

81-013262

201

RECORDING REQUESTED BY
TITLE INSURANCE AND TRUST COMPA
L-1103070

AND WHEN RECORDED MAIL TO

City of San Leandro
Civic Center 835 E. 14th Street
San Leandro, Ca. 94577
Attn: Steven R. Meyers

RECORDED at REQUEST OF
Title Ins. & Trust Co.
At 10:30 AM.
JAN 27 1981

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

MAIL TAX STATEMENTS TO

DA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

TO 1921 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N. 80B-0300-002-01

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ none required .
() 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,
~~SAN LORENZO UNIFIED SCHOOL DISTRICT OF ALAMEDA COUNTY WHO ACQUIRED TITLE AS~~
SAN LORENZO SCHOOL DISTRICT, A BODY CORPORATE AND POLITIC, AS TO PARCEL ONE AND
SAN LORENZO SCHOOL DISTRICT OF ALAMEDA COUNTY, A PUBLIC CORPORATION AS TO PARCELS 2
THROUGH 4,

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
County of Alameda, unincorporated, State of California:

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

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

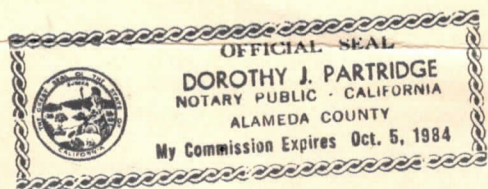
Dated: December 30, 1980

SAN LORENZO UNIFIED SCHOOL DISTRICT

STATE OF CALIFORNIA } SS.
COUNTY OF ALAMEDA
On JANUARY 6, 1981 before me, the under-
signed, a Notary Public in and for said State, personally appeared
GARY R. CRAIG, known
to me to be the BOARD President, and
ALDEN W. BADAL known to me to be
BOARD 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 Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

By Gary R. Craig President
By Alden W. Badal Secretary

WITNESS my hand and official seal.



Signature Dorothy J. Partridge
Dorothy J. Partridge

(This area for official notarial seal)

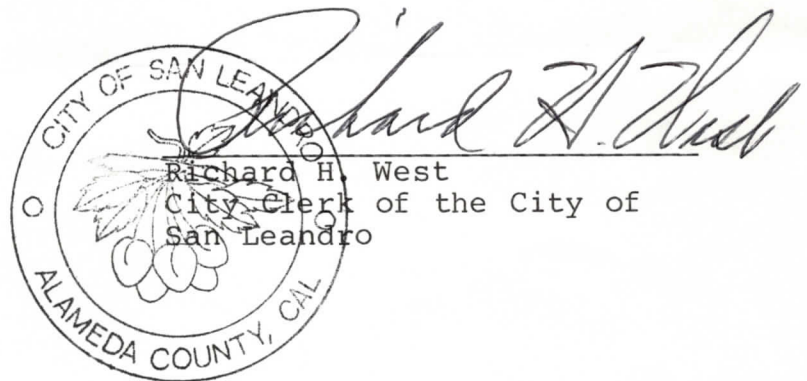
Title Order No. _____

Escrow or Loan No. _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed or Grant dated _____, from the San Lorenzo Unified School District 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. 4578 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: 1-22-81



The land referred to herein is described as follows:

EXHIBIT "A"

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

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE COUNTY ROAD LEADING FROM SAN LEANDRO TO HAYWARD, WHICH POINT IN THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONTAINING 5.705 ACRES, CONVEYED BY MARY A. PREDA, A WIDOW, TO HENRY A. PERRY BY DEED DATED NOVEMBER 1, 1919 AND RECORDED IN BOOK 2908 OF DEEDS, AT PAGE 450, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, AND RUNNING THENCE ALONG SAID SOUTHWESTERLY LINE OF COUNTY ROAD FROM SAN LEANDRO TO HAYWARD - SOUTH $48^{\circ} 35'$ EAST 495.11 FEET; THENCE NORTH $89^{\circ} 19'$ WEST 656.72 FEET TO THE WESTERLY LINE OF AFOREMENTIONED TRACT OF LAND; NORTH $0^{\circ} 41'$ EAST - 322.69 FEET; THENCE ALONG THE NORTHERLY LINE OF AFOREMENTIONED TRACT OF LAND SOUTH $89^{\circ} 24'$ EAST - 281.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF PREMISES LYING WITHIN THE PARCEL OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO SAN LORENZO SCHOOL DISTRICT OF ALAMEDA COUNTY, CALIFORNIA, RECORDED JANUARY 15, 1951, IN BOOK 6334, PAGE 233, OFFICIAL RECORDS, INSTRUMENT NO. AF/3690.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, AS WIDENED TO 100 FEET, DISTANT THEREON SOUTH $48^{\circ} 52' 30''$ EAST 786.43 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE EASTERN LINE OF COUNTY ROAD NO. 2845, KNOWN AS KENT AVENUE, SAID POINT OF BEGINNING BEING THE INTERSECTION OF SAID SOUTHWESTERN LINE OF EAST 14TH STREET WITH THE SOUTHERN LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM HENRY A. PERRY ET UX. TO THE SAN LORENZO SCHOOL DISTRICT, DATED AUGUST 28, 1922, AND RECORDED SEPTEMBER 21, 1922, IN BOOK 306 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 16 (THE BEARING OF THE SOUTHWESTERN LINE OF EAST 14TH STREET BEING TAKEN AS SOUTH $48^{\circ} 52' 30''$ EAST FOR THE PURPOSE OF MAKING THIS DESCRIPTION); THENCE CONTINUING ALONG SAID SOUTHWESTERN LINE SOUTH $48^{\circ} 52' 30''$ EAST 85.76 FEET TO THE WESTERN LINE OF PLOT NUMBERED 10, AS SAID PLOT IS SHOWN ON THE MAP ENTITLED, "MAP OF LEWELLING FRUIT FARM", ETC., FILED FOR RECORD APRIL 5, 1883, IN BOOK 17 OF MAPS, AT PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST 14TH STREET AND RUNNING ALONG SAID WESTERN LINE SOUTH $0^{\circ} 18'$ WEST 91.30 FEET TO THE SOUTHERN LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM FAXON D. ATHERTON TO LOUIS ALVES PREDA, DATED NOVEMBER 25, 1873, AND RECORDED DECEMBER 27, 1873, IN BOOK 97 OF DEEDS AT PAGE 117, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST NAMED LINE NORTH $89^{\circ} 42'$ WEST 500.00 FEET TO THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL TO AND DISTANT 160.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERN LINE OF SAID COUNTY ROAD NO. 2845;

THENCE ALONG SAID F . . . LEL LINE NORTH $0^{\circ} 18'$. . . T 147.37 FEET TO THE SOUTHERN LINE OF THE TRACT OF LAND CONVEYED TO THE SAN LORENZO SCHOOL DISTRICT BY DEED HEREINABOVE REFERRED TO; THENCE ALONG THE LAST NAMED LINE SOUTH $89^{\circ} 42'$ EAST 435.10 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF PREMISES LYING WITHIN THE PARCEL OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO SAN LORENZO SCHOOL DISTRICT OF ALAMEDA COUNTY, CALIFORNIA, RECORDED JANUARY 15, 1951, IN BOOK 6334, PAGE 233, OFFICIAL RECORDS, INSTRUMENT NO. AF/3690.

PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF EAST 14TH STREET, AS WIDENED TO 100.00 FEET, DISTANT THEREON, SOUTH 48 DEGREES 52 MINUTES 30 SECONDS EAST, 60.00 FEET FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF EAST 14TH STREET WITH THE WESTERLY LINE OF PLOT NUMBERED 10, AS SAID PLOT IS SHOWN ON THE MAP ENTITLED "MAP OF LEWELLING FRUIT FARM," ETC., FILED FOR RECORD APRIL 5, 1883 IN BOOK 17 OF MAPS, AT PAGE 20 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE ALONG THE SAID SOUTHWESTERLY LINE OF EAST 14TH STREET NORTH 48 DEGREES 52 MINUTES 30 SECONDS WEST 280.67 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF 14TH STREET SOUTH 41 DEGREES 07 MINUTES 30 SECONDS WEST 45 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 30 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST 5.00 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 16.09 FEET; THENCE SOUTH 41 DEGREES 07 MINUTES 30 SECONDS WEST 205.37 FEET TO THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM FAXON D. ATHERTON TO LOUIS ALVES PREDA, DATED NOVEMBER 25, 1873 AND RECORDED DECEMBER 27, 1873 IN BOOK 97 OF DEEDS, AT PAGE 117, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST NAMED LINE SOUTH 89 DEGREES 42 MINUTES EAST 335.46 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID PLOT NUMBERED 10; THENCE ALONG THE LAST NAMED LINE SOUTH 0 DEGREES 18 MINUTES WEST 0.48 FEET TO THE INTERSECTION THEREOF WITH A LINE DRAWN SOUTH 41 DEGREES 07 MINUTES 30 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 07 MINUTES 30 SECONDS EAST 69.45 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT IN THE WESTERN LINE OF PLOT 10, AS SAID PLOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF LEWELLING FRUIT FARM" ETC., FILED APRIL 5, 1883 IN BOOK 17 OF MAPS AT PAGE 20, RECORDS OF ALAMEDA COUNTY, DISTANT THEREON SOUTHERLY 143.83 FEET FROM THE SOUTHWESTERLY LINE OF EAST FOURTEENTH STREET, FORMERLY CALLED THE MAIN ROAD FROM SAN LEANDRO TO HAYWARD, AS THE SAME EXISTED ON OCTOBER 20, 1875; RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH $0^{\circ} 18'$ WEST ALONG SAID WESTERN LINE OF PLOT 10 A DISTANCE OF 330.90 FEET TO THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PIECE OR PARCEL OF LAND CONVEYED TO WILLIAM ROBERTS BY DEED DATED MAY 3, 1882, AND RECORDED MAY 10, 1882 IN BOOK 237 OF DEEDS AT PAGE 429, ALAMEDA COUNTY RECORDS; THENCE NORTH $89^{\circ} 42'$ WEST ALONG SAID NORTHERN LINE OF A DISTANCE OF 500.00 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH AND DISTANT 160.00 FEET EASTERLY AT RIGHT ANGLES FROM THE EASTERN LINE OF KENT AVENUE (FORMERLY LAUREL AVENUE); THENCE NORTH $0^{\circ} 18'$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 330.90 FEET TO THE NORTHERN LINE OF LANDS OWNED BY M.J. MEDINA AND MARY J. MEDINA AS DESCRIBED IN THAT CERTAIN DEED RECORDED MARCH 20, 1947 IN BOOK 5088 OFFICIAL RECORDS, PAGE 396, ALAMEDA COUNTY RECORDS, THENCE SOUTH $89^{\circ} 42'$ EAST ALONG SAID LAST MENTIONED LINE A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.



**TITLE INSURANCE
AND TRUST**

3191 Corporate Place, Hayward, California 94545

WB

CITY ATTORNEY'S OFFICE
FEB 5 1981
CITY OF SAN LEANDRO

CITY OF SAN LEANDRO, CIVIC CENTER
835 E 14TH STREET
SAN LEANDRO, CALIFORNIA 94577

DATE
ESCROW No. **FEB 02 1981**
LOAN No. -----
REFERENCE -----

ATTENTION: STEVEN R. MEYERS

In connection with the above transaction, we enclose:

XXXXXXXX Policy of Title Insurance CLTA ORIGINAL AND COPY
ALTA

- Escrow closing statement
- Our Check # _____ in the amount of \$ _____
- Deed from _____
- Deed of Trust executed by _____
- Original Note for \$ _____ made by _____
in favor of _____
- Fire Policy # _____ issued by _____
Amount \$ _____ Expiration date. _____
- Copy of recorded document which you requested
- Receipted tax bill
- Covenants, Conditions and Restrictions
-
-

CITY OF SAN LEANDRO
FEB 5 1981
CITY CLERK'S OFFICE

Any recorded documents to which you are entitled will be forwarded.

Thank you for giving us the opportunity of serving you.

Title Insurance and Trust Company

BY CAROL LEHNUS



**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

Gerald L. Goppel

President

Attest

Roger Williams

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

insured 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.

(Continued on the inside of the Last Page of This Policy)

CONDITIONS AND STIPULATIONS

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY-1973

SCHEDULE A

POLICY NO. : 1103070
AMOUNT : \$1,750,000.00
PREMIUM : \$3,645.00
EFFECTIVE DATE : JANUARY 27, 1981, AT 10:30 A.M.

1. NAME OF INSURED:

CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

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

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 I.

PART II



1. GENERAL AND SPECIAL COUNTY TAXES FOR THE FISCAL YEAR
1980-81, NOT ASSESSED.

2. RIGHTS OF THE PUBLIC IN THAT PORTION OF PREMISES LYING
WITHIN: EAST FOURTEENTH STREET.

ASSESSOR'S MAP 80B.

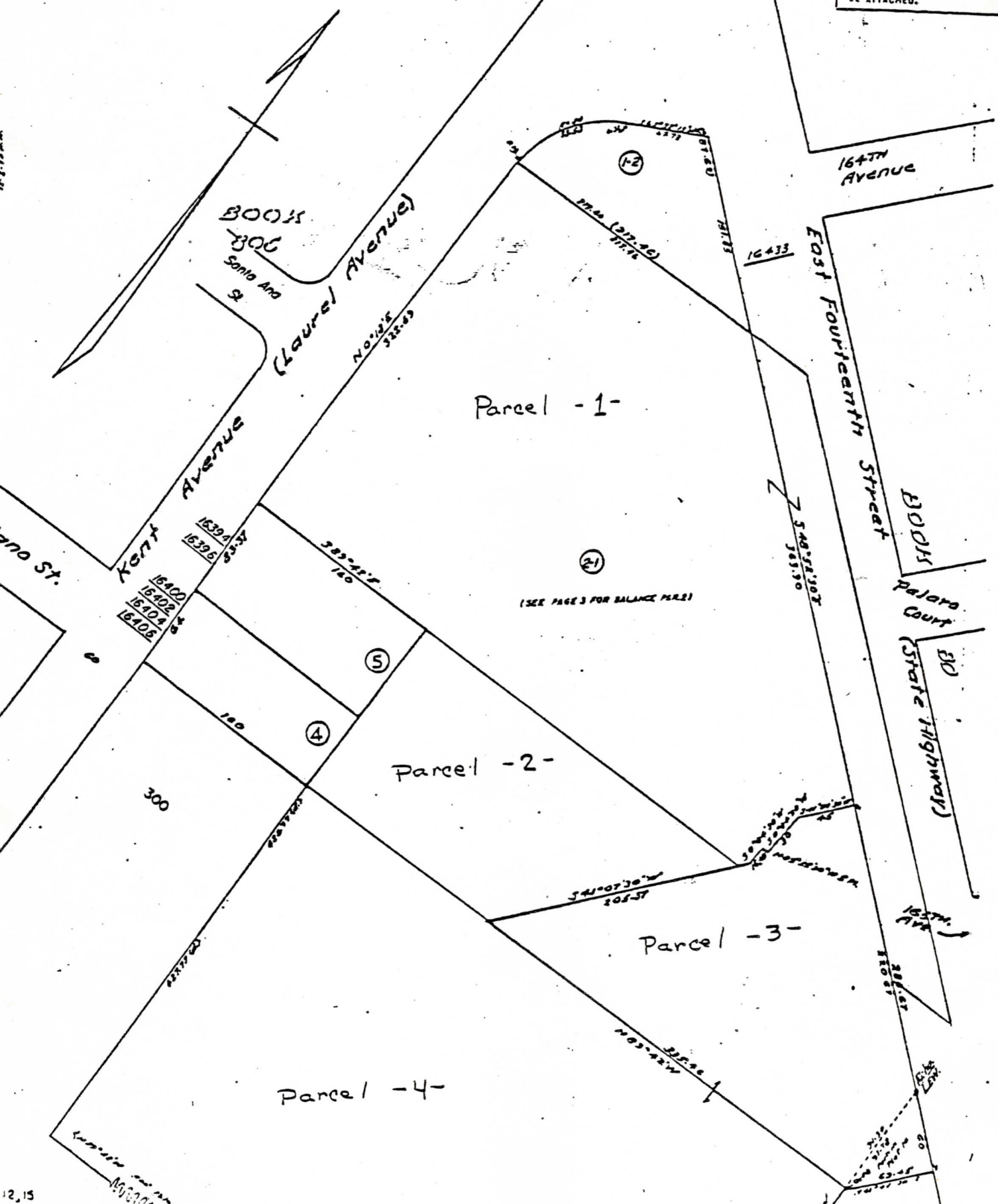
RANCHO SAN LORENZO - G. CASTRO (Bk A Pats. Pg 142)
LEWELLING FRUIT FARM (Bk 17 Pg 20)

CODE AREA Nos.
80-014

300

PAGE 1.

THIS IS NOT A SURVEY OF THE LAND
BUT IS COMPILED FOR INFORMATION
ONLY. NOR IS IT A PART OF THE RE-
PORT OR POLICY TO WHICH IT MAY
BE ATTACHED.



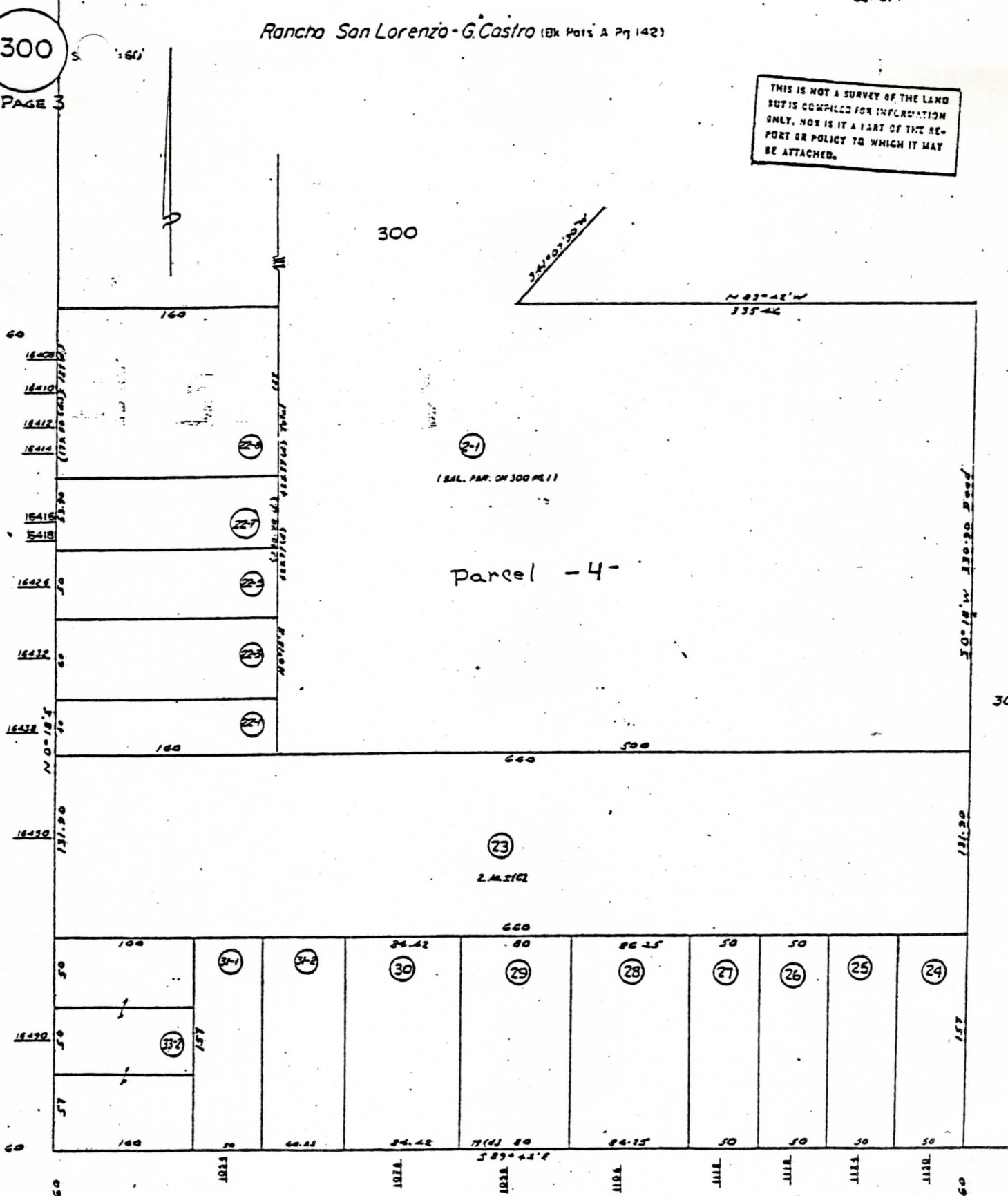
Rancho San Lorenzo - G. Castro (Bk Part A Pg 142)

300

PAGE 3

THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY. NOR IS IT A PART OF THE REPORT OR POLICY TO WHICH IT MAY BE ATTACHED.

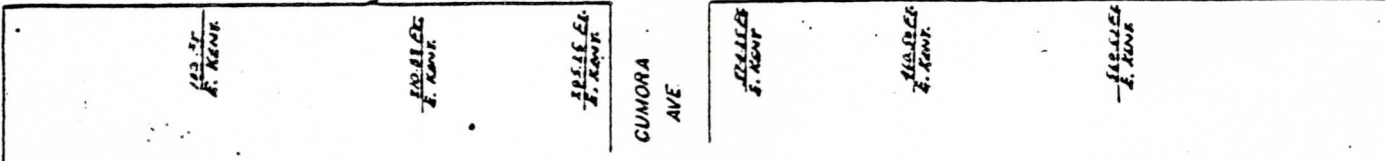
KENT AVENUE (Laurel Avenue)



Parcel - 4-

Elgin Street

(Willow Street)



319