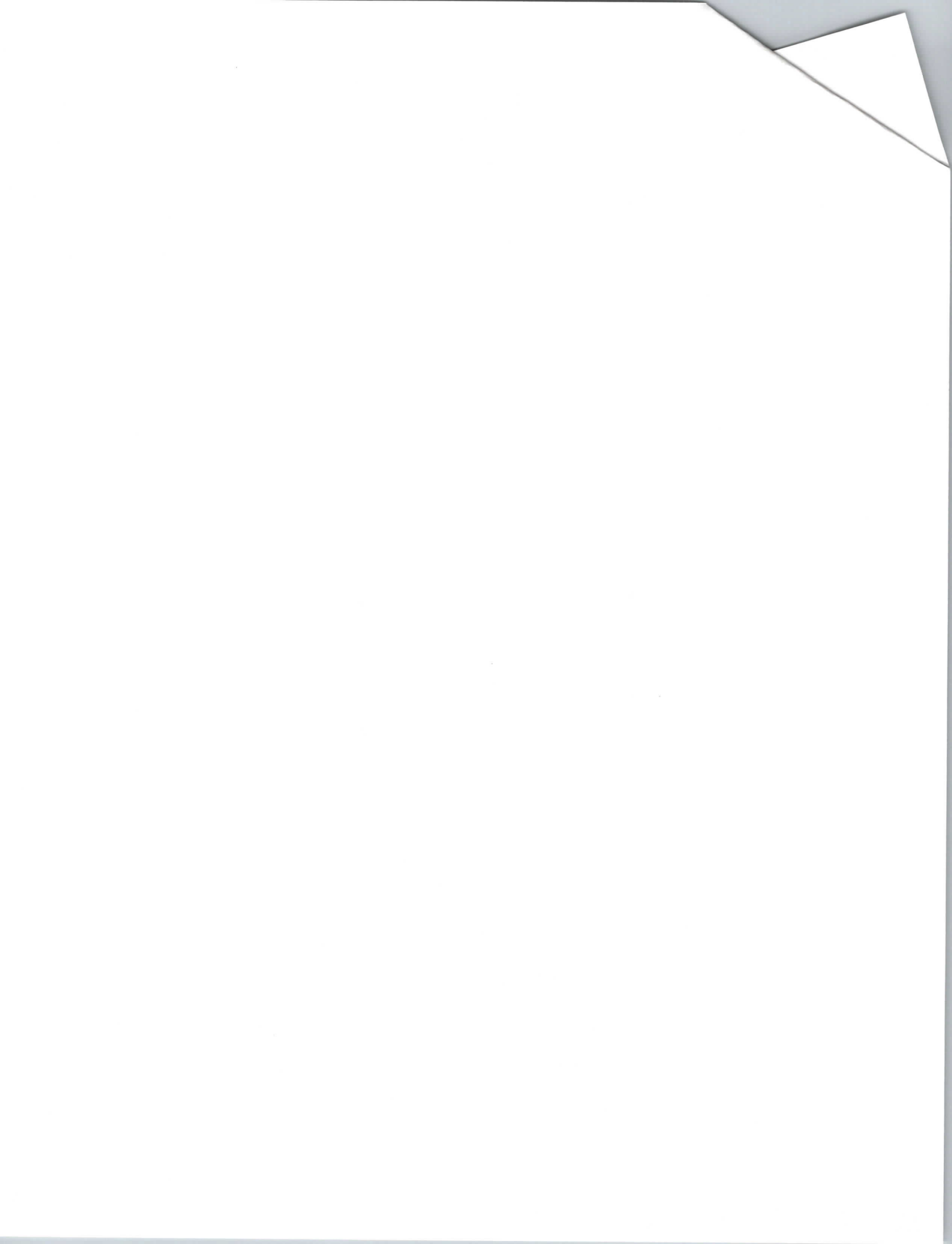


File No.: 193
Name (Previous Owner): Charles W. and Louise M. Purvis
Assessor's Parcel No.:
Address of Property: Dolores Ave.
Year: 1943



State of California, }
County of Alameda. } ss.

On this 2nd day of October

in the year, A. D. nineteen hundred and forty-three, before me,

F. R. SHARP

a Notary Public in and for said County of

Alameda, State of California, duly commissioned and sworn, personally appeared

CHARLES W. PURVIS AND LOUISE M. PURVIS, his wife,

known to me to be the persons described in and who executed and whose names are
subscribed to the within instrument and they acknowledged to me that they
executed the same.



In Witness Whereof, I have hereunto set my
hand and affixed my official seal at my office in the said
County of Alameda, the day and year in this certificate
first above written.

F. R. Sharp

Notary Public in and for the County of
Alameda, State of California.

51394

Deed

COMPARED

DOC
B.K.
CROSBY
CHRISTENSEN

FROM

CHARLES W. PURVIS
AND LOUISE M. PURVIS,
his wife,

TO

CITY OF SAN LEANDRO,
a Municipal corporation

Dated:

19

RECORDED at REQUEST OF
Alameda County
East Bay Title Ins. Co.
At 4 Min. Past 10 A. M.

OCT - 6 1943

In Liber 4432, Page 335
Official Register of Alameda Co. Cal.

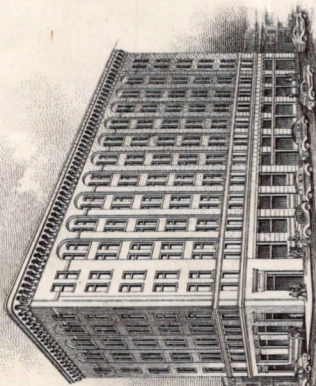
County Recorder

ALAMEDA COUNTY - EAST BAY
TITLE INSURANCE COMPANY
14-TH AND FRANKLIN STREETS
14 OAKLAND, CALIFORNIA

When Recorded Return to

City of San Leandro
San Leandro, Calif.

Charge to



14-TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

293929-13

Deed

CHARLES W. PURVIS AND LOUISE M. PURVIS, his wife,

the first parties, hereby

Grant to CITY OF SAN LEANDRO, a municipal corporation,

the second party, all that real property situated in the

City of San Leandro, County of Alameda, State of California, described

as follows:

193
Beginning at a point on the northern line of Maud Avenue, distant thereon North 70° 35' East 708.776 feet from the intersection thereof with the eastern line of Bancroft Avenue, formerly Santa Clara Avenue, as the same exists 80 feet wide; running thence North 19° 25' West 286.50 feet to the actual point of beginning; thence continuing North 19° 25' West 30 feet; thence North 70° 35' East 92.347 feet; thence South 19° 25' East 30 feet; thence South 70° 35' West 92.347 feet to the actual point of beginning.



In Witness Whereof, the said first parties have executed this conveyance this

30th day of September, 1943

Charles W. Purvis
Louise M. Purvis

Amount, \$138.53

Number 293929-13 E
SL/156-C



ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY

IN BUSINESS CONTINUOUSLY SINCE 1861

14TH AND FRANKLIN STREETS

OAKLAND, CALIFORNIA

GLENCOURT 2070

Policy of Title Insurance

BY THIS POLICY OF TITLE INSURANCE the ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY, a corporation, herein called the Company, does hereby insure

CITY OF SAN LEANDRO, a municipal corporation,

herein called the Insured, against all loss or damage not exceeding the sum of

One hundred thirty-eight and 53/100 (138.53)

Dollars, which the Insured shall sustain by reason of any incorrect statement in this Policy concerning the title to the real property hereinafter described, herein called the insured property; or by reason of any defect in, or lien or encumbrance upon, the title of the vestee to said property, excepting only such defects, liens or encumbrances and other matters to which said property is subject, as are hereinafter specified; subject to the exceptions and conditions herein contained.

This Policy shall and does expressly insure any Insured mortgagee, trustee or beneficiary against any defect or invalidity, existing at the time of the record thereof, in any mortgage or deed of trust to which said property is subject as herein set forth, in which said Insured shall have an interest, and shall and does expressly insure the priority as herein set forth of any such mortgage or deed of trust; subject always to the Exceptions and Conditions herein specified.

The Title to the insured property is vested in:

CITY OF SAN LEANDRO, a municipal corporation.

FREE OF ENCUMBRANCE

EXCEPT:

Taxes for 1943-44 which are now a lien but not yet payable. Assessor's Block #521-22.

This Policy includes an examination of municipal taxes and assessments for public improvements.

DESCRIPTION OF THE PROPERTY COVERED BY THIS POLICY OF INSURANCE

All that lot of land situated in the City of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

Beginning at a point on the Northern line of Maud Avenue distant thereon North $70^{\circ} 35'$ East 708.776 feet from the intersection thereof with the Eastern line of Bancroft Avenue, formerly Santa Clara Street, as the same exists 80 feet wide; running thence North $19^{\circ} 25'$ West 286.50 feet to the actual point of beginning; thence continuing North $19^{\circ} 25'$ West 30 feet; thence North $70^{\circ} 35'$ East 92.347 feet; thence South $19^{\circ} 25'$ East 30 feet; thence South $70^{\circ} 35'$ West 92.347 feet to the actual point of beginning.

EXCEPTIONS

THIS POLICY DOES NOT INSURE AGAINST

1. Instruments, trusts, liens, easements, roads or highways, encumbrances, or rights or claims of parties in possession of any portion of the insured property, not shown by any public record of the County, or City and County, or by the records of the Federal offices of the Division of the Federal District in which said property is situate.
2. The invalidity of tax sales, street assessments, leases, attachments, easements, declarations of homestead, building restrictions or money judgments mentioned as encumbrances in this policy.
3. Secret trusts, equities or defects in, or encumbrances upon, the title to the insured property known to the Insured, not disclosed to the Company in writing, or the invalidity in whole or in part of any mortgage or deed of trust by reason of the violation of the usury law.
4. Overlapping improvements, or any state of facts which a correct survey would show. City Zone or Set-Back Ordinance Restrictions.
5. Taxes of every character not yet payable.
6. Municipal taxes, or municipal and/or District proceedings for any public improvement, or any tax or assessment therefor unless the amount of the assessment therefor has become fixed and shown as a lien at the date hereof, in the public office designated by law.
7. Mining claims and/or water rights and all matters relating thereto.

CONDITIONS OF THIS POLICY

1. The Company hereby insures a marketable title such as a court of competent jurisdiction would uphold in an action for specific performance.
2. The Company may and will, at its own expense, defend the Insured in all actions or proceedings founded on a record claim of title or encumbrance prior in date and time to this policy and thereby insured against.
3. In case any action or proceeding described in Paragraph 2 of these conditions is begun, or in case of the service of any paper or pleading, the object or effect of which shall or may be to impugn, attack, or call in question, the validity of the title hereby insured, as insured, or to raise any material question relating to a claim of encumbrance hereby insured against, or to cause any loss or damage for which the Company shall or may be liable under or by virtue of any of the terms or conditions of this Policy, the Insured shall at once notify the Company thereof in writing. In such cases, and in all cases where this Policy permits or requires the Company to prosecute or defend actions, the Insured shall secure to it the right and opportunity to maintain or defend the actions or proceedings, and all appeals from any determination therein, and to give it all reasonable aid therein, and permit it to use, at its option, the name of the Insured for such purpose. If such notice shall not be given to this Company within five days after the service of the summons in such action or proceeding, then this Policy shall be void; provided that no failure to give such notice shall affect the Company's liability if such failure has not prejudiced, and cannot in the future, prejudice the Company; provided also that nothing contained herein shall be construed to avoid this Policy as to an insured mortgagee, trustee, or beneficiary in case of failure, other than the failure of such mortgagee, trustee, or beneficiary, to give notice as required by this paragraph.
4. No right of action shall accrue against the Company under this Policy until there has been a final determination by a court of competent jurisdiction adverse to the title as insured, unless such right of action shall be based upon a matter of record not noted herein as a defect, encumbrance, or exception to which the insured property is subject.
5. The Company will pay, in addition to any loss, all costs imposed on the Insured in litigation carried on by it for the Insured under the requirements of this Policy, but in no case will it be liable for the fees of any counsel or attorney employed by the Insured. Any loss under this Policy shall be paid to the respective parties hereby insured as their interests may appear in the order of priority of their respective encumbrances upon or interests or estates in the insured property. The liability of the Company to any Insured under this Policy shall in no case exceed the amount of the pecuniary interest of such Insured in the insured property. In no case shall the total loss, including all costs, paid to all of the Insured exceed the amount of this Policy.
6. The Company reserves the option to settle any claim insured against by this Policy, or to pay this Policy in full; and the payment to the full amount of this Policy shall terminate all liability of the Company thereunder. All payments under this Policy shall reduce the amount of the insurance pro tanto. No payment or settlement can be demanded of the Company without producing this Policy for indorsement of the fact of such payment or settlement. If this Policy be lost indemnity must be furnished to the satisfaction of the Company.
7. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all of the rights and remedies which the Insured would have against any other person or property in respect to such claim, had this Policy not been made, and the Insured will transfer or cause to be transferred to the Company such rights, and permit it to use the name of the Insured for the recovery or defense thereof. If the payment does not cover the loss of the Insured, this Company shall be subrogated to such rights, in the proportion which said payment bears to the amount of said loss not covered by said payment. And the Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.
8. The term "the Insured" includes (a) all persons claiming an estate or interest under the Insured by will or descent, including the community interest of the wife of the Insured; (b) each successor in interest of any Insured trustee or beneficiary named in any trust deed herein described; (c) each successor in interest of any Insured mortgagee named in any mortgage herein described; and (d) the purchaser at a mortgage or trust deed foreclosure sale, where the property sold is bought in by or for any Insured named in this Policy. No transfer of this Policy shall be valid unless the approval of the Company is endorsed hereon by its proper officers. Such approval may, in any case, be refused at the option of the Company, and all interest in this Policy (saving for damage accrued) shall cease by its transfer without such approval so endorsed.
9. Nothing contained in this Policy shall be construed as an insurance to any Insured herein named against claims, liens or encumbrances created or suffered by such Insured, nor as an insurance to anyone against defects, liens or encumbrances created subsequent to the date and time hereof.

IN TESTIMONY WHEREOF, ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY, has caused its corporate seal to be hereunto affixed, and these presents to be signed by two of its officers thereunto duly authorized this

6th day of October, 19 43, at 10:04 o'clock, A. M.

Alameda County-East Bay Title Insurance Company.

By

Stanley J. Smith
President

By

J. R. Sharp
Vice-President
Assistant Secretary

NUMBER
293929-13

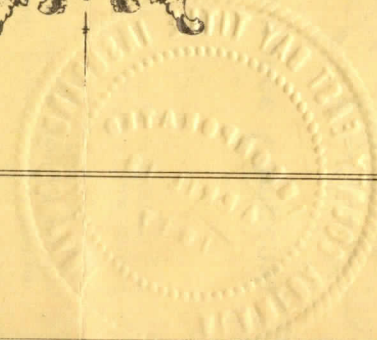
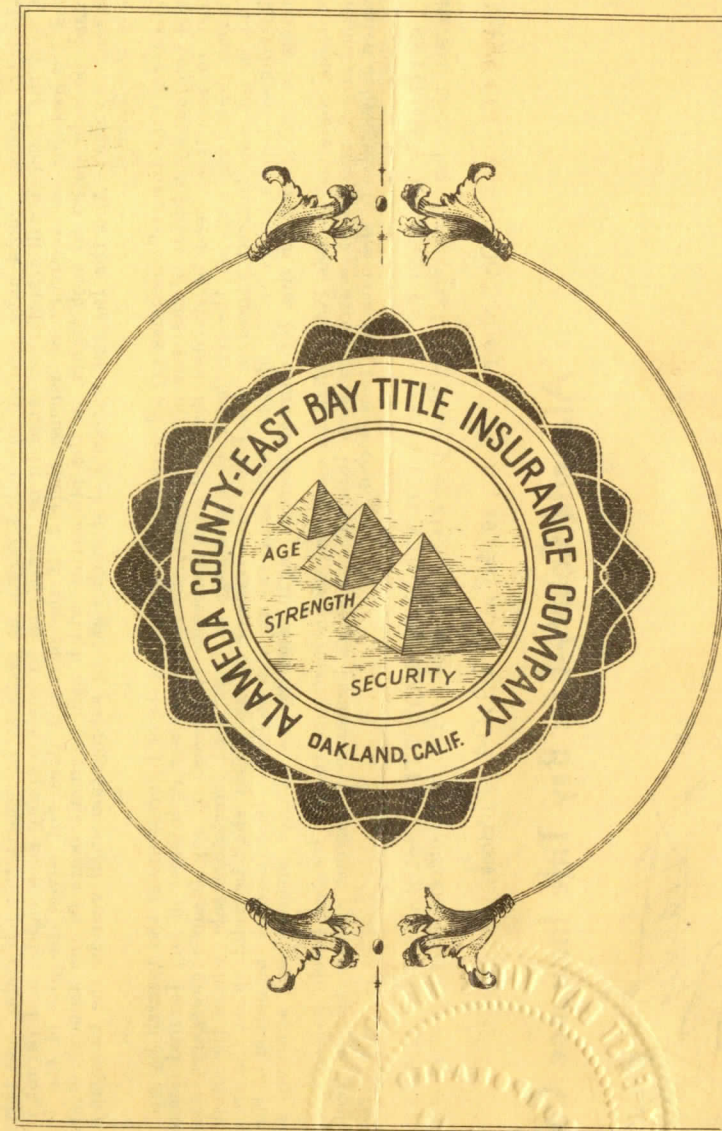
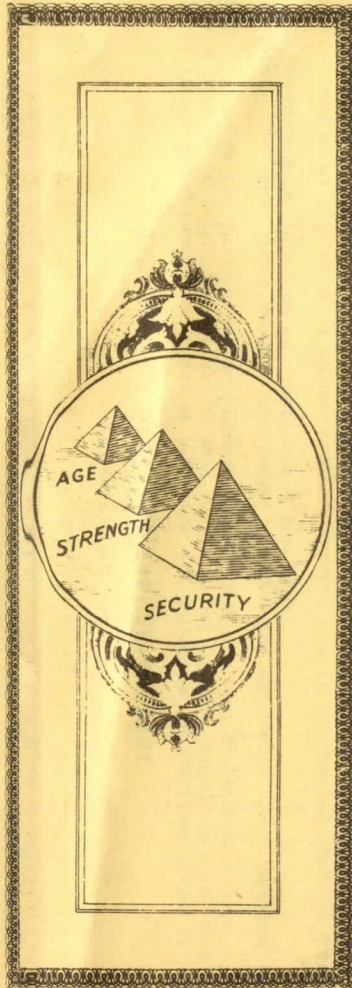
ALAMEDA COUNTY
EAST BAY TITLE
INSURANCE COMPANY



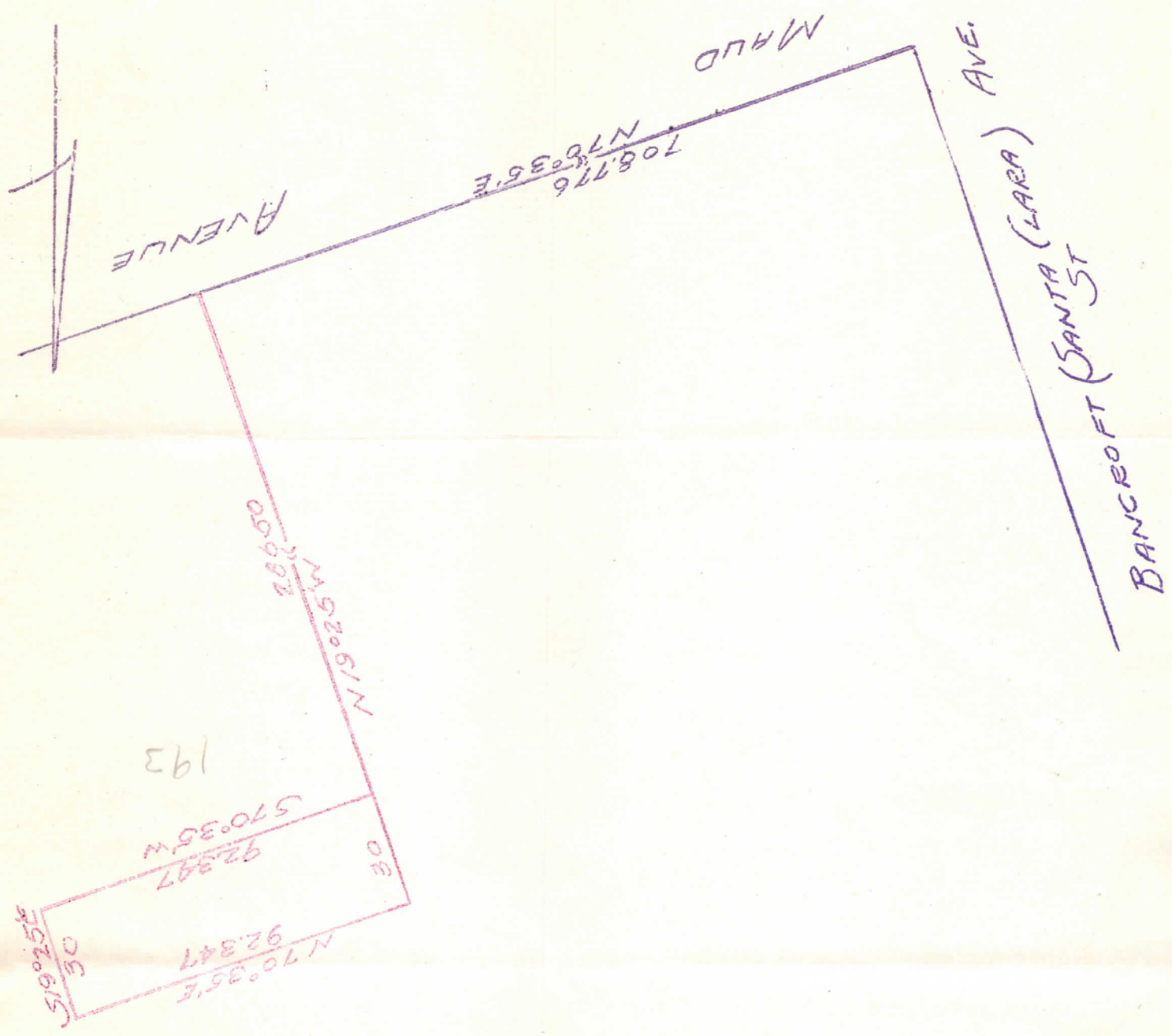
14TH AND FRANKLIN STREETS
OAKLAND,
CALIFORNIA

POLICY OF TITLE INSURANCE
ISSUED TO

CITY OF SAN LEANDRO, a
municipal corporation



This diagram is prepared from data appearing in the county records, but constitutes no part of any report of policy of title insurance to which it is attached, and the company does not insure against any differences in the location and dimensions delineated thereon that an accurate field survey of the real property may disclose.



Duncombe
Cmrs (1870)



194

(92) -248.35
-138.53

109.82

PRELIMINARY REPORT NO. 293929-13 W -
SL/156 C

Issued by

ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY

14th and Franklin Streets, Oakland, California
Phone GL encourt 2070

Upon the surrender of this Report within 30 days and the payment of the premium, a Policy of Title Insurance, with the usual exceptions and conditions, will be issued in the sum of \$.....

The said Policy will show the final status of the title after the recordation of any instruments between the date hereof and the date of said Policy.

No liability hereunder until the fee is paid and Policy issued.

To City of San Leandro
San Leandro, California

After an examination of the Records of the County in which the land hereinafter described is situated, ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY, a corporation, hereby reports the title to said land, at the date hereof, is vested in

CHARLES W. PURVIS and LOUISE M. PURVIS, his wife,

by deed dated October 2, 1925.

Subject to:

1- Taxes for 1941-42 which are now a lien, but not yet payable. Assessor's Blocks Nos. 521-22. *Doug 1384*

2- The effect of a Mortgage, dated August 8, 1934, made by Christian Hansen and Louise M. Hansen, husband and wife, to Home Owners' Loan Corporation, to secure the payment of \$2200.00 with interest, payable according to the terms of a promissory note of even date; reference is made to the record thereof for the particular provisions contained therein; recorded August 31, 1934 in Liber 3062 of Official Records, page 410.

The description contained in said mortgage includes the Western 30 feet of the hereinafter described ^{property}, but the records of Alameda County do not disclose that the mortgagor had any interest at the date of said mortgage nor subsequently thereto in and to the said Western 30 feet of the property hereinafter described.

3- Mortgage, dated September 11, 1934, made by Charles W. Purvis and Louise M. Purvis, his wife, to Home Owners' Loan Corporation, to secure the payment of \$2992.00 with interest, payable according to the terms of a promissory note of even date; reference is made to the record thereof for the particular provisions contained therein; recorded September 29, 1934 in Liber 3109 of Official Records, page 103.

4- Declaration of Homestead by Charles W. Purvis and Louise M. Purvis, husband and wife, recorded May 14, 1934 in Book 3033 of Official Records, page 349.

of official records, page 243.
Police M. Blythe, regarding said wife, recorded May 14, 1934 in Book 2022
4- Declaration of Homestead by Charles M. Blythe and

September 28, 1934 in Book 2708 of official records, page 103.
Record thereof for the violation contained therein: recorded
the terms of a promissory note of even date: reference is made to the
to secure the payment of \$2333.00 with interest, payable according to
Blythe and Police M. Blythe, his wife, to Home Owners, Loan Corporation,
2- Mortgage, dated September 11, 1934, made by Charles M.

to feet of the property hereinbefore described.
of said mortgage not subsequently thereto in and to the said mortgage
contains no provision that the mortgagee pay any interest at the date
herein so feet of the mortgage described. The records of Alameda
The description contained in said mortgage includes the
of official records, page 470.

Violations contained therein: recorded August 27, 1934 in Book 2083
even date: reference is made to the record thereof for the violation
interest, payable according to the terms of a promissory note of
Home Owners, Loan Corporation, to secure the payment of \$3500.00 with
made by Charles Hansen and Police M. Hansen, husband and wife, to
3- The effect of a mortgage, dated August 8, 1934,

for Blythe, Assessor, a Block No. 251-25.
1- Taxes for 1934-35 which are now a lien, but not

subject to:

by deed dated October 2, 1932.

CHARLES M. BLYTHE and POLICE M. BLYTHE, his wife,
heretofore the title to said land at the date hereof is vested in
is situated, ALAMEDA COUNTY EAST VALLEY LIFE INSURANCE COMPANY, a corporation,
After an examination of the records of the County in which the land hereinbefore described

San Leandro, California

To CITY OF SAN LEANDRO

No further premium until the fee is paid and Policy issued.
within between the date hereof and the date of said Policy.

The said Policy will show the final status of the title after the recording of any instru-

of this insurance with the usual exceptions and conditions, will be issued in the sum of
upon the surrender of this Report within 30 days and the payment of the premium, a Policy

Form of amount 2010

San Leandro, California

**LIFE INSURANCE COMPANY
ALAMEDA COUNTY EAST VALLEY**

1934

REGISTERED KEYS NO. 202220-13 M

21/122 C

Handwritten notes and signatures in the bottom right corner.

DESCRIPTION

All that lot of land situated in the City Of San Leandro, County of Alameda, State of California, and described as follows, to-wit:

Beginning at a point on the Northern line of Maud Avenue, distant thereon Easterly 708.776 feet from the intersection thereof with the Eastern line of Bancroft Avenue, formerly Santa Clara Avenue, as the same now exists since the widening thereof by deed from Edna A. Sherman to City of San Leandro, dated January 6, 1927, and recorded in Liber 1562 of Official Records, page 34; running thence Easterly along said line of Maud Avenue 92.347 feet; thence Northerly parallel with said line of Bancroft Avenue, 316.50 feet; thence Westerly parallel with said line of Maud Avenue, 92.347 feet; thence Southerly parallel with said line of Bancroft Avenue, 316.50 feet to the point of beginning.

30 ft.

THE POLICY TO BE ISSUED WILL NOT INSURE AGAINST:

1. Instruments, trusts, liens, easements, roads or highways, encumbrances, or rights or claims of parties in possession of any portion of the insured property, not shown by any public record of the County or City and County, or by the records of the Federal offices of the Division of the Federal District in which said property is situate.
2. The invalidity of tax sales, street assessments, leases, attachments, easements, declarations of homestead, building restrictions or money judgments mentioned as encumbrances in this policy.
3. Secret trusts, equities or defects in, or encumbrances upon, the title to the insured property known to the Insured, not disclosed to the Company in writing, or the invalidity in whole or in part of any mortgage or deed of trust by reason of the violation of the usury law.
4. Overlapping improvements, or any state of facts which a correct survey would show. City Zone or Set-Back Ordinance Restrictions.
5. Taxes of every character not yet payable.
6. Municipal taxes, or municipal and/or District proceedings for any public improvement, or any tax or assessment therefor unless otherwise herein specified, and then only when the amount of the assessment therefor has become fixed and shown as a lien at the date hereof, in the public office designated by law.
7. Mining claims and/or water rights and all matters relating thereto.

Dated at the City of Oakland, this 24th day of September, 1941 at 9:00 A.M.

ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY,

By _____



CITY CLERK

[Handwritten signature]

day of October 1942.
The City of San Francisco, California in regular meeting assembled on the 4th
C.M.S. the ordinance of which was passed and adopted by the City Council of
I hereby certify the above is a true and correct copy of resolution no. 224

CITY CLERK

[Handwritten signature]

Witness:

Mayor of the City of San Francisco

[Handwritten signature]

Witness: *[Handwritten name]*

(1)

Witness: *[Handwritten name]*

(2)

Witness: *[Handwritten name]*

(3)

This day of October, 1942 of the following called vote:

[Handwritten text]

and the same of resolution and ordinance and

of resolution of the City of San Francisco

CHARTER M. PUBLIC AND POLICE M. PUBLIC, etc. etc.

that the City of San Francisco hereby accedes the compliance to

same:

The City Council of the City of San Francisco do resolve as fol-

DO NOT WRITE

RESOLUTION OF NECESSARINESS OF DEED IN CONNECTION WITH THE OPENING OF

RESOLUTION NO. 224 C.M.S.

CITY OF SAN FRANCISCO

IN THE CITY COUNCIL OF THE

10/15/43 ala
293929-9
went in 9/20

13

June 14, 1943

Mr. A. E. Blease
Home Owners' Loan Corporation
Pacific Building
821 Market Street
San Francisco, California

Along 1384
8/17 Papers prepared. Being
sent to Hansen today.
will close on return
By Blease
Mr. Day

Re: Loan 4-8-D-2371 - Hansen.

Dear Mr. Blease:

I have your letter of June 10 and I think possibly your understanding of the situation is slightly incorrect. The fact is that Mr. Hansen acquired his property at 704 Maud Avenue by a Deed executed and delivered before the widening of Bancroft Avenue. The Deed correctly described the property by meets and bounds beginning at a point so many feet east of the latter street. Subsequently, Bancroft Avenue was widened by 30 feet and I am sure you can appreciate that thereupon a correct description of the same property could be made only by reducing the distance between the point of beginning and Bancroft Avenue by that 30 feet.

After the widening, Mr. Hansen executed mortgage papers to your corporation with the same description as that in the original Deed. This mortgage description was therefore incorrect and instead of describing the property owned by Mr. Hansen it failed to describe the western 30 feet thereof but did include a description of the western 30 feet of the property adjacent to the east. As a result, the neighbors to the east would appreciate a release of the HOLC mortgage on their property so that they can receive from the title company the money coming to them from the City's purchase of the rear of their property for the purpose of extending Dolores Avenue.

You suggest that Mr. Hansen requires a Deed from his neighbor on the west but that neighbor has not executed any documents which encroach on Mr. Hansen's property and accordingly the suggestion is not in order.

The deed which Mr. Hansen produced was prepared by me at a time when I believed he had personally purported to pass title to to

Mr. A. E. Blease

-2-

June 14, 1943

property but I now find that he has not done so and that it is only your mortgage which encroaches on his neighbor.

If I can be of any further assistance to you, please do not hesitate to call upon me. For my convenience you should refer to Dolores Opening, Escrows No. 9 and 13.

Very truly yours,

D. K. GILMORE

DKG:JD

REGIONAL OFFICE
HOME OWNERS' LOAN CORPORATION

PACIFIC BUILDING - 821 MARKET STREET

~~SAN FRANCISCO, CALIFORNIA~~

SAN FRANCISCO, 3. CALIFORNIA

June 10, 1943

David K. Gilmore
Best Building
San Leandro, California

(12)

Dear Mr. Gilmore

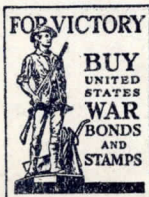
Loan 4-8-D-2371
Hansen

In connection with application which Mr. Christian Hansen of Box 334, Ferndale, California has submitted to us on June 8 for a Partial Release covering a partial release of a portion of the property secured by our above loan located at 704 Maud Avenue, San Leandro for the purpose of certain street improvements, which we understand you are fully familiar. There are certain exceptions involved, which must be clarified before we can favorably consider the request of the release, about which Mr. Hansen has requested that we write you.

These exceptions are as follows:

Mr. Hansen informs us that due to the widening of Bancroft Avenue sometime in the past, under which approximately 35' were taken by the city of San Leandro from the property adjoining thereto, that the distance from the intersection of Bancroft Avenue to the starting point of his property line, as given in the original description and which was shown in our mortgage of record, was shortened to this extent and by the reason of this adjoining property owner to the East, now contends that the property described under our mortgage is encroaching his land to the extent of 35' and has, therefore, requested a deed from Mr. Hansen for the release of such portion.

Mr. Hansen produced an unsigned grant deed, which had been presented to him for signature. While it is implied by Mr. Hansen that this is a matter of correction of the property description, this appears contrary to the deed of conveyance requested. Therefore, before we can consider any release of the property covered by our loan, it will be necessary that we have complete information concerning the reported revision of the property and justification of the release to the adjoining property holders,



Gilmore
Loan 4-8-D-2371

2

June 9, 1943

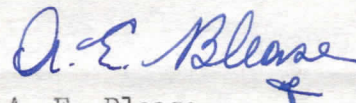
which Mr. Hansen informs us you are in a position to give us.

Appreciating your cooperation and early reply in this matter.

Very truly yours

R. R. RENNIE, Regional Manager

By



A. E. Blease
Loan Service Analyst

POWELL DELAWARE UNIVERSITY
V. E. HUGHES

[Handwritten signature]

M. H. WENNIE, President

DELAWARE UNIVERSITY

MEMBER

MEMBER OF THE DELAWARE UNIVERSITY

MEMBER OF THE DELAWARE UNIVERSITY

POWELL DELAWARE UNIVERSITY
V. E. HUGHES

MEMBER OF THE DELAWARE UNIVERSITY



CITY OF SAN LEANDRO

SAN LEANDRO, CALIFORNIA

May 29, 1943

Mr. and Mrs. Christian Hansen
1331 Main Street
Ferndale, California

Dear Mr. and Mrs. Hansen:

You may recall that the property immediately to the east of yours on Maud Avenue is owned by Mr. and Mrs. Purvis. In 1934 you declared a homestead and executed a mortgage on what you believed to be a description of your own property.

As it happened you must have used as a basis for your description, the Deed by which you originally took title to the property. This Deed describes your property as being a certain number of feet easterly from Bancroft Avenue. Since you acquired your property, the intersection of Maud and Bancroft was moved thirty feet east by the widening of Bancroft and accordingly your Deed no longer accurately described your own property when its description was used in any new instrument.

As a result, neither your homestead nor your mortgage covered the westerly thirty feet of your property, but it did cover the westerly thirty feet of the Purvis property. The title company will not declare the Purvis property clear until they receive a quit claim deed from you and the Home Owners Loan Corporation.

I have prepared such a deed for your signature and enclose it herewith. I would appreciate both of you signing it, having your signatures acknowledged before a Notary Public and returning it to me; whereupon I will describe the situation to the Home Owners Loan Corporation and ask them for their deed as well.

If you have any further questions in regard to the matter, I will be happy to answer them.

Very truly yours,

D. K. GILMORE

Enclosure
DKG:JD

*no. didn't.
6/7/43 Hansen in & see
McCarthy say letter
kill straight thru it
with K.O.C.*