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**Recording Requested By:**

*CHICAGO TRUL COMPANY*

WHEN RECORDED MAIL TO:

City Clerk  
City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577



2018129737

07/02/2018 08:30 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY  
STEVE MANNING  
RECORDING FEE: 35.00

*SR*



8 PGS

CTC #160360592-TM / FWAC-TO16002853

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 075-0054-006  
806 Alvarado Street, San Leandro, CA

**CERTIFICATE OF CITY ENGINEER**

*INDEX AS 107 Line ADJUSTMENT*

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code Section 27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document if recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrent, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document No. \_\_\_\_\_
- The \$225 per transaction cap reached
- Document is not related to real property

This page added to provide adequate space for recording information  
(additional recording fee applies)

RECORDING REQUESTED  
City Engineer, City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577



WHEN RECORDED MAIL TO:  
City Clerk, City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577

# CERTIFICATE OF CITY ENGINEER

**LOT LINE ADJUSTMENT**

**806 ALVARADO STREET**

(Section 66412(d), CALIFORNIA GOVERNMENT CODE)

Owners:

Assessor's Parcel Nos.:

**Wells Fargo Bank, N.A., a national banking association, successor in interest to Commerce Investment Company of Shawnee, Inc., a Kansas corporation**


075-0054-006 (two parcels)

In accordance with § 66412(d) of the California Government Code, I, **Nick James Thom**, City Engineer and advisory agency for parcel maps for the City of San Leandro (§ 7-1-560, S.L.M.C.), do find, declare and certify that the proposed lot line adjustment for **ASSESSOR'S PARCEL #075-0054-006 (two parcels)** as described in Exhibits **A** and **B**, attached hereto, incorporated herein by this reference complies with all requirements of § 66412(d) of the California Government Code and that, therefore, the Subdivision Map Act is not applicable to this lot line adjustment.

I further find and declare that said lot line adjustment is hereby approved.

This certificate does not constitute the actual transfer of title of any portion of the parcels. It is to be recorded concurrently with the deed or deeds of conveyance necessary to transfer the title of the portion or portions of parcels proposed by this lot line adjustment.

Date: 6/27/2018

  
\_\_\_\_\_  
NICK JAMES THOM  
CITY ENGINEER  
R.C.E. No. 54659



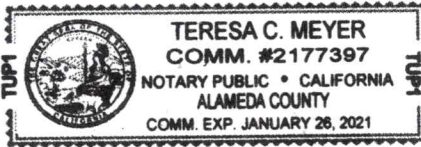
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda ) ss.  
)

On JUNE 27, 2018 before me, TERESA C. MEYER, NOTARY PUBLIC,  
personally appeared NICK THOM, CITY ENGINEER.

My commission number is 2177397.



who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

My commission expires on January 26, 2021.

WITNESS my hand and official seal.

*Teresa C. Meyer, Notary Public*  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Certificate of City Engineer: Lot Line Adjustment (806 Alvarado St.)

Document Date: June 27, 2018

Number of Pages: 1

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer is Representing: \_\_\_\_\_

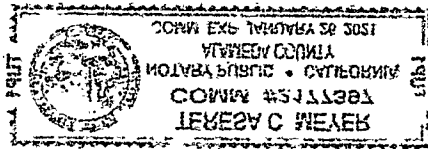
Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer is Representing: \_\_\_\_\_





# CERTIFICATE OF OWNERSHIP

## LOT LINE ADJUSTMENT

806 ALVARADO STREET

The lot lines within Assessor's parcel number 075-0054-006 (two parcels), are to be removed as described in Exhibits A & B (attached).

This is to certify that the undersigned, as the fee title owner(s) of the land described within this lot line adjustment, requested preparation of this lot line adjustment and consents to recordation of this instrument.

**Wells Fargo Bank, N.A., a national banking association, successor in interest to  
Commerce Investment Company of Shawnee, Inc., a Kansas corporation  
Fee Owner Of**

**ASSESSOR'S PARCEL #075-0054-006 (two parcels)**

By: *Luis S. Pardo* *del* Date: *6/25/18*  
Signature  
*LUIS S. PARDO* *DAVID DAVIS*  
Print name  
*VP* *VP*  
Title

Attach:  
[Appropriate Notary Acknowledgment]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Francisco )

On June 25, 2018 before me, Iolanthe Sonia Denman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Luis S. Busta and David Davis
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

My Comm exp. July 3, 2021

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:
Document Date: Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[ ] Corporate Officer - Title(s):
[ ] Partner - [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator
[ ] Other:
Signer Is Representing:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LANDS OF COMMERCE INVESTMENT COMPANY OF SHAWNEE**

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

BEING A PORTION OF BLOCK 54, MAP OF THE TOWN OF SAN LEANDRO, FILED JUNE 14, 1870, MAP BOOK 1, PAGE 19, AND RE-RECORDED ON JANUARY 5, 1874 IN MAP BOOK 2, PAGE 43, ALAMEDA COUNTY RECORDS. SAID PORTION OF BLOCK 54 BEING ALL OF THAT PARCEL DESCRIBED IN THAT GRANT DEED RECORDED FEBRUARY 15, 1990 AS INSTRUMENT N. 90-045315 TOGETHER WITH ALL OF THAT PARCEL DESCRIBED IN THAT JUDGEMENT OF QUIET TITLE RECORDED JUNE 5, 2018 AS INSTRUMENT NO. 2018-109951, ALAMEDA COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION AT THE EASTERLY LINE OF ALVARADO STREET WITH THE NORTHERLY LINE OF ANTONIO STREET, AS SAID STREETS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 2643, FILED FOR RECORD ON MARCH 16, 2015 IN BOOK 40 OF RECORDS OF SURVEY AT PAGE 64, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID BLOCK 54;

THENCE ALONG SAID EASTERLY LINE, NORTH 28° 00' 32" WEST, 265.00 TO THE SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID GRANT DEED (90-045315), SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY LINE OF LAST SAID PARCEL (90-045315), NORTH 61° 59' 44" EAST, 122.00 FEET TO THE NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AS PROPERTY I, PARCEL 2 IN THAT CERTAIN DOCUMENT RECORDED ON OCTOBER 19, 1990 AS INSTRUMENT NO. 90-277894, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 (90-277894), SOUTH 28° 00' 32" EAST, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF PROPERTY I, PARCEL 1 AS SAID PARCEL IS DESCRIBED IN LAST SAID DOCUMENT (90-277894);

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 (90-277894), NORTH 61° 59' 44" EAST, 27.98 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 7, AS SAID PARCEL IS DESCRIBED IN THAT GRANT DEED RECORDED ON MAY 18, 1989 AS INSTRUMENT NO. 89-135070, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 7 (89-135070) AND ITS NORTHWESTERLY PROLONGATION, NORTH 28° 00' 32" WEST, 49.54 FEET TO A POINT IN THE CENTERLINE OF SAN LEANDRO CREEK, SAID CENTERLINE ALSO BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT GRANT DEED RECORDED JULY 7, 2017 AS INSTRUMENT NO. 2017-147713 AND THE SOUTHERLY LINE OF THAT CERTAIN MAP OF TRACT 7175, FILED FOR RECORD ON MARCH 22, 2001 IN BOOK 257 OF MAPS AT PAGES 28 THROUGH 34, ALAMEDA COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE SOUTH 85° 36' 46" WEST, 156.22 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 81° 06' 27" WEST, 7.25 FEET TO A POINT ON NORTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF ALVARADO STREET;

THENCE ALONG THE EASTERLY LINE OF ALVARADO STREET AND ITS NORTHWESTERLY PROLONGATION, SOUTH 28° 00' 32" EAST, 84.50 FEET TO **THE POINT OF BEGINNING**;

CONTAINING 8,687 SQUARE FEET OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTION IS THE MONUMENT LINE OF ALVARADO STREET TAKEN AS NORTH 28° 00' 32" WEST, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 2643, FILED FOR RECORD ON MARCH 16, 2015 IN BOOK 40 OF RECORDS OF SURVEY AT PAGE 64, ALAMEDA COUNTY RECORDS.

KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.

  
RICHARD J. HICKENBOTTOM, P.L.S. 8654

6/25/18  
DATE





2017-147713  
APN  
075-0155-001-4

PARCEL 7  
89-135070 O.R.  
APN 075-0054-001-2  
236.00'

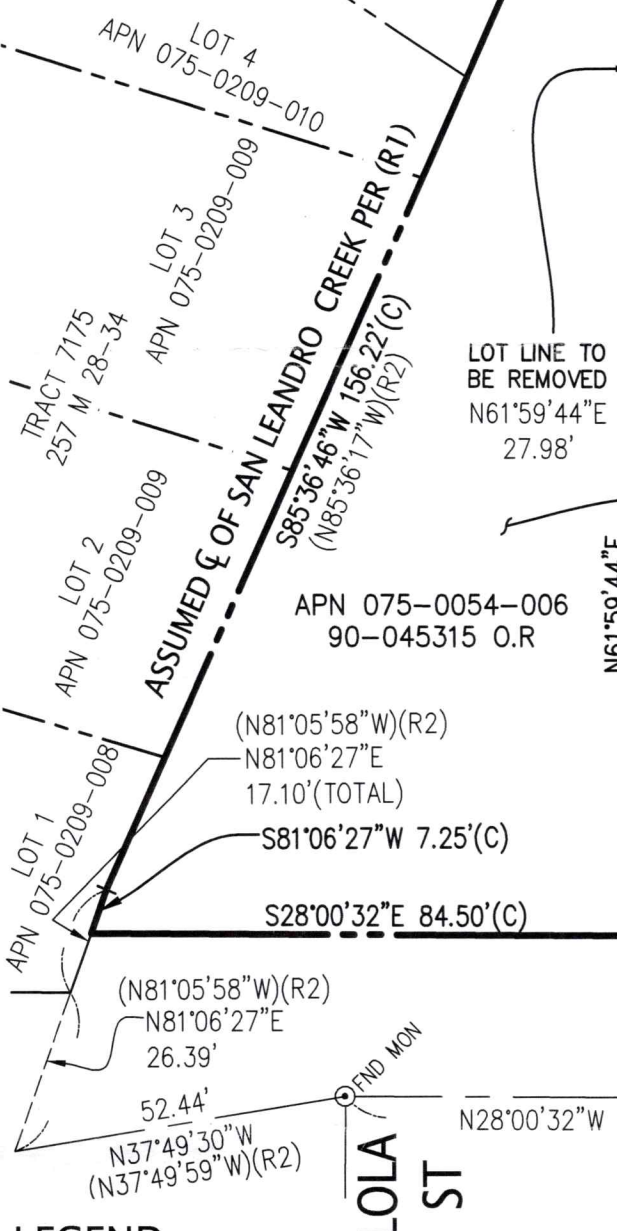
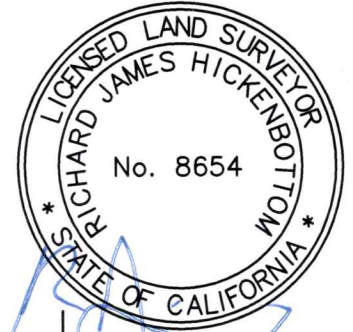
**REFERENCES**

(R1) 257 M 28-34  
(R2) 40 M 64

2018-109951 O.R.  
APN 075-0054-006  
PORTION OF 936 O.R. 383



0 15' 30' 60'  
Scale 1" = 30'



**RESULTANT PARCEL**  
AREA = 8,687± S.F.

**BLOCK 54**  
(2 M 43)

PROPERTY 1  
PARCEL 2  
90-277894 O.R.  
APN 075-0054-005

PROPERTY 1  
PARCEL 1  
90-277894 O.R.  
APN 075-0054-004

APN 075-0054-006  
90-045315 O.R.

**ALVARADO ST**

**ANTONIO ST**

**BOUNDARY NOTE**

THE BOUNDARY SHOWN HEREON FOR THE PORTION OF 936 O.R. 383 DIFFERS FROM THE LEGAL DESCRIPTION OF THE SAME, AS CONTAINED IN THAT JUDGEMENT OF QUIET TITLE RECORDED JUNE 5, 2018 AS INSTRUMENT NO. 2018-109951, ALAMEDA COUNTY RECORDS. THE LEGAL DESCRIPTION IN SAID JUDGEMENT IS BOUNDED BY THE SOUTH BANK OF SAN LEANDRO CREEK, HOWEVER CALIFORNIA CIVIL CODE, DIVISION 2, PART 2, TITLE 3, CHAPTER 1, ARTICLE 2, SECTION 830 STATES, AMONG OTHER THINGS, THAT THE LAND OWNER BORDERING A NON-NAVIGABLE CREEK OWNS TO THE CENTER OF THE CREEK. THEREFORE THE BOUNDARY SHOWN HEREON EXTENDS BEYOND THE SOUTH BANK OF THE CREEK.

**LEGEND**

- ADJACENT PROPERTY
- LOT LINE TO BE REMOVED
- MONUMENT LINE AND MONUMENT
- PROPERTY LINE
- (C) CALCULATED DISTANCE
- FND FOUND
- MON MONUMENT
- M MAPS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone (925) 245-8788  
Livermore, California 94551 Fax (925) 245-8796

**EXHIBIT B**  
LANDS OF COMMERCE INVESTMENT  
COMPANY OF SHAWNEE  
LOT MERGER  
SAN LEANDRO, CALIFORNIA

DATE	MARCH 2018
SCALE	1" = 30'
BY	BMM
JOB NO.	A17522-LM
SHEET	1 OF 1