

building of a dam on the San Leandro Creek, at a point about eight miles from the central part of Oakland. Very extensive purchases of real estate and water rights have been made, and when the work now in progress is completed, there will be an artificial lake covering 12,000 acres of land, and having an average depth of 100 feet. From the bar of the new dam to the company's pipes in East Oakland the distance is but six miles. The lake will have a capacity of forty thousand million gallons of water, and the stream flowing into it and the adjacent watersheds will enable the company to furnish one hundred million gallons daily. If these estimates by the company be correct, Oakland has within reach, at the lowest cost, a water supply that will be ample for all time.

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 18th, 1822.
2. In 1842, Luis Maria Peralta made a division of the Rancho San Antonio among his four sons, Ignacio, Antonio, Domingo, and Vincente, and put them in possession of their respective portions. Vincente 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 Vincente 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.)