

79-172213 001

Sm. Mofee

RECORDING REQUESTED E

TITLE INSURANCE AND TRUST COMPANY  
#400284 - A

AND WHEN RECORDED MAIL TO

Name: Redevelopment Agency of the City  
of San Leandro  
Street Address: City of San Leandro  
City & State: Civic Center, 835 E. 14th Street  
San Leandro, California 94577

RECORDED at REQUEST OF  
Title Insurance & Trust Co.  
At 10:30 A.M.  
AUG 29 1979  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

MAIL TAX STATEMENTS TO

Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City & State: \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

77-545-1  
77-545-2  
A.P. N 77-545-3  
77-545-4

TO 1921 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE.

- ( ) 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: (X) City of San Leandro, and

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

WM. MATHEWS, INC. successor in interest to WILLIAM MATHEWS AGENCY, INC. a corporation organized under the laws of the State of California hereby GRANTS TO REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, A PUBLIC BODY, CORPORATE AND POLITIC

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

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

SEE EXHIBIT "B" ATTACHED FOR PARCEL MAP WAIVER

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereunto duly authorized.

Dated: July 2, 1979

WM. MATHEWS, INC.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ known to me to be

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 Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

By \_\_\_\_\_ President  
By \_\_\_\_\_ Secretary

RECEIVED  
SAN LEANDRO  
SEP 19 1979  
COMMUNITY  
DEVELOPMENT

(This area for official notarial seal)

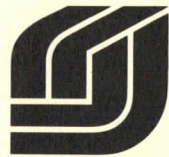
Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

**Corporation  
Grant Deed**



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL

**Corporation  
Grant Deed**



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

TO 449 C  
(Corporation)

79-172213

STATE OF CALIFORNIA  
COUNTY OF Alameda } SS.

STAPLE HERE

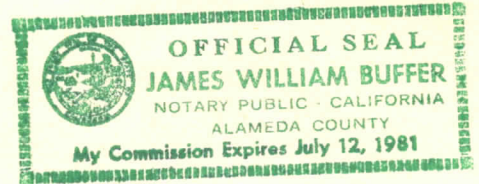
On August 14, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara Mathews, known to me to be the \_\_\_\_\_ President, and Mathews Brooks, known to me to be \_\_\_\_\_ Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature James William Buffer

James William Buffer

Name (Typed or Printed)



(This area for official notarial seal)

This is to certify that the interest in real property conveyed by the deed or grant dated July 2, 1979 from WM. MATHEWS, INC., successor in interest to WILLIAM MATHEWS AGENCY, INC., 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, 1969, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: *August 16, 1979*

By Dan Sullivan  
Acting Secretary

By *Dan Sullivan*  
W.R. Rugg  
Secretary

## EXHIBIT "A"

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

## PARCEL 1:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF WASHINGTON AVENUE, FORMERLY WATKINS STREET, (60 FEET WIDE), WITH THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE); THENCE NORTHEASTERLY ALONG THE SAID LINE OF WEST ESTUDILLO AVENUE 20 FEET TO A POINT OF CUSP WITH A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 20 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°, A DISTANCE OF 31.42 FEET TO A TANGENT LINE, LAST SAID LINE BEING ALSO THE SAID LINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG LAST SAID LINE, 20 FEET TO THE BEGINNING.

## PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE), WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID LINE OF EAST 14TH STREET 130.72 FEET TO THE NORTHWESTERN LINE OF PARCEL 2 OF SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA, FINAL ORDER OF CONDEMNATION NO. 472125-1, FILED OCTOBER 8, 1976, INSTRUMENT NO. 76-169876, ALAMEDA COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID LINE OF PARCEL 2, 13.78 FEET TO A LINE DRAWN PARALLEL WITH AND 13 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 130.72 FEET TO THE SAID LINE OF WEST ESTUDILLO AVENUE; THENCE NORTHEASTERLY ALONG THE LAST SAID LINE 13.78 FEET TO THE BEGINNING.

## PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE), DISTANT THEREON 13.78 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID LINE WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE); THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH AND 13 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE), 14.18 FEET TO A POINT OF CUSP WITH A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 70° 41', A DISTANCE OF 24.67 FEET TO A TANGENT LINE, SAID TANGENT LINE BEING ALSO THE SAID LINE OF WEST ESTUDILLO AVENUE; THENCE NORTHEASTERLY ALONG LAST SAID LINE 14.18 FEET TO THE BEGINNING.

CERTIFICATE OF CITY ENGINEER  
FOR PARCEL MAP WAIVER

(Section 66428, California Government Code;  
Section 7-13-107.5, San Leandro Municipal Code)

In accordance with section 66428 of the California Government Code and section 7-13-107.5 of the San Leandro Municipal Code of 1957, I, P. H. LONG, City Engineer and advisory agency for parcel maps for the City of San Leandro (Section 7-13-102(b), S.L.M.C.) do find declare and certify that the proposed division of land described in Exhibit A, attached hereto, incorporated herein by this reference complies with all requirements of the Subdivision Map Act (Government Code section 66410 et seq.) and Chapter 13, Title VII of the San Leandro Municipal Code of 1957 with respect to area, improvement and design, floodwater drainage control, improved public roads, sanitary disposal facilities, water supply availability, and environmental protection if applicable.

I further find, declare and certify that:

- the land is being divided for the purpose of lease; or
- the division of land is a resubdivision of previously divided land for the purpose of relocating one or more lot lines, and the number of parcels will not thereby be increased; or
- the division of land is a resubdivision of previously divided land for the purpose of redividing the land with the same lot lines

DATE: June 13, 1979

P. H. Long  
P.H. LONG  
Public Works Director  
and City Engineer

Assessor's Parcels Affected by Waiver

1. 77-545-1, 2, 3, 4 merged into one parcel, labeled Parcel A (See Exhibit A, pg. 1)
2. 77-545-5, 12 merged into one parcel, labeled Parcel B (See Exhibit A, pg. 1)
3. A portion of Parcel B transferred to Parcel A (See Exhibit A, pgs. 2 & 3)

BY DK DATE 6-1-79  
CHKD. BY DATE

SUBJECT E 14TH ST. AT W. ESTUDILLO AV.  
PLAT FOR PARCEL MAP WAIVER

SHEET NO. 1 OF 2  
JOB NO.

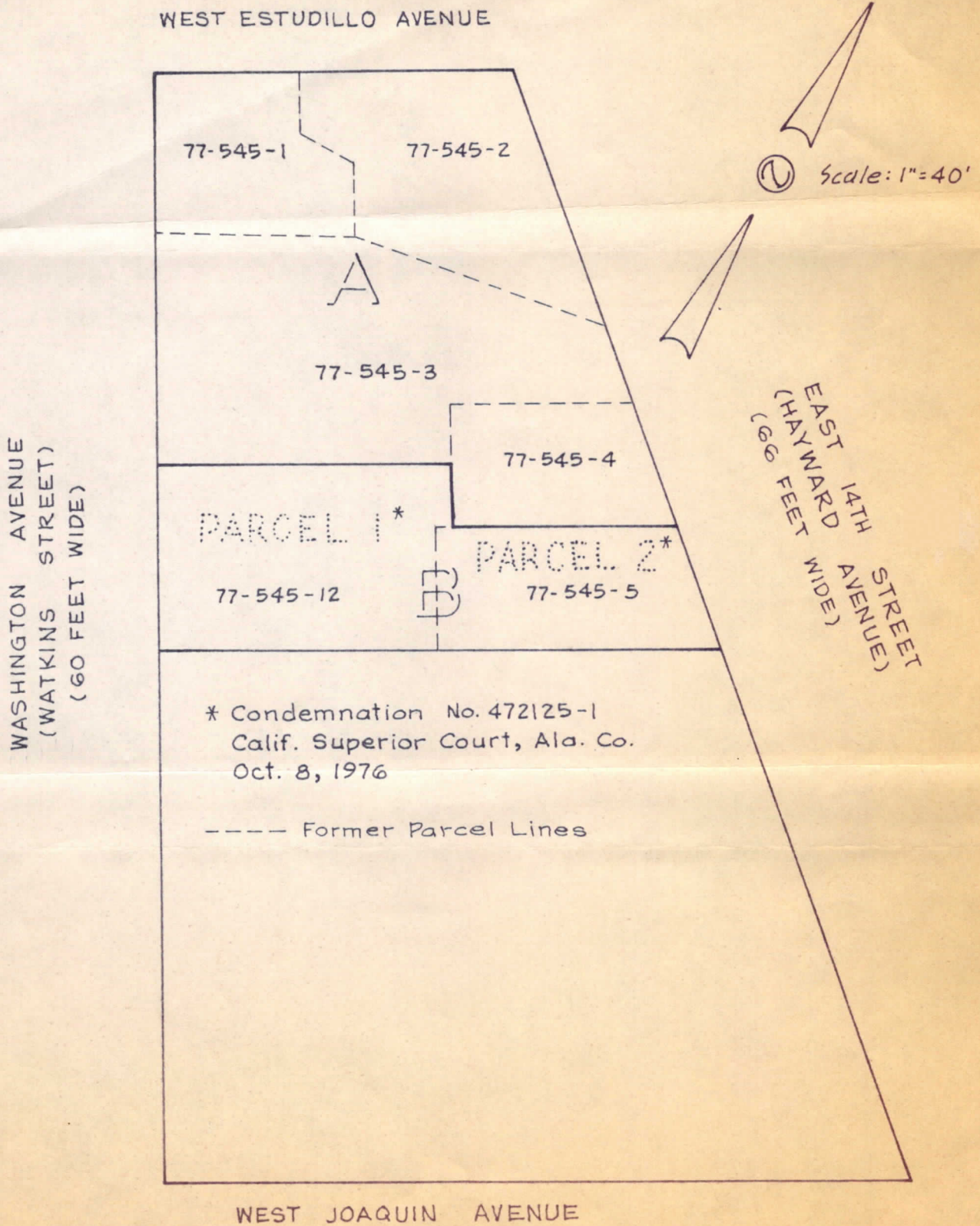


EXHIBIT A  
Pg 1 of 3

CITY OF SAN LEANDRO ENGINEERING DIVISION

79-172213

BY DK DATE 6-1-79  
 CHKD. BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT E 14TH ST. AT W. ESTUDILLO AV.  
PLAT FOR PARCEL MAP WAIVER

SHEET NO. 2 OF 2  
 JOB NO. \_\_\_\_\_

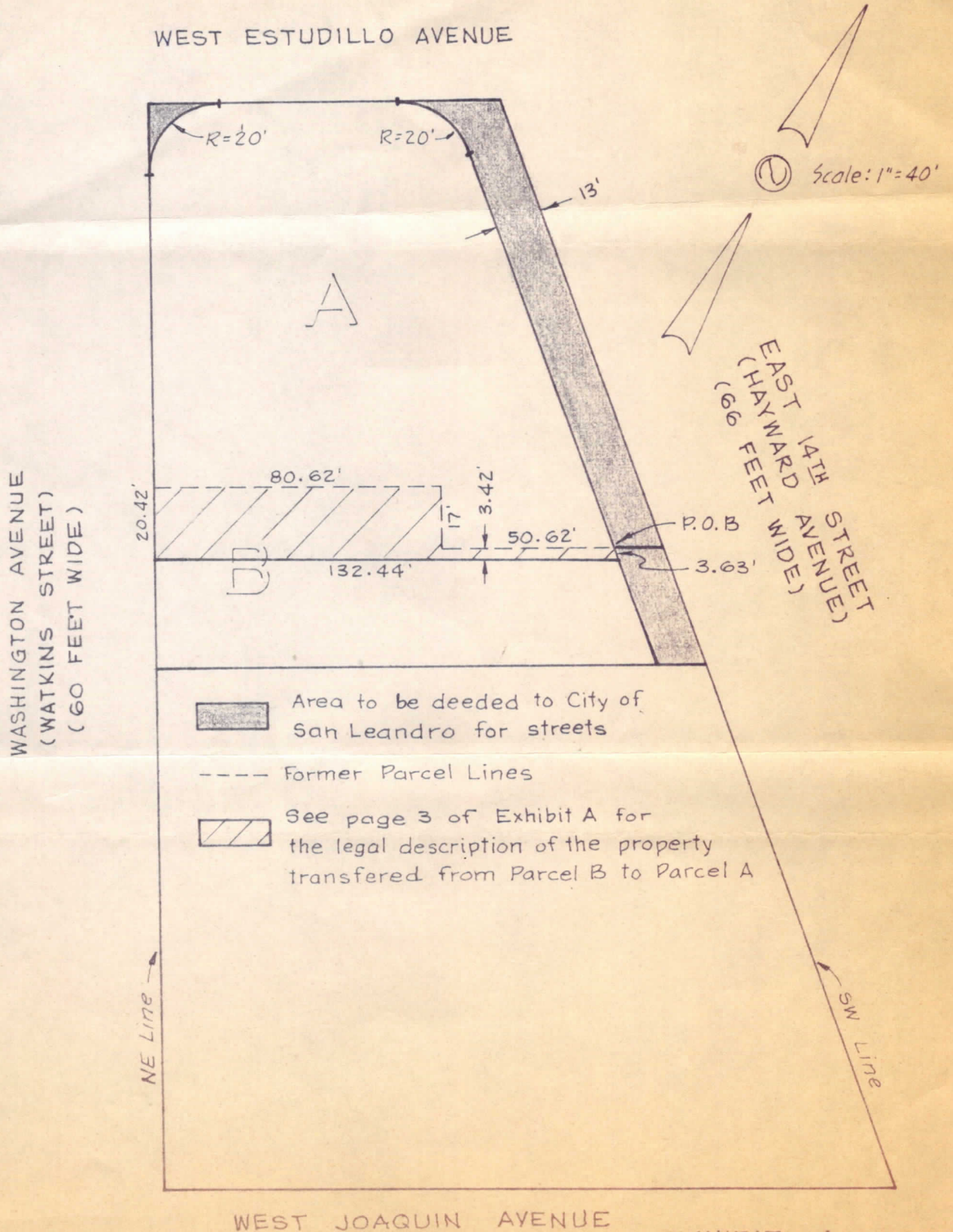


EXHIBIT A

Pg 2 of 3

DWG 791 CASE 1602



## EXHIBIT A

Property Transferred From Parcel B to Parcel A  
(as shown on page 2 of EXHIBIT A)

Real property in the City of San Leandro, County of Alameda, State of California, described as follows:

Beginning at the intersection of northwestern line of Parcel 2 of Superior Court of California, County of Alameda, Final Order of Condemnation No. 472125-1, filed October 8, 1976, Series No. 76-169876, Alameda County Records, with a line drawn parallel with and 13 feet southwesterly, measured at right angles, from the southwestern line of East 14th Street, formerly Hayward Avenue, (66 feet wide); thence southeasterly along said parallel line 3.63 feet to a line drawn parallel with and 3.42 feet southeasterly, measured at right angles, from the said line of Parcel 2; thence southwesterly along last said parallel line 132.44 feet to the northeastern line of Washington Avenue, formerly Watkins Street, (60 feet wide); thence northwesterly along said line of Washington Avenue 20.42 feet to the northwestern line of Parcel 1 of said Final Order of Condemnation; thence northeasterly along last said line 80.62 feet to the northeastern line of said Parcel 1; thence southeasterly along last said line 17 feet to the northwestern line of said Parcel 2; thence northeasterly along last said line 50.62 feet to the Beginning.

#400284

RECORDING REQUESTED BY

This instrument filed for record by Title Insurance and Trust Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

CITY OF SAN LEANDRO

79-172215

SEP 18 1979

CITY CLERK'S OFFICE

001

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

AUG 29 1979

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

DH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

77-545-1 - (part)
" " 2 "
" " 3 "
" A.B.N. 4 "

TO 1923 CA (12-74)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE

- ( ) 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: (x) City of SAN LEANDRO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, a public body, corporate and politic, also known as REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, a public corporation hereby GRANT(S) to

CITY OF SAN LEANDRO, a municipal corporation

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

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

Dated July 2, 1979

Handwritten signature in blue ink

STATE OF CALIFORNIA } SS. COUNTY OF

On before me, the undersigned, a Notary Public in and for said State, personally appeared

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

Signature

(This area for official notarial seal)

Title Order No.

Escrow or Loan No.



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

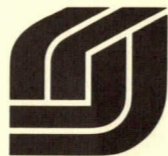
**Individual  
Grant Deed**

**Individual  
Grant Deed**



**TITLE INSURANCE  
AND TRUST**

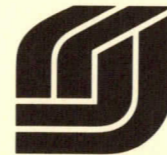
A TICOR COMPANY



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL



**TITLE INSURANCE  
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE  
WITH ONE LOCAL CALL

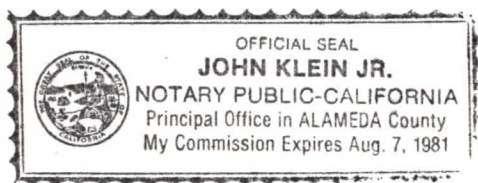
STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA )

ss.

79-172215

On July 23, 1979, before me, John Klein, Jr., a Notary Public in and for said County and State, personally appeared W. R. RUGG, known to me to be the Secretary of the Redevelopment Agency of the City of San Leandro and to be the person who executed the within instrument on behalf of the public corporation herein named and acknowledged to me that such public corporation executed the same.

Signature John Klein Jr.



400284 (Accommodation Recording)

79-172215

This is to certify that the interest in real property conveyed by Deed or Grant, dated July 2, 1979, from Redevelopment Agency of the City of San Leandro, a governmental agency, 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 16, 1979

By: Michael A. Oliver  
DEPUTY CITY CLERK

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

## EXHIBIT "A"

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

## PARCEL 1:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF WASHINGTON AVENUE, FORMERLY WATKINS STREET, (60 FEET WIDE), WITH THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE); THENCE NORTHEASTERLY ALONG THE SAID LINE OF WEST ESTUDILLO AVENUE 20 FEET TO A POINT OF CUSP WITH A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 20 FEET; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°, A DISTANCE OF 31.42 FEET TO A TANGENT LINE, LAST SAID LINE BEING ALSO THE SAID LINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG LAST SAID LINE, 20 FEET TO THE BEGINNING.

## PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE), WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID LINE OF EAST 14TH STREET 130.72 FEET TO THE NORTHWESTERN LINE OF PARCEL 2 OF SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA, FINAL ORDER OF CONDEMNATION NO. 472125-1, FILED OCTOBER 8, 1976, INSTRUMENT NO. 76-169876, ALAMEDA COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID LINE OF PARCEL 2, 13.78 FEET TO A LINE DRAWN PARALLEL WITH AND 13 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 130.72 FEET TO THE SAID LINE OF WEST ESTUDILLO AVENUE; THENCE NORTHEASTERLY ALONG THE LAST SAID LINE 13.78 FEET TO THE BEGINNING.

## PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WEST ESTUDILLO AVENUE, FORMERLY WARD STREET, (80.60 FEET WIDE), DISTANT THEREON 13.78 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID LINE WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE); THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH AND 13 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE), 14.18 FEET TO A POINT OF CUSP WITH A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 70° 41', A DISTANCE OF 24.67 FEET TO A TANGENT LINE, SAID TANGENT LINE BEING ALSO THE SAID LINE OF WEST ESTUDILLO AVENUE; THENCE NORTHEASTERLY ALONG LAST SAID LINE 14.18 FEET TO THE BEGINNING.

## PARCEL 4:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN LINE OF PARCEL 2 OF SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA, FINAL ORDER OF CONDEMNATION NO. 472125-1, FILED OCTOBER 8, 1976, INSTRUMENT NO. 76-169876, ALAMEDA COUNTY RECORDS, WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET, FORMERLY HAYWARD AVENUE, (66 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID LINE OF EAST 14TH STREET, 34.31 FEET TO THE SOUTHEASTERN LINE OF SAID PARCEL 2; THENCE SOUTHWESTERLY ALONG THE LAST SAID LINE 13.78 FEET TO A LINE DRAWN PARALLEL WITH AND 13 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 34.31 FEET TO THE SAID NORTHWESTERN LINE OF PARCEL 2; THENCE NORTHEASTERLY ALONG THE LAST SAID LINE 13.78 FEET TO THE BEGINNING.

CC of Document Recorded  
OC 1976 as No. 76-169876  
Has not been compared with original.  
ALAMEDA COUNTY RECORDER

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

GLENN A. FORBES  
City Hall, 835 East 14th Street  
San Leandro, CA 94577  
577-3361

ENDORSED  
FILED

CITY ATTORNEY'S OFFICE  
OCT 14 1976  
CITY OF SAN LEANDRO

MAURICE ENGEL  
24301 Southland Drive, Suite 212  
Hayward, CA 94545  
783-3020

RENE C. DAVIDSON, County Clerk  
Rosalynn Kennon, Deputy

Entry Date Oct. 8 - 1976

Vol. 246 Page 18 (Reel)  
RENE C. DAVIDSON, County Clerk

By Karen Durg

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

REDEVELOPMENT AGENCY OF THE CITY OF  
SAN LEANDRO, a public body, corporate  
and politic,

NO. 472125-1

Plaintiff,

vs.

JOHN BOITANO; THE FIRST STATE BANK  
OF SAN LEANDRO, ALL PERSONS unknown  
claiming any title or interest in or  
to the property; JOHN DOE ONE to JOHN  
DOE TWENTY, inclusive, JANE DOE ONE to  
JANE DOE TWENTY, inclusive, JOHN DOE  
COMPANY ONE, a corporation, to JOHN DOE  
COMPANY TWENTY, a corporation, inclusive,

FINAL ORDER IN  
CONDEMNATION

Defendants.

Judgment in condemnation having been entered in the above-  
entitled action on Oct 8 1976, in the office of the County  
Clerk of the County of Alameda, State of California, and it  
appearing to the Court's satisfaction the above-named plaintiff,  
under the judgment has paid to court for the defendants JOHN  
BOITANO and THE FIRST STATE BANK OF SAN LEANDRO, and the COUNTY  
OF ALAMEDA, a political subdivision of the State of California,  
as their respective interests were determined in the judgment

1 on file herein, the total amount of compensation awarded by the  
2 court for the property described in plaintiff's complaint on file  
3 herein, and for all claims and demands of said defendants against  
4 plaintiff by reason of the taking of said property for redevelop-  
5 ment purposes, and the construction of public improvement in the  
6 manner proposed.

7 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREEED  
8 that the real property situated in the City of San Leandro,  
9 County of Alameda, State of California, and more particularly  
10 described in Exhibit "A" attached hereto and made a part hereof  
11 be and it is hereby condemned to plaintiff in fee simple  
12 absolute.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREEED that a certified  
14 copy of this order be recorded in the Office of the County  
15 Recorder of the County of Alameda, and thereupon title to said  
16 property described in Exhibit "A" shall vest in plaintiff,  
17 Redevelopment Agency of the City of San Leandro and all interests  
18 of defendants JOHN BOITANO, FIRST STATE BANK OF SAN LEANDRO,  
19 HUGH C. JACKSON, sued herein as JOHN DOE I, and GIANT 88 CENT  
20 STORES, a corporation, sued herein as JOHN DOE COMPANY I, a  
21 corporation, and the COUNTY OF ALAMEDA, a political subdivision  
22 of the State of California as to ad valorem taxes, in and to said  
23 real property shall be terminated.

24 DATED: OCT 8 1976

25 ROBERT H. KRONINGER

26 JUDGE OF THE SUPERIOR COURT

That property situated in the State of California, County of Alameda, City of San Leandro, described as follows:

PARCEL 1:

Beginning at a point on the eastern line of Washington Avenue, formerly San Lorenzo Avenue, distant thereon 106 feet southerly from the intersection of said eastern line of Washington Avenue, with the southern line of West Estudillo Avenue, formerly Ward Street; and running thence southerly along the eastern line of Washington Avenue, 50 feet; thence at a right angle easterly parallel with the northern line of West Joaquin Avenue, formerly Hepburn Street, 75.62 feet; thence at a right angle northerly parallel with the eastern line of Washington Avenue, 33 feet; thence at right angles easterly and parallel with the northern line of West Joaquin Avenue, 5 feet; thence at right angles northerly and parallel with the eastern line of Washington Avenue, 17 feet; thence at a right angle westerly parallel with said northern line of West Joaquin Avenue, 80.62 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point on the southwestern line of East 14th Street, formerly Hayward Avenue, distant thereon southeasterly 130.34 feet from the intersection thereof with the southeastern line of West Estudillo Avenue; running thence southwesterly parallel with said line of West Estudillo Avenue, 66.57 feet; thence at a right angle southeasterly 32 feet 4-1/2 inches; thence at a right angle northeasterly 78.79 feet, more or less to the said southwestern line of East 14th Street; thence northwesterly along said line of East 14th Street, 34.31 feet, more or less, to the point of beginning.

I hereby certify that the above is  
a true and correct copy of

Resolution No. 75-31

William R. Egan, Secretary  
Redevelopment Agency of the  
City of San Leandro

EXHIBIT A



✓ MC  
✓  
September 2, 1977

Judge Walter I. Carpenetti  
Carpenetti, Carpenetti & Carpenetti  
1255 Post, Suite 1025  
San Francisco CA 94109

✓ Boitano - Box H

Dear Judge Carpenetti:

As a follow-up to our conversation of this week, I enclose four memoranda relating to funds apparently received by Mr. Boitano subsequent to transfer of title from Boitano to the Redevelopment Agency. The most pertinent of these memoranda would appear to be that of June 3, 1977, from Mr. Rugg indicating a total amount received from Mr. Boitano subsequent to the date of close of escrow of \$2,944.56.

An additional question has just arisen through a call from Wells Fargo Bank in San Francisco. Our preliminary report from Title Insurance and Trust Company indicated a deed of trust with First State Bank of San Leandro as the beneficiary for which a disclaimer of interest was subsequently filed by First State Bank. I am now informed that this deed of trust was assigned to Wells Fargo Bank and they are pursuing the matter of date of assignment and any presently existing claims which they might have. Thus, this is a matter which may well haunt us in the future.

The third matter involved is the cancellation of taxes. I have contacted the County Tax Assessor's Office and submitted to them the recording data which should accomplish the cancellation of taxes and do away with any submission of tax bills to Mr. Boitano.

Very truly yours,

Glenn A. Forbes  
City Attorney

GAF/nf  
Encs. 4

cc: Rugg

RECEIVED  
SAN LEANDRO  
SEP 6 1977  
COMMUNITY  
DEVELOPMENT

July 10, 1979

CITY ATTORNEY'S OFFICE

JUL 10 1979

To: S. Meyers - City Attorney

CITY OF SAN LEANDRO

From: W. Rugg - Community Development Director

Subj: BROOKS LAND EXCHANGE

Attached are copies of escrow instructions prepared for the Agency by Title Insurance and Trust, including a copy of Brooks' escrow instructions for review as required by LEA, Parcel Map waiver information, grant deeds and preliminary title report.

Anna Humphers of Title Insurance & Trust (Hayward office [783-9300]) related that if a "certificate of acceptance" (City agrees to accept parcels from Agency) is necessary then ~~it should be attached to grant deed.~~

Note items #3 and 4 on page 2 of preliminary title report. Glenn told Dan he would check to determine if taxes had been canceled and properly prorated and paid. (Property was acquired 10/8/76.)

Also attached is a proposal from Title Insurance and Trust to involve us in a thing called Planned Project Pricing. Essentially a quantity discount, the principle is great. However, the entry fee is much larger than the savings on this small transaction, so we will wait until the "big" project proceeds.

Please review all material and Brooks' escrow instructions and assist in processing all the necessary papers so this matter can be concluded as soon as possible.

  
WRR/DS:plt

Attachments



# CITY OF SAN LEANDRO

## INTEROFFICE MEMO

TO W. R. Rugg, Director, Redevelopment Agency

DATE 7/17/79

FROM Steven R. Meyers, Agency Counsel

SUBJECT Brooks Land Exchange

Regarding your request of July 10, 1979, I have reviewed the escrow instructions and deeds for the proposed land exchange by and between the Agency and Wm. Mathews Agency.

It is impossible for me to determine whether the property descriptions contained in the deeds correspond to the property descriptions of the subject parcels in the title report. I presume that someone either in your office or Public Works has verified the accuracy of the descriptions. I have no comments with respect to the escrow instructions. Again, I presume that the accuracy of description of various parcels is correct and in accordance with your negotiated agreement. I agree furthermore, that the Planned Project Pricing proposal from Title Insurance and Trust is inapplicable to this transaction.

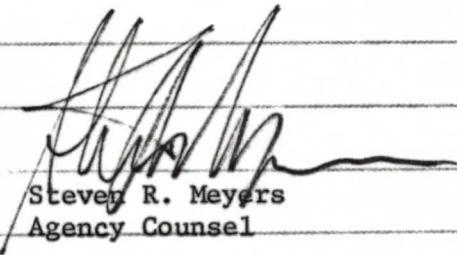
We are checking on the property taxes to determine whether in fact they have been cancelled. They should have been cancelled back in 1976.

I don't know of the other things you want me to review. I didn't see anything addition that needs to be prepared that the title company hasn't done under the terms of the escrow.

Route to:

- Bill \_\_\_\_\_
- Martin \_\_\_\_\_
- Dan \_\_\_\_\_
- Norm \_\_\_\_\_
- John \_\_\_\_\_
- Susie \_\_\_\_\_
- Neusa \_\_\_\_\_
- Ann \_\_\_\_\_
- Wayne \_\_\_\_\_
- Pat \_\_\_\_\_
- Margaret \_\_\_\_\_
- Velma \_\_\_\_\_
- Chris \_\_\_\_\_
- Jim \_\_\_\_\_
- File \_\_\_\_\_

nf

  
Steven R. Meyers  
Agency Counsel

RECEIVED  
SAN LEANDRO

JUL 18 1979

COMMUNITY  
DEVELOPMENT

1048

Bill  
 Martin  
 Dan  
 Rena  
 John  
 Susie  
 Neusa  
 Ann  
 Wayne  
 Pat  
 Margaret  
 Chris  
 Jim  
 Filo

Frank M. Krause, Tax Collector  
 County of Alameda  
 1221 Oak Street  
 Oakland CA 94612

Re: Assessor's Parcel No. 77-545-12  
       No. 77-545-5

Dear Sir:

The above-referenced parcels were condemned by the Redevelopment Agency of the City of San Leandro in Action No. 472125-1 in the California Superior Court for Alameda County. The final order of condemnation was filed October 8, 1976. A copy is enclosed for your information.

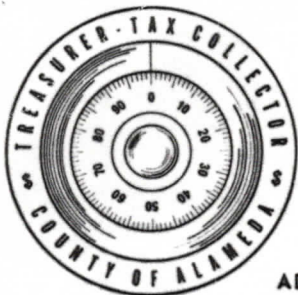
It has come to our attention through Title Insurance and Trust Company that the taxes have apparently not been cancelled in accordance with the final order for condemnation of the subject parcels.

The Redevelopment Agency of the City of San Leandro is conveying a portion of this property to a private redeveloper. It is impossible for us to determine in fact whether the taxes have been cancelled as required by law. Please advise this office of whatever is necessary to insure that these taxes are cancelled in the appropriate manner.

Very truly yours,

Steven R. Meyers, Counsel  
 Redevelopment Agency of the  
 City of San Leandro

RECEIVED  
 SAN LEANDRO  
 AUG - 7 1979  
 COMMUNITY  
 DEVELOPMENT



county of alameda  
office of  
treasurer-tax collector

FRANK M. KRAUSE  
TREASURER-TAX COLLECTOR

W. ELDEN DILLINGER  
CHIEF DEPUTY

ADMINISTRATION BLDG., 1221 OAK STREET, OAKLAND, CALIFORNIA 94612 • PHONE: 874-5953  
~~874-3642~~

August 7, 1979

CITY ATTORNEY'S OFFICE

AUG 8 1979

CITY OF SAN LEANDRO

City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

RE: Reference # 77-545-12  
77-545-5

Dear Sir:

There is nothing in the Final Order in Condemnation to cancel the taxes. Please submit a petition to the County Board of Supervisors to cancel the taxes as per Section 4986 of the California Revenue and Taxation Code. If there is a need for assistance contact James May - Alameda County Counsel.

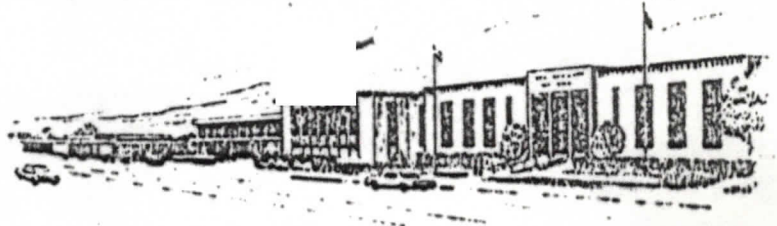
Very truly yours,

FRANK M. KRAUSE, TAX COLLECTOR

S. Ow, Supervisor  
Tax Redemptions

SO:ad

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



Office of City Manager 415-577-3351

August 7, 1979

Mr. Matt Brooks  
Wm. Mathews Agency  
2450 Washington Avenue  
San Leandro, CA 94577

Dear Matt:

Subject: Cancellation of Taxes  
Assessor's Parcel #77-545-12  
#77-545-5

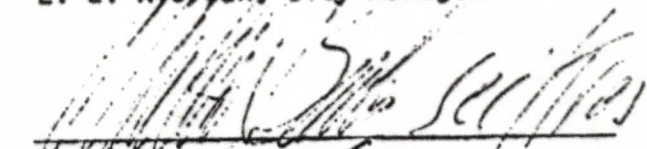
With respect to the acquisition of the above referenced parcels by the Wm. Mathews Agency (Land Exchange Agreement, April 2, 1979), it has come to our attention through the title company that the County of Alameda has failed to cancel the outstanding real property taxes on the subject property in accordance with the final order of condemnation issued by the Superior Court in 1976.

Upon learning of the existence of outstanding taxes, the City Attorney corresponded by letter of July 17, 1979, with the Tax Collector requesting tax cancellation pursuant to the Revenue and Taxation Code. The process of taxation cancellation requires action by the Board of Supervisors. It is our intention to undertake all necessary steps to obtain the cancellation of these taxes. However, in order to close escrow on the land exchange agreement, we recommend to you and the title company that you accept title subject to these outstanding and delinquent taxes. The City will and does hereby promise to obtain such cancellation and removal of the subject property from the delinquent tax roll. The City guarantees to pay the delinquent taxes should for any reason this process be unavailable.

Upon receipt of the order of cancellation, your title to the subject property will be free and clear.

If you accept this proposal, please indicate by signature on the line below. This letter will constitute a change in the escrow instructions.

  
\_\_\_\_\_  
L. E. Riordan, City Manager

  
\_\_\_\_\_  
Wm. Mathews Agency

LER:dm

September 24, 1979

To: D. West - City Clerk  
From: W. Rugg - Community Development Director  
Subj: CANCELLATION AND REPLACEMENT OF PROPERTY TAXES (MATHEWS/AGENCY LAND EXCHANGE)

Please request the County to cancel taxes on portions of 4 parcels of land conveyed to the Agency by Mathews effective 8/29/79 pursuant to the attached grant deed.

You may also wish to inform the County that portions of two parcels (77-545-5 and 77-545-12) acquired by the Agency from Boitano via Condemnation No. 472125-1, California Superior Court, Alameda County, October 8, 1976, have been conveyed to Wm. Mathews, Inc., as part of land exchange agreement and are in private ownership as of 8/29/79. The Agency-owned property conveyed to Wm. Mathews, Inc., is delineated on attached Exhibit B (Exhibit a, page 2 of 3).

Please advise when this has been completed.

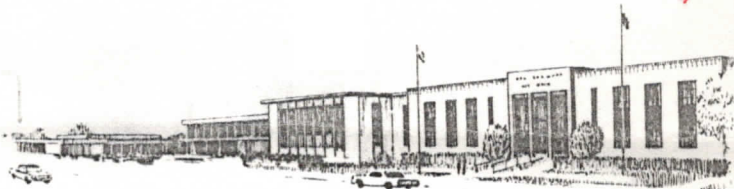
DS:plt

Attachment

CITY OF SAN LEANDRO  
SEP 27 1979  
CITY CLERK'S OFFICE

1-048

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



Office of City Clerk 415-577-3366

10 October 1979

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

Subject: Tax Cancellation

Gentlemen:

The Redevelopment Agency 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 corporation grant deed from Wm. Mathews, Inc., successor in interest to William Mathews Agency, Inc., recorded in the official Records of the County of Alameda under the County Recorder's Serial No. 79-172213, on August 29, 1979.

It is requested that your Honorable Board will cancel taxes on this property. Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Be advised also, that portions of two parcels (77-545-5 and 77-545-12) acquired by the Redevelopment Agency from Boitano via Condemnation No. 472125-1, California Superior Court, Alameda County, October 8, 1976, have been conveyed to Wm. Mathews, Inc. as part of land exchange agreement and are in private ownership as of August 29, 1979. The Agency-owned property conveyed to Wm. Mathews, Inc. is delineated on attached Exhibit B (Exhibit a, page 2 of 3). A copy of the Boitano condemnation is enclosed.

Very truly yours,

Richard H. West, CMC  
City Clerk

ob  
cc: W. D. Sullivan - CDO





JUL - 8 1980

17048

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 187728

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):

- 77-545-1 WOP (1979-80)
- 77-545-2 WOP (1979-80)
- 77-545-3 WOP (1979-80)
- 77-545-4 WOP (1979-80)

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 with 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

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

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 those certain deeds duly recorded in the office of the Recorder of Alameda County.

Steven Meyers

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

CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF SUPERVISORS ALAMEDA COUNTY, CALIFORNIA

JUL - 8 1980

ATTEST: JUL - 8 1980

WILLIAM MEHRWEIN, CLERK OF  
THE BOARD OF SUPERVISORS

BY:

*Sarah Roland*





TITLE INSURANCE  
AND TRUST

January 20, 1982

Mr. Matt Brooks, Esq.  
Wm. Mathews, Inc.  
2450 Washington  
P. O. Box 855  
San Leandro, California 94577

Re: A.P. Nos. 77-545-3-5, 77-545-3-4, 77-545-4-2, 77-545-5-1,  
and 77-545-12-1, San Leandro, California  
Wm. Mathews, Inc.

Dear Matt:

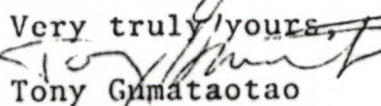
This is to confirm our recent conversation regarding the above described parcels. The above parcels were created as follows:

1. 77-545-3-5 was created from 1980-81 assessors parcels 77-545-1-2, 77-545-2-3, and a portion of 77-545-3-2.
2. 77-545-3-4 was created from 1980-81 assessors parcel a portion of 77-545-3-2.
3. 77-545-4-2 was created from 1980-81 assessors parcel 77-545-4-2.
4. 77-545-5-1 was created from 1980-81 assessors parcel a portion of 77-545-5.
5. 77-545-12-1 was created from 1980-81 assessors parcel 77-545-12

In checking the above information we have picked up a delinquent sale for parcels 77-545-5-1 and 77-545-12-1 for fiscal year 1975-76 in the sums of \$3,368.66(77-545-5-1) plus penalty and interest and \$5,401.96(77-545-12-1) plus penalty and interest. Please note that you purchase these parcels from the City of San Leandro in 1979 but the County is still tagging the delinquencies to your properties.

Hoping these are satisfactory to your office. If you have any questions, please call me.

Thanking you in advance for giving us the opportunity of serving you.

Very truly yours,  
  
Tony Gumataotao  
Subdivision Manager

Title Insurance and Trust Company 3191 Corporate Place Hayward, California 94545 415 783 9300

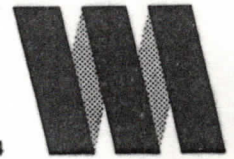
William Mathews (1897-1944)

William Mathews Brooks

Consultants  
Barbara Mathews  
John Brooks, Sr.

# Wm. Mathews, Inc.

2450 Washington Avenue • P.O. Box 855 • San Leandro, CA 94577 • (415) 483-5014



SINCE 1930

INSURANCE & REAL ESTATE

TO: Bill Reiff, Dir. Community Dev.  
City of San Leandro  
830- Ecot 14th St, San Leandro  
CA 94577

SUBJECT Wm. Mathews/city  
Land Exchange

DATE: 1/22/82

Enclosed is a copy of a 1/20/82 letter from Tony Gumbatao of Title Insurance and Trust. According to this letter, the city has still not resolved the back taxes which were owed on the property traded to Wm. Mathews. As you might remember, the city agreed to clear-up this problem subsequent to escrow closing.

Please review and follow-up on this problem. If you have any questions, please call

*WMB*

RECEIVED  
SAN LEANDRO

JAN 27 1982

COMMUNITY  
DEVELOPMENT

MEMORANDUM

CITY ATTORNEY'S OFFICE

JAN - 5 1982

CITY OF SAN LEANDRO

TO: Steve Meyers, City Attorney  
FROM: Dan Sullivan, Renewal Coordinator  
SUBJ: Mathews/Agency Land Exchange - Block H

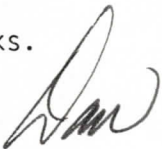
DATE: January 29, 1982

Matt has come back to haunt us again!

Attached is information collected from our file and one of your files (8/8/79 response from Tax Collector and letter of 8/7/79 from Riordan to Brooks). In reviewing the City Clerk's file on Boitano and William Mathews (Brooks) Acquisition and Land Exchange, I did not come across any clear directive to the City Clerk to request cancellation of taxes on parcels 77-545-5 and 77-545-12.

Unless I'm missing something, we simply ought to instruct the City Clerk to formally request cancellation of taxes applicable to the above two parcels. If you concur, please do so.

Thanks.



DS:mmc

Attachments

Steve - after you've checked this out give me a call. We ought to let Matt know what's up. Thanks, Dan

CITY OF SAN LEANDRO

MAR 4 1982

CITY CLERK'S OFFICE

MEMORANDUM

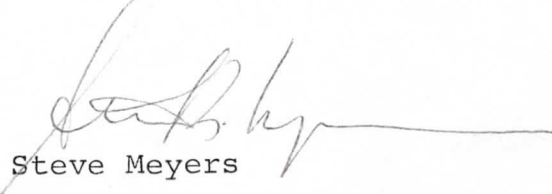
TO: City Clerk

DATE: 3/3/82

FROM: Steven R. Meyers, City Attorney

RE: Tax Cancellation

Please submit a petition to the County Board of Supervisors to cancel delinquent taxes for the period of October 8, 1976, to August 29, 1979, regarding parcels 77-545-5-1 and 77-545-12-1 for the Redevelopment Agency of the City of San Leandro. Appropriate backup material relating to the Agency acquisition of these parcels should also be sent to the Board.



Steve Meyers

SRM/cda

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



Office of City Clerk 415-577-3366

5 March 1982

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

Re: Tax Cancellation

Gentlemen:

The Redevelopment Agency of the City of San Leandro has acquired fee title to the real property described in the attached documents and all improvements thereon.

Title was taken by deed from John Boitano via condemnation, No. 472125-1, Superior Court, Alameda County on October 8, 1976, recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 76-169876, on October 8, 1976.

It is requested that your Honorable Board will cancel taxes on the above property for the period October 8, 1976 to August 29, 1979.

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

ob

encl. Memo from City Attorney re Tax Cancellation  
Ltr dtd 8/7/79 from City Manager to Matt Brooks  
Copy of Boitano condemnation

cc: City Attorney  
Dan Sullivan - CDO



TO: Dick West

FROM: WR

SUBT: Cancellation & Replacement of Property Taxes  
(Mathews / Agency Land Exchange)

Please request the County to cancel taxes on portions of 4 parcels of land conveyed to the Agency by Mathews effective 8/29/79 pursuant to the attached grant deed. (77-545-5 & 77-545-12)

You may also wish to inform the County that portions of 2 parcels <sup>20</sup> acquired by the Agency from Boitano via ~~condemnation proceedings~~ Condemnation No. 472125-1, Calif. Superior Court, Ala. County, Oct 8, 1976, have been conveyed to W<sup>m</sup> Mathews, Inc. <sup>as part of a land exchange agreement</sup> & are in private ownership as of 8/29/79. The ~~public~~ Agency-owned property conveyed to W<sup>m</sup> Mathews, Inc. is delineated on attached Ex. B (Ex. A pg 2 of 3).

Please advise when this has been completed.

attach (Pat - don't make file cc of deed)  
gk