

cess. In every part of the place there can be seen buildings that have been erected within the past year. While the future of Oakland is bright with promise, her present position is gratifying in the extreme. There is nothing that can change her course, but some general disaster affecting the entire State, and it may be said that nothing can, to any great extent, injure California that would not also be almost equally injurious to every State in the Union.

Land Titles.

Under the operation of the Statute of Limitations, all persons holding claims to real estate were obliged to assert them about the middle of the year 1868, or abandon them. Numerous suits, of a general nature, were instituted, but there was little public attention directed to the matter until last April, when it became necessary for the summonses to be issued, notifying the people that they must come forward and defend their titles. The titles brought forward, at that time, were the Pretermitted Heirs, the Sisters, the Irving and the Cost. Each claim was for undivided fractional interests in the San Antonio Rancho, covering the entire site of the city of Oakland. Some of the claims extended over the townships of Brooklyn and Alameda. In each of these, it was conceded that the title of the property was derived from Luis Maria Peralta, and the titles were based upon technicalities in transfers made by those who procured his title and disposed of it to the earlier purchasers of Oakland property. Whether or not legal, could of course never be decided except by appeal to the Courts, and as the actions had all been commenced in the United States Court, their validity must ultimately have been tested in the Supreme Court of the United States. The people of Oakland selected a Committee, to which, by public sentiment, full powers were given to act. This Committee consisted of Samuel Merritt, John B. Felton, W. H. Miller, A. J. Coffee, James De Fremery, John Wedderpoon, Alexander Campbell, P. S. Wilcox, Rodmond Gibbons, E. Bigelow, E. H. Pardee, H. C. Lee, E. C. Sessions and W. H. Glascock. The Committee selected John B. Felton, W. H. Glascock and Alexander Campbell, as their

attorneys. Preparations were made for a bitter contest; but considerations of policy finally prevailing, propositions to compromise were taken under consideration. Horace W. Carpentier controlled the various titles and Lloyd Tevis, of San Francisco, acted in the capacity of a mediator between the Committee and Mr. Carpentier. At length the terms of a compromise were agreed upon, by which the four titles mentioned above, should be conveyed to the holders of property, at a nominal cost. The titles were, technically, in several different parties, and to facilitate the business they were all assigned to Mr. H. Hillebrand, as Trustee, and from him the people received their deeds. The compromise was announced June 4th, 1869. The several deeds requisite to carry out its terms, were as follows:

Quit claim deed from Samuel J. Clarke, Jr. to George Alexander, conveying all the undivided right, title and interest of the party of the first part, in the land on which is located the city of Oakland. [A fraction of the Cost Title.]

Deed from George Alexander, by his attorney, Samuel J. Clarke, Jr., to H. Hillebrand. [Cost Title.]

Abandonment and disclaimer from Edson Adams to John B. Felton, Mayor of Oakland, in behalf of said city and owners of property therein. Herein is abandoned all the title derived from the female heirs of Luis Maria Peralta, [part of the Sisters' Title] to lands in the city of Oakland; also, all title derived under a deed dated October 16th, 1861, from Henry P. Irving, administrator of the estate of Joseph K. Irving, deceased, to Edson Adams and H. W. Carpentier, conveying all uplands in the city of Oakland, not then owned by said Adams. This abandonment not to affect marsh lands. This disposed of a portion of the Irving Title.

Deed from E. R. Carpentier to Reuben S. Carpentier, conveying the Pretermitted Heirs' Title.

Deed from Reuben S. Carpentier to H. Hillebrand, conveying the Pretermitted Heirs' Title, in trust, under various restrictions.

These instruments were recorded June 5th, 1869, in the office of the Recorder of Alameda county. Mr. Hillebrand was by one of them made a Trustee, with specific power to make conveyances to the Oakland property-holders, upon