

Until the year 1873 the assessment has been announced to have been one third of the actual value of the property, but the custom has been changed, and property is now cited for what is deemed its market value; the rate of taxation is ninety cents on the one hundred dollars.

The city wharf was completed in August, 1872, and its first year's business amounted to \$3,283.67. Charges had been fixed so as to produce revenue enough to pay the interest on its cost and running expenses. It has done little more than this during the first year, and the amount of business has so greatly increased that at the end of the second year there was a considerable sinking fund to redeem some of the bonds issued to raise funds for its construction. The freight landed on this wharf during the year ending July 31, 1875, amounted to 43,422 tons; 5,524,000 bricks, 3,695,000 feet of lumber, 4,205 cords of wood, 1,765 tons of produce; gross earnings, \$6,526.63; number of vessels, 822.

LAND TITLES.

ABSTRACT OF THE ORIGIN OF THE TITLE TO THE LAND ON WHICH THE CITY OF OAKLAND IS SITUATED.

During the first few years after the settlement of the city, it was the popular belief that the Squatter Title was valid, and most of the property was purchased from those who had originally taken possession. After the amount of litigation that is usually required to establish the legality of a Mexican grant, the Peralta title obtained recognition, and has withstood every attack subsequently made upon it. We append the outlines of an abstract of title to any city lot:

1. Grant from the Mexican Government to Luis Maria Peralta, of the Rancho San Antonio, embracing the lands upon which the City of Oakland is located. Dated October 18, 1822.

2. In 1842, Luis Maria Peralta made a division of the Rancho San Antonio among his four sons, Ignacio, Antonio, Domingo, and Vicente, and put them in possession of their respective portions. Vicente Peralta received that portion on which the City of Oakland is situated.

3. In 1851, Luis Maria Peralta executed an instrument purporting to be a will, wherein he ratified and confirmed the division of the Rancho San Antonio among his four sons, which instrument, the Supreme Court of California says, estops the heirs of Luis Maria Peralta from denying said gift to his sons. [See 17 Cal. Reps., *Adams v. Lansing*.] The invalidity of title derived from the other heirs than the sons of Luis Maria Peralta is also declared by the United States Supreme Court, in a case growing out of the Pretermitted Heir Title, decided in the early part of this year (1872) and not yet reported.

4. In 1854, the Board of Land Commissioners confirmed the northern portion of the rancho, embracing the City of Oakland, to Vicente and Domingo Peralta; and the same was afterwards, in 1855, confirmed by the United States District Court, and still later, at the December term in 1856, by the Supreme Court of the United States. (See 17 Howard.)

5. Ignacio, Antonio, and Domingo Peralta, to Vicente Peralta, release and deed all of their interest in and to that portion of the Rancho embracing the City of Oakland. Dated November 28, 1853. Recorded in Liber 8, of Deeds, Recorder's office, Alameda County.

6. Vicente Peralta to John Clar, (1-6); B. De La Barra, (1-12); Jos. K. Irving, (1); Jacob A. Cost, (1); John C. Hayes and John Caperton, (1). Deed dated March 13th, 1852. Recorded in Contra Costa County, in which Oakland was at that date situated.

7. John Clar to J. K. Irving, deed of his interest, February 7th, 1852. Recorded in Contra Costa County.