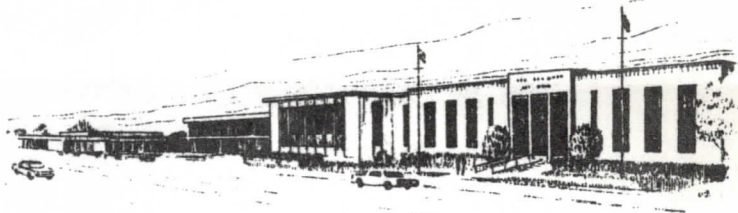
TO
FROM
CITY CLERK

OCT 28 1961

REFERENCE WEND

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

26 October 1977

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, California 94612

Subject: Tax Cancellation

Gentlemen:

The City Council of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from Aurora Lorraine Springer

recorded in the Official Records of the County of Alameda under the
County Recorder's Serial No. 77-189776, RE: 5060 IM 751; 752
on 23 September, 1977.

It is requested that your Honorable Board will:

1. (☒) Cancel taxes on the above property.
2. (☐) Accept the attached Check No. _____ made by _____ in the amount of \$ _____, to cover the accrued current real property taxes to the above date of recordation, (included in the check amount is any current personal property taxes which are secured by a lien on the real property) and cancel the current lien from that date on as provided in Section 4986 of the Revenue and Taxation Code.
3. (☐) Refund to this City Council the unearned portion of the current property taxes as provided for in Section 5096.3 of the Revenue and Taxation Code in the sum of \$ _____.

Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Very truly yours,

Richard H. West

Richard H. West, CMC
City Clerk

DEC 20 1977 991

CITY MANAGER
DEC 23 1977

CITY OF SAN LEANDRO

City of San Leandro

REEL _____ IMAGE _____
Approved as to Form
RICHARD J. MOORE, County Counsel
By _____ Deputy

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor _____, Seconded by Supervisor _____,
and approved by the following vote,
Ayes: Supervisors _____
Noes: Supervisors _____
Excused or Absent: Supervisors _____

THE FOLLOWING RESOLUTION WAS ADOPTED: C A N C E L T A X E S NUMBER **175917**

WHEREAS, certain real property situate in the **City of San Leandro**, County of Alameda, State of California, and more particularly described under the following account number(s):

77-460-1 WOP (1977-78) *401 Callan*

is now subject to a lien for uncollected taxes or assessments and penalties or costs thereon; and

WHEREAS, after the time said taxes or assessments and penalties and costs thereon became a lien on said real property, it was acquired by the **City of San Leandro**, as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County, and because of such public ownership is not subject to sale for delinquent taxes; and

WHEREAS, the **City of San Leandro** has requested the cancellation of said uncollected taxes and assessments and penalties and costs thereon now a lien upon the hereinabove described real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by this Board of Supervisors, with the written consent of the County Counsel of the County of Alameda, **and the written consent of the City attorney of the City of San Leandro,**

that the County Auditor be and he is hereby ordered and directed to cancel any and all uncollected taxes or assessments and penalties or costs thereon, now a lien upon the above described parcel(s) of real property; provided, however, that this resolution and order shall not be construed as making or authorizing the cancellation of any taxes or assessments or penalties or costs thereon, charged or levied on any possessory interest in or to said parcel(s) of real property, or any special assessment levied on said parcel(s) of real property; and

BE IT FURTHER RESOLVED AND ORDERED that if said parcel(s) of real property has/have been sold to the State for nonpayment of any of said taxes, and a certificate of sale or deed therefor has been issued to the State, and the State has not disposed of the property so sold, the County Auditor be and he is hereby ordered and directed to cancel the certificate of sale or deed so issued; and

BE IT FURTHER RESOLVED that pursuant to the provisions of Sections 134, 2921.5 and 4986 of the Revenue and Taxation Code, the Auditor is hereby authorized and directed to transfer uncollected taxes and penalties thereon from the "Secured Roll" to the "Unsecured Roll".

CONSENT OF THE COUNTY COUNSEL OF THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The County Counsel of the County of Alameda, State of California, hereby consents to the cancellation of all uncollected county taxes or assessments and penalties or costs thereon, charged or levied and now a lien upon the real property hereinabove described, and as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County.

RICHARD J. MOORE
County Counsel for the County of Alameda,
State of California

T. J. FENNORE
By _____
Deputy County Counsel for the County of Alameda,
State of California

152845

CONSENT OF THE CITY ATTORNEY OF THE CITY OF SAN LEANDRO

COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The City Attorney of the City of San Leandro, County of Alameda, State of California, hereby consents to the cancellation of all uncollected city taxes or assessments and penalties or costs thereon, charged or levied and now a lien upon the real property hereinabove described, and as shown on that certain deed duly recorded in the office of the Recorder of Alameda County.

GLENN A. FORBES

City Attorney for the City of San Leandro
County of Alameda, State of California

I CERTIFY THAT THE FOREGOING IS A COR-
RECT COPY OF A RESOLUTION ADOPTED BY
THE BOARD OF SUPERVISORS ALAMEDA

COUNTY, CALIFORNIA.....DEC 20 1977

ATTEST:

JACK K. POOL, CLERK OF
THE BOARD OF SUPERVISORS

BY: Mark

THE BOARD OF SUPERVISORS
TACK K. BOON, CLERK OF

DEC 30 1945

DEC 30 1971

COMMITTEE OF VETERANS' BOARD OF CALIFORNIA
STAY VERIFIED FOR THE STAY OF THE REMOVAL
STANDARD BOARD

THE SECRETARY OF THE ARMY AND NAVAL DEPARTMENT, WASHINGTON, D. C.

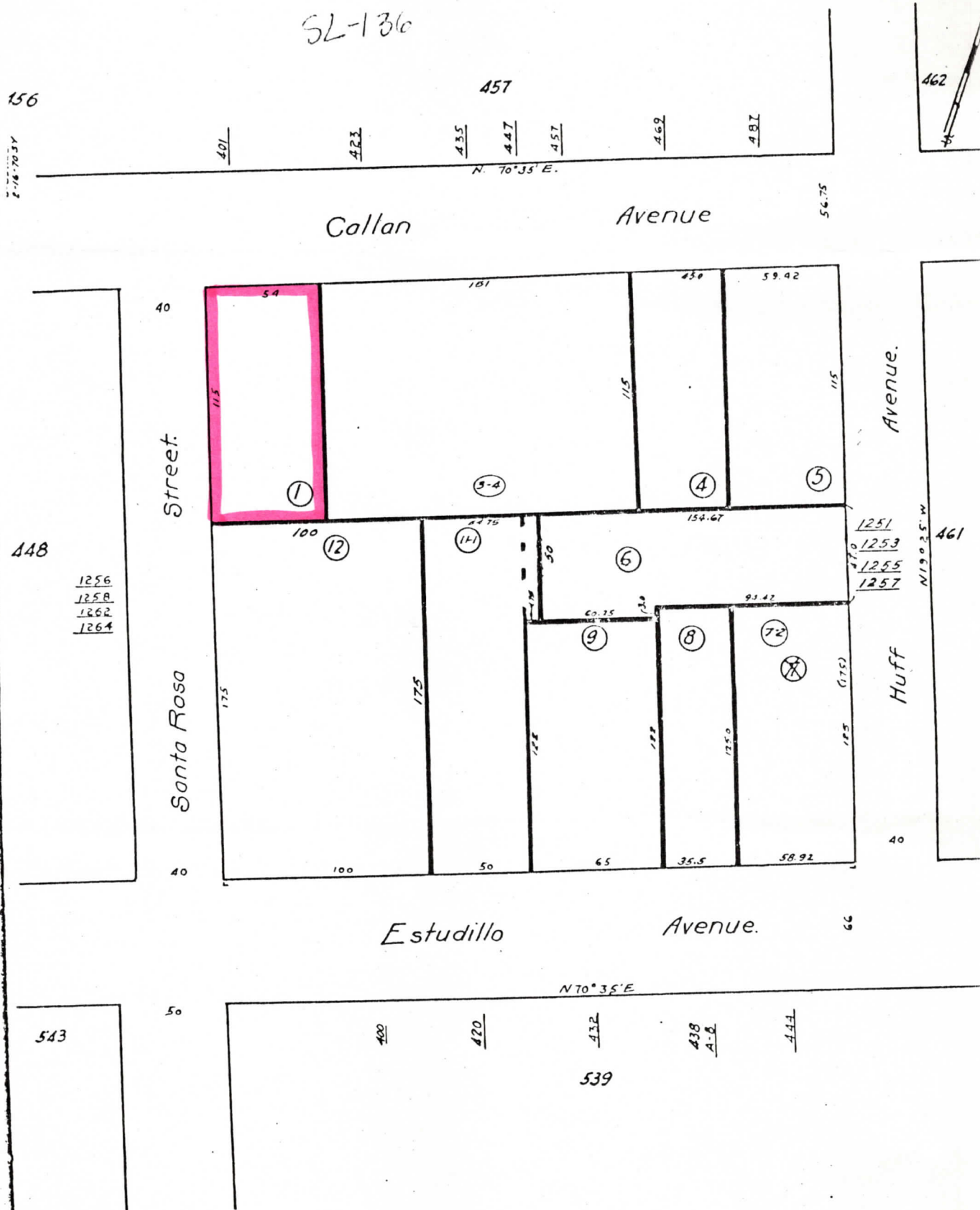
CONSIST OF THE CITY MEMBERS OF THE CITY OF SAN FRANCISCO



Plat of the Rancho San Leonardo
finally confirmed to Jose Joaquin Estudillo (Bk. A. Pgs. 10)

Scale $1\text{ in} = 40\text{ ft}$.

SL-136



7944

A.C.M. II

CITY OF SAN LEANDRO ENGINEERING DIVISION

991

BY FMP DATE 3-1-68
CHKD. BY RMS DATE 4-19-76

SUBJECT CALLAN AVE.
WIDENING
(SPRINGER PARCEL)

SHEET NO. _____ OF _____
JOB NO. _____

HUFF AVENUE

N 19° 25' W

Scale: 1" = 40'

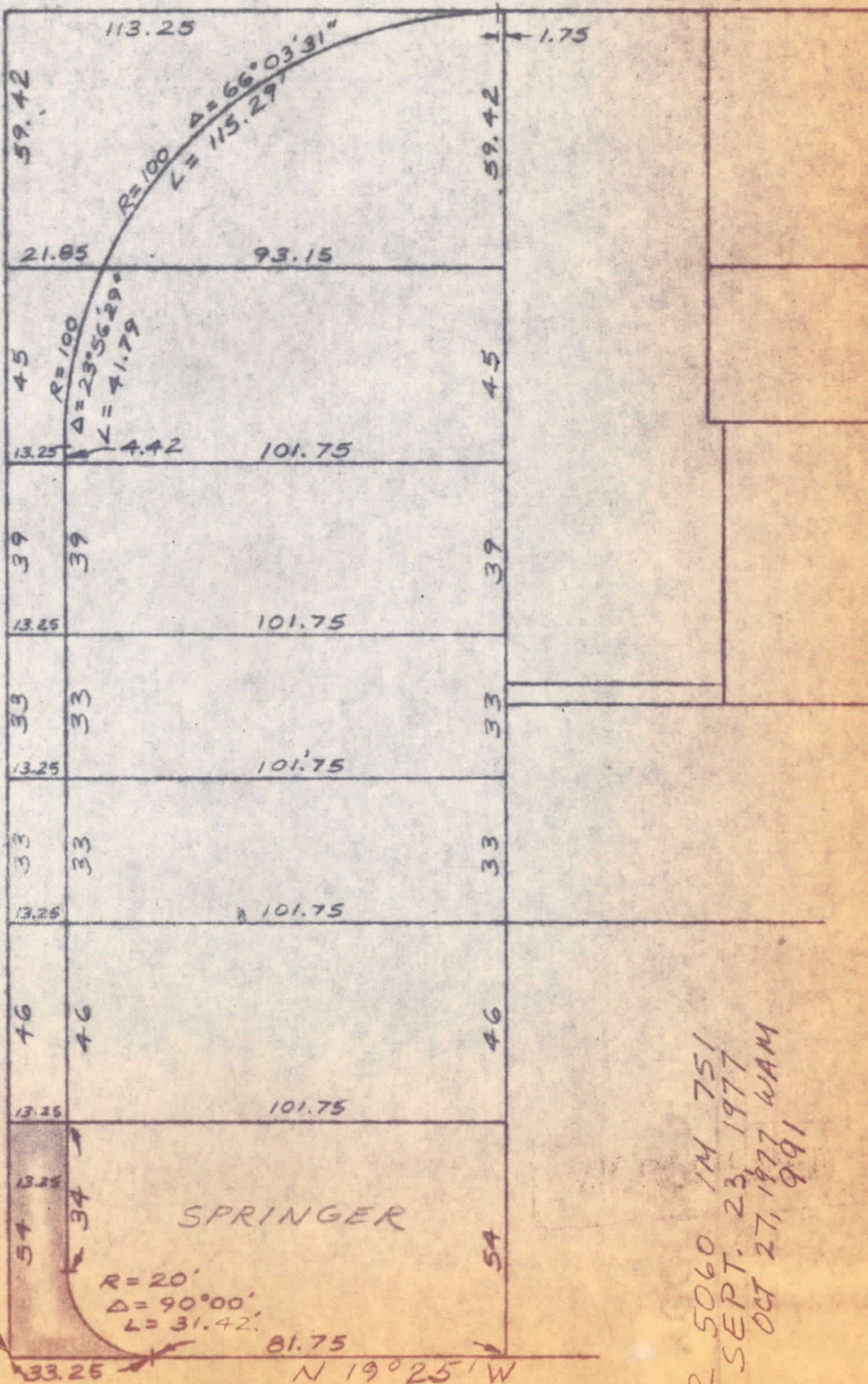
N 70° 35' E
CALLAN AVENUE

N 70° 35' E

PT. OF BEGINNING

Indicates Parcel
To Be Acquired

LD 76-30
AREA ± 801 S.F. ±



SPRINGER

$R=20'$
 $\Delta=90^{\circ}00'$
 $L=31.42'$

N 19° 25' W

(PELTON ST.)
SANTA ROSA STREET

R 5060 1M 751
SEPT. 23, 1977
OCT 27, 1977 WAM
991

CASE
DWG 440 1602

