

The Partition of Rancho San Pablo

The original grantee of Rancho San Pablo, Francisco Maria Castro, died in 1831. When he died, one half of Rancho San Pablo went to his wife, Maria Gabriela Berreyesa de Castro, and the other half went to his eleven children. (Alvino Antonio de Gracia, Maria Francisca, Pablo Antonio Maria, Juan Jose, Vincente, Antonio Gabriel Vincente, Joaquin Ysidro, Albino Antonio Timoteo Pablo, Maria Gregoria Gertrudis, Maria Martina, Victor Ramon, Maria Luisa de Jesus, Jose Maria Miguel de Jesus, and Alvino Antonio Mauricio each received a 1/22 share.) Unfortunately, the heirs each received undivided shares, which meant that no boundaries were drawn to clearly define what each heir owned. Instead, each heir owned either a 1/22nd interest (each the children) or an 11/22nds interest (Maria Gabriela Berreyesa de Castro) in each square inch of the entire Rancho. Some sold land, some mortgaged land, and in general no one told anyone else what they were doing.

Three of the couple's children died without heirs, so their interests in Rancho San Pablo reverted back to their mother. When she died in 1851 she left her interest in the Rancho to her daughter Martina, who was the wife of Governor Juan Bautista Alvarado. This meant that Martina then owned a 15/22nds interest in the Rancho. At one point the other heirs tried to have the will of their mother thrown out. Poorly documented sale and mortgage transactions entered into by the various heirs made the situation almost irresolvable.

The whole mess ended up in the courts in what is said to have been one of the most drawn-out land cases in American history. For a period of about 40 years no one knew what he or she owned. Judge J. C. B. Hebbard released his final decree of partition in March of 1894, thus ending decades of uncertainty about titles to the property in Rancho San Pablo. His decree divided the Rancho among 148 owners. The following compilation is from Joseph C. Whitnah's 1944 book *A History of Richmond, California*. While the list does not total exactly 17,938 59/100 acres (it's about 4% short), it is nonetheless a very useful reference.

<u>Owner</u>	<u>Acres</u>
Manuel C. Aguiar	19.920
Anna V. Alvarado	2.260
Antonio Dutra De Andrade	4.860
Bernardo Andrade	0.340
Jose Baez	0.410
Dolores Castro De Barovich	6.280
Augustine De Contro Barroa	38.860
Castarina Barroa	7.550
George H. Barrett	12.020
	40.170
	457.060
	78.675
	0.206
Thomas Bishop	33.710
	87.220
	320.830
	142.240
Friederich Blume	45.980
Henry Blume	20.170

Ann Wood Boorman	1.290
Benjamin Boorman	10.030
Joseph Boyd	94.410
Joaquin Braz	39.700
John Cahill	1.450
M. V. D. A. Carrick	9.655
(Maria Victoria Delfina Avarado Carrick, daughter of Martina Castro & Juan B. Alvarado)	
Jesus Castro	2.360
Jose Ramon Castro	2.315
Jovita Castro	34.190
	3.120
Louis Castro	3.120
Victor Castro	15.320
	3.120
	13.000
Caroline M. Chambers	8.660
Valentine Chevesich	0.520
Charles Clayton	0.333
Joaquin Coelho	11.550
James Conlon	23.480
James Curry	4.780
John Davis	0.665
	322.870
	0.573
	41.170
Patrick Doran	0.115
Hyppolite Dutard	17.320
Antonio Jose Dutral	3.080
George Ellis	11.100
Henry F. Emeric	236.490
	10.195
	548.040
	1.245
	0.860
	0.512
	0.200
	0.630
	3.910
	192.970
	996.080
John Fay	39.180
Anna M. Finch	0.140
First Baptist Church of San Pablo	0.090
First Presbyterian Church San Pablo	0.250
Lafayette I. Fish & Simon Blum	0.030
	355.250
	14.150
Josefa Castro De Fitch	3.120
Elizabeth Fitzgerald	1.820
David A. Fitzgerald	6.640

Josefa Castro De Galindo	1.230
Philip G. Galpin	279.930
Ann Galvin	76.280
	288.440
	0.950
William Galvin	109.240
	0.950
Etta M.Gill	9.860
David Goodale	164.040
Owen Griffins	20.085
Leota K. T. Guiterrez	113.250
George W. Haight	178.440
	1.820
John Hamill	0.770
Mary Hartnett	0.210
	19.550
Robert Hawshurst	3.570
	6.015
Philip Hermann	86.580
Theodore H. Hittell	426.370
	5.210
	28.040
L. M. Hoeffler	28.920
	60.840
	23.730
	11.683
	0.122
	0.460
	0.426
Thomas R. Horton	9.410
	0.425
	24.110
William H. Horton	52.430
David Jacob	0.631
Manuel Jose	2.215
Michael Kearney	6.640
Edward Kirkpatrick	127.950
	0.443
Charles Kleinschmidt	2.985
Carl Klose	74.200
Eugene Le Roy	0.910
	151.710
Georges Le Roy	161.120
	8.905
	4.080
	10.000
George Leviston	248.910
	64.390
	269.590
	72.190

	3.850
	24.900
	24.900
	11.050
	11.480
Adaline L. Linder	1.540
Joseph Lucas	41.760
Manuel Jose Machado	30.020
Stillman L. Magee	0.560
Anthony Maraschi	501.050
	56.080
	244.960
	19.550
Maria Ida Margraff	85.440
Josephine Masterson	0.890
Virginia Lee Masterson	11.960
Charles Mayne	137.160
	63.390
	201.770
W. S. McClane	0.765
	30.350
Johanna McGann	5.240
E. W. McKinstry	0.410
Charles McLaughlin	16.965
John McClure	100.010
William Meyer	365.880
Angelica G. Moitoza	8.810
	10.930
Ignacia G. Moitoza (Daughter)	7.610
	11.920
Ignacia G. Moitoza (Widow)	116.990
Jose Garcia Moitoza	10.560
Maria G. Moitoza	8.760
	11.500
Thomas W. Mulford	24.770
	23.805
	13.740
	425.210
	195.610
	43.740
James Mulholland	21.650
John Nicholl	152.810
	191.760
Northern Railways Companys	4.340
	10.640
	14.930
	16.690
	38.800
	8.090
All that portion of said Railway Lot C	5.580

	5.790
	10.090
	3.440
John Nystrom	70.240
Isabella Castro De O'Neill	2.380
Richard O'Neill, Trustee	1,025.080
	507.830
	4.577
	158.690
John J. Peres	78.440
Henry C. Pitman	28.710
Concepcion Castra De Provizzo	1.530
	2.385
Angelica Raposa	1.567
Ann Raposa	1.567
Frank Raposa	1.567
Kate Raposa	1.566
Manuel Raposa	1.566
Margaret Raposa	8.010
Louisa E. Rehnert	6.640
Manuel Rifeira	79.430
Patrick W. Riordan	2.140
Jacob Romer	0.363
Francisco Silbera De Rose	0.230
Azro Rumrill	53.970
Safety Nitro Powder Company	397.550
William W. Sanderson	1.525
	20.045
San Pablo School District	0.750
	1.500
	0.750
	0.590
George Schmidt & William J. Schmidt	52.530
Robert Seaver, Jr.	226.420
Maria L. Shimmins	88.705
Antonio Perry Silva	49.450
	0.080
Charles Silva	1.050
Frank Silveria Soito	8.950
Rosa G. Moitoza De Soito	6.010
	8.950
Anita Castro De Soto	2.662
Edith Stege	1.800
	78.150
Minna C. C. Stege	196.750
Juanita Castro De Stevens	1.530
	2.250
B. R. Taylor	16.515
Emily Tewksbury	27.970
	77.210

	392.120
	243.420
	0.490
	2.455
	4.030
	17.540
	1,308.910
	125.180
	4.995
	0.332
	3.543
	4.265
	0.700
	1.450
H. I. Tillotson	0.820
	0.710
	0.250
Rene De Tocqueville	4.810
	29.730
	182.810
James P. Treadwell	85.840
Jacinto Oliveira	5.040
Jose Ramon Valencia	1.580
	2.393
Maria L. Velasco	40.290
Susan Ward	0.435
Charles L. Watrous	20.085
Frank Webber	85.730
Ann R. Wilson	46.980
Margaret Wilson	17.270
Frederick Wolf	38.750
Ann Elizabeth Wood	0.250
Frank Goodacre Wood	0.250
Richard Cross Wood	0.250
Lucetta Wood	0.250
Robert Newcomb Wood	0.250
William H. Wood	0.250
Anna Wrede, et al	78.530
Lucy A. Wright	171.620
Thomas B. Wright	1.000
	0.026