

File No.:	166
Name (Previous Owner):	West Broadmoor Co.
Assessor's Parcel No.:	
Address of Property:	San Leandro Blvd.
Year:	1941

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

On this _____ day of _____
in the year, A. D. nineteen hundred and _____, before me,
a Notary Public in and for said County of
Alameda, State of California, duly commissioned and sworn, personally appeared

known to me to be the person _____ described in and who executed and whose name
subscribed to the within instrument and _____ acknowledged to me that
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.

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

Deed

FROM

WEST BROADMOOR COMPANY
LIMITED, a Corporation,

TO

CITY OF SAN LEANDRO, a
Municipal Corporation.

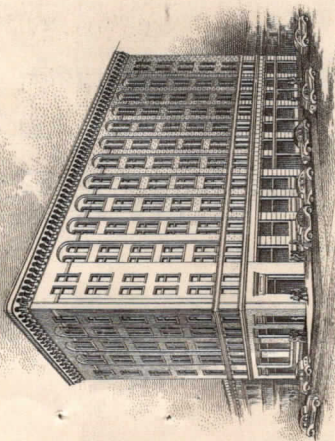
Dated:

1941.

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

When Recorded Return to

City of San Leandro
City of Alameda
San Leandro
Charge to
Attn. D. P. Gilmore
City Attorney



14TH AND FRANKLIN STREETS
OAKLAND, CALIFORNIA

301101

Deed

WEST BROADMOOR COMPANY LIMITED, a Corporation,
also known as West Broadmoore Co., Ltd.,

the first part Y, hereby

Grants 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:

LOTS C, 18, 19, 20, and a portion of Lots B and 17 as said lots are shown on the "Map of Franklin Subdivision, San Leandro, California" - filed May 3, 1927, in Book 12 of Maps, at page 71, in the office of the County Recorder of Alameda County, described as follows, to-wit:

BEGINNING at the most northern corner of said Lot "C" and running easterly along the southerly line of San Leandro Boulevard as said Boulevard is now established to the intersection of the westerly line of said Lot 17, thence along the last named line South 6 degrees, 10 minutes, 30 seconds west, 96.37 feet to a line drawn parallel with and distant at right angles 80 feet north-easterly from the northeastern line of the right of way, 80 feet wide, of the Western Pacific Railway Company; thence along the line so drawn South 43 degrees, 49 minutes, 30 seconds East, 97.86 feet to the western line of Franklin Lane, as said Lane is shown on said map; thence along the last named line ^{South} 49 degrees, 05 minutes West, 50.51 feet to the southern line of said Lot "B"; thence along the last named line North 80 degrees, 46 minutes West, 66.07 feet to the south-western line of said Lot "B"; thence along the south-western line of said Lots "B" and "C", being the northeastern line of said right of way of the Western Pacific Railway Company, North 43 degrees, 49 minutes, 30 seconds West, 459.09 feet to the point of beginning.

The grantor understands that the present intention of the grantee of the lands hereby conveyed in fee is to construct and maintain thereon a highway. The grantor hereby waives any claim for any and all damages to any other real property owned by the grantor, contiguous to the lands hereby conveyed, by reason of the location, construction or maintenance of said highway.

In Witness Whereof, the said first party has executed this conveyance this
2nd day of August, 1941.

West Broadmoor Co Ltd.
Marmel Henan Pres.
Frank. A. Garcia Sec.

State of California } SS
County of Alameda }



CORPORATION ACKNOWLEDGMENT

On this 2nd day of August, in the year One Thousand
Nine hundred and Forty One before me, Thomas O. Quick
a Notary Public in and for the County of Alameda, State of California, resid-
ing therein, duly commissioned and sworn, personally appeared
Manuel Sengas known to me to be the President
and Frank N. Garcia known to me to be the Secretary
of the Corporation that executed the within instrument and the officers who
executed the within instrument on behalf of the Corporation therein named,
and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official
Seal, the day and year in this certificate first above written.

Thomas O. Quick Notary Public
In and for said County of Alameda, State of California

EMP

No. 301101 SL-195

Amount \$7000.00

Oakland Title Insurance and Guaranty Company

OFFICERS
WM. H. DONAHUE, PRESIDENT
HARRISON S. ROBINSON,
VICE-PRESIDENT
W. P. WOOLSEY, VICE-PRESIDENT
BENJ. J. HENLEY,
EXECUTIVE VICE-PRESIDENT
MORTIMER SMITH,
VICE-PRESIDENT AND MGR.
O. F. BLAUERT,
VICE-PRESIDENT
EXECUTIVE COMMITTEE
HARRISON S. ROBINSON,
CHAIRMAN
WM. H. DONAHUE
W. P. WOOLSEY
STUART S. HAWLEY
JOS. R. KNOWLAND
BENJ. J. HENLEY

ASSETS OVER \$1,500,000.00

TITLE INSURANCE BUILDING
15TH AND FRANKLIN STREETS

PHONE GLENCOURT 8300

OAKLAND, CALIFORNIA

DIRECTORS
ARTHUR H. BREED
WM. CAVALIER
JESSE L. DELANOY
WM. H. DONAHUE
FREDERICK S. DUHRING
RALPH T. FISHER
CRELLIN FITZGERALD
GEORGE FRIEND
A. CRAWFORD GREENE
T. W. HARRIS
STUART S. HAWLEY
BENJ. J. HENLEY
IRVING KAHN
JOS. R. KNOWLAND
ARTHUR W. MOORE
HARRISON S. ROBINSON
SHERWOOD SWAN
WALTER P. WOOLSEY

Title Insurance Policy Oakland Title Insurance and Guaranty Company

a corporation, of California,

herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance,

Does Hereby Insure

CITY OF SAN LEANDRO

together with each successor in ownership of any indebtedness secured by any mortgage or deed of trust shown in SCHEDULE B, the owner of which is named as an insured, and any such owner or successor in ownership of any such indebtedness who acquires the land described in SCHEDULE C, or any part thereof, by lawful means in satisfaction of said indebtedness or any part thereof, and any person or corporation deriving an estate or interest in said land, as an heir or devisee of a named insured, or by reason of the dissolution, merger, or consolidation of a corporate named insured, against loss or damage not exceeding

SEVEN THOUSAND AND NO/100

(\$7000.00)

dollars,

which any insured shall sustain

by reason of title to the land described in SCHEDULE C being vested, at the date hereof, otherwise than as herein stated; or

by reason of unmarketability of the title of any vestee to said land, at the date hereof, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown in SCHEDULE B; or

by reason of any defect in, or lien or encumbrance on said title, existing at the date hereof, not shown in SCHEDULE B; or

by reason of any defect in the execution of any mortgage or deed of trust shown in SCHEDULE B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or

by reason of priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in SCHEDULE B;

all subject, however, to SCHEDULES A, B, and C and the stipulations herein, all of which schedules and stipulations are hereby made a part of this policy.

SCHEDULE A

On August 18, 1941 at 9:00 o'clock, a.m., the title to
the land described in SCHEDULE C is vested in:

CITY OF SAN LEANDRO

(a municipal corporation)

SCHEDULE B

(A) The Company does not, by this policy, insure against loss by reason of:

1. Easements or liens which are not shown by the public records (a) of the District Court of the Federal District, (b) of the county, or (c) of the city, in which said land or any part thereof is situated.
2. Rights or claims of persons in possession of said land which are not shown by those public records which impart constructive notice.
3. Any facts, rights, interests, or claims which are not shown by those public records which impart constructive notice, but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof, or by a correct survey.
4. Mining claims, reservations in patents, water rights, claims or title to water.
5. Any governmental acts or regulations restricting, regulating or prohibiting the occupancy or use of said land or any building or structure thereon.

SCHEDULE B

(B) Liens and encumbrances to which said title is subject shown in the order of their priority, and defects and other matters to which said title is subject:

COUNTY OF ALAMEDA AND CITY OF SAN LEANDRO taxes for the fiscal year 1941-42 (including any personal property taxes) are now a lien but are not yet determined as to amount.

NOTE: TAXES for the fiscal year 1940-41 (including any personal property taxes) are as follows:

COUNTY OF ALAMEDA: 1st installment \$ 20.08 paid
2nd installment \$ 20.06 paid
(Affects other property also)
Bill Nos. 147882 to 147886 inclusive

CITY OF SAN LEANDRO: 1st installment \$ 7.64 paid
2nd installment \$ 7.60 paid
(Affects other property also)
Bill Nos. 1379 to 1384 inclusive
Assessor's block No. 225

SCHEDULE C.

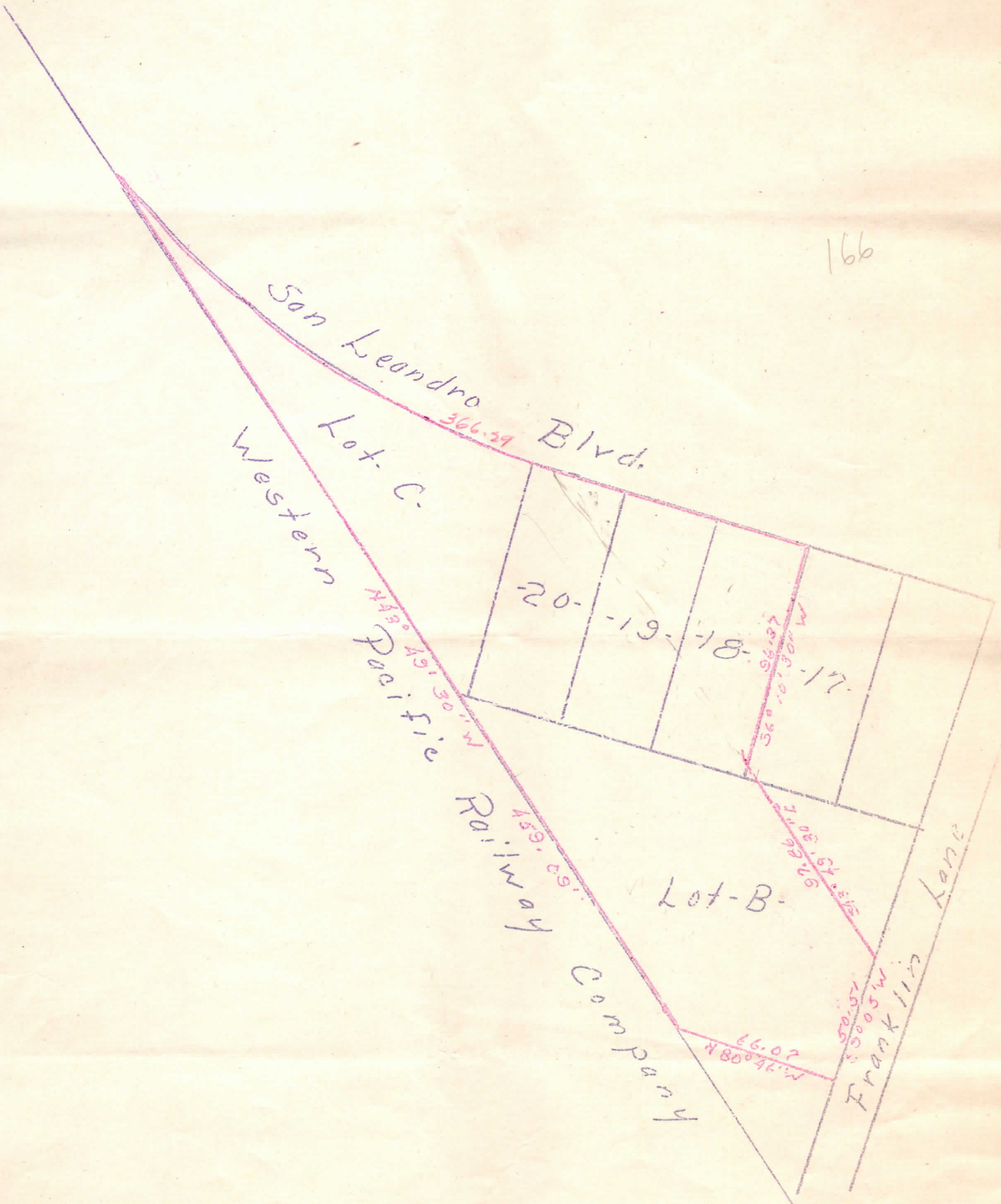
The land referred to in this Policy is described as follows:

REAL property in the City of San Leandro, County of Alameda, State of California, described as follows:

LOTS C, 18, 19, 20 and a portion of Lots B and 17, as said lots are shown on the "Map of Franklin Subdivision, San Leandro, California" - filed May 3, 1927 in book 12 of Maps at page 71, in the office of the County Recorder of Alameda County, described as follows:

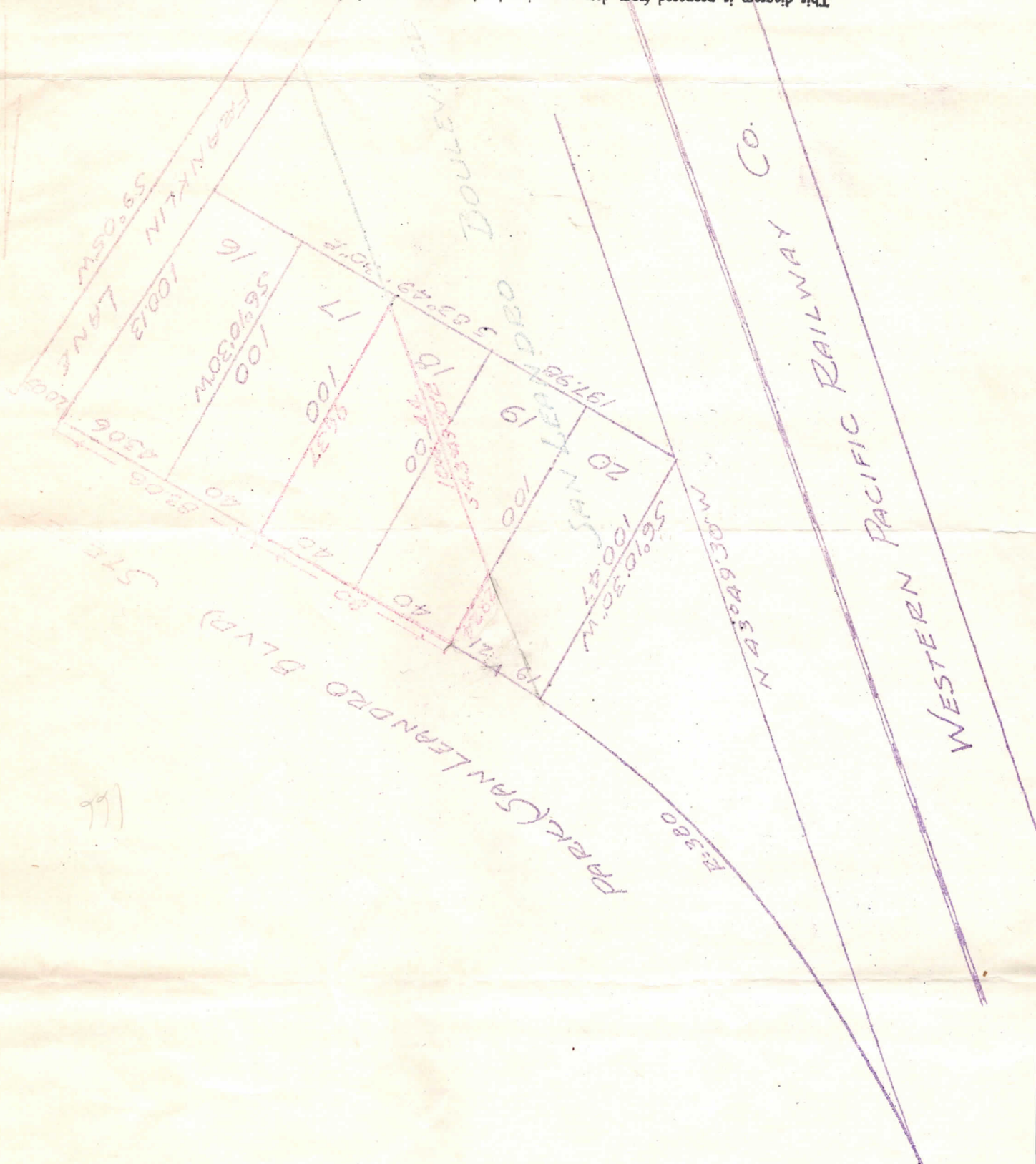
BEGINNING at the most northern corner of said Lot "C", and running easterly along the southerly line of San Leandro Boulevard, as said boulevard is now established, to the intersection of the westerly line of said lot 17; thence along the last named line South $6^{\circ} 10' 30''$ West 96.37 feet to a line drawn parallel with and distant at right angles 80 feet northeasterly from the northeastern line of the right of way 80 feet wide, of the Western Pacific Railway Company; thence along the line so drawn South $43^{\circ} 49' 30''$ East 97.86 feet to the western line of Franklin Lane, as said Lane is shown on said map; thence along the last named line South $9^{\circ} 05'$ West 50.51 feet to the southern line of said Lot "B"; thence along the last named line North $80^{\circ} 46'$ West 66.07 feet to the southwestern line of said Lot "B"; thence along the southwestern line of said lots "B" and "C", being the northeastern line of said right of way of the Western Pacific Railway Company, North $43^{\circ} 49' 30''$ West 459.09 feet to the point of beginning.

166



This diagram is delineated from the records in the office of the County Recorder of the County in which the property herein concerned is situated, and is not a part of this policy. The location of said property, and of the boundary lines thereof and the monuments referred to therein, should be determined by a survey, if deemed necessary by the insured.

This diagram is prepared from data appearing in the county records, but constitutes no part of any report or 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 with an accurate field survey of the real property may disclose.



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL. 773-936-5000

STIPULATIONS

SCOPE OF COVERAGE

1. This policy does not insure against, and the Company will not be liable for loss or damage created by or arising out of any of the following: (a) defects, liens, claims, encumbrances, or other matters which result in no pecuniary loss to the insured; (b) defects, liens, encumbrances, or other matters created or occurring subsequent to the date hereof; (c) defects, liens, encumbrances, or other matters created or suffered by the insured claiming such loss or damage, or (d) defects, liens, encumbrances, or other matters existing at the date of this policy and known to the insured claiming such loss or damage, either at the date of this policy or at the date such insured claimant acquired an estate or interest insured by this policy, unless such defect, lien, claim, encumbrances, or other matter shall have been disclosed to the Company in writing prior to the issuance of this policy. Any rights or defenses of the Company against a named insured shall be equally available against any person or corporation who shall become an insured hereunder as successor of such named insured.

DEFENSE OF ACTIONS

2. The Company at its own cost shall defend the insured in all actions or proceedings against the insured founded upon a defect, lien, encumbrance, or other matter insured against by this policy, and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this policy, such insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such insured shall not, in writing, promptly notify the Company of any defect, lien, encumbrance, or other matter insured against, or of any such adverse claim which shall come to the knowledge of such insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each insured having such notice in regard to the subject of such action, proceeding, or claim shall cease and terminate; provided, however, that failure to so notify shall in no case prejudice the claim of any insured unless the Company shall be actually prejudiced by such failure. The Company shall have the right to institute and prosecute any action or proceeding or do any other act which, in its opinion, may be necessary or desirable to establish the title, or any insured lien or charge, as insured. In all cases where this policy permits or requires the Company to prosecute or defend any action or proceeding, the insured shall secure to it in writing the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the insured for such purpose. Whenever requested by the Company the insured shall assist the Company in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, prosecuting or defending such action or proceeding, to such extent and in such manner as is deemed desirable by the Company, and the Company shall reimburse the insured for any expense so incurred. The Company shall be subrogated to and be entitled to all costs and attorney's fees incurred or expended by the Company, which may be recoverable by the insured in any litigation carried on by the Company on behalf of the insured. The word "knowledge" in this paragraph means actual knowledge, and does not refer to constructive knowledge or notice which may be imputed to the insured by reason of any public record or otherwise.

OPTION TO PAY SETTLE OR COMPROMISE CLAIMS

3. The Company reserves the option to pay, settle, or compromise for, or in the name of, the insured, any claim insured against or to pay this policy in full at any time, and payment or tender of payment of the full amount of this policy, together with all accrued costs which the Company is obligated hereunder to pay, shall terminate all liability of the Company hereunder, including all obligations of the Company with respect to any litigation pending and subsequent cost thereof.

SUBROGATION UPON PAYMENT OR SETTLEMENT

4. Whenever the Company shall have settled a claim under this policy, it shall be subrogated to and be entitled to all rights, securities, and remedies which the insured would have had against any person or property in respect to such claim, had this policy not been issued. If the payment does not cover the loss of the insured, the Company shall be subrogated to such rights, securities, and remedies in the proportion which said payment bears to the amount of said loss. In either event the insured shall transfer, or cause to be transferred, to the Company such rights, securities, and remedies, and shall permit the Company to use the name of the insured in any transaction or litigation involving such rights, securities, or remedies.

OPTION TO PAY INSURED OWNER OF INDEBTEDNESS AND BECOME OWNER OF SECURITY

5. The Company has the right and option, in case any loss is claimed under this policy by an insured owner of an indebtedness secured by mortgage or deed of trust, to pay such insured the indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured, and such payment shall terminate all liability under this policy to such insured.

NOTICE OF LOSS

6. A statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained against the Company until after full compliance by the insured with all the conditions imposed on the insured by this policy, nor unless commenced within twelve months after receipt by the Company of such written statement.

PAYMENT OF LOSS AND COSTS OF LITIGATION

7. The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon the insured in litigation carried on by the Company for the insured, and in litigation carried on by the insured with the written authorization of the Company, but not otherwise. The liability of the Company under this policy shall in no case exceed, in all, the actual loss of the insured and costs which the Company is obligated hereunder to pay, and in no case shall such total liability exceed the amount of this policy and said costs. All payments under this policy shall reduce the amount of the insurance pro tanto, and payment of loss or damage to an insured owner of indebtedness shall reduce, to that extent, the liability of the Company to the insured owner of said land. No payment can be demanded by any insured without producing this policy for indorsement of such payment.

MANNER OF PAYMENT OF LOSS TO INSURED

8. Loss under this policy shall be payable, first, to any insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, any loss shall be payable to the other insured, and if more than one, then to such insured ratably as their respective interests may appear. If there be no such insured owner of indebtedness, any loss shall be payable to the insured, and if more than one, to such insured ratably as their respective interests may appear.

WRITTEN INDORSEMENT REQUIRED TO CHANGE POLICY

9. No provision or condition of this policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary, or an Assistant Secretary of the Company.

IN WITNESS WHEREOF, Oakland Title Insurance and Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers the day and hour set forth in Schedule A hereof.

Oakland Title Insurance and Guaranty Company

By

Benjamin J. Henley

Its Vice-President.

And by

Matthew Smith

Its Vice-President.

Its Assistant Secretary.

**Oakland Title Insurance and
Guaranty Company**

15th and Franklin Sts., Oakland, Calif.

ASSOCIATED OFFICES

San Francisco
California Pacific Title & Trust Co.
148 Montgomery Street

Contra Costa County
Richmond-Martinez Abstract & Title Co.
Escobar and Las Juntas Sts., Martinez

Marin County
San Rafael Land Title Company
1017 Fourth Street, San Rafael

Monterey County
Monterey County Title and Abstract Co.
16 West Gabilan St., Salinas

Sacramento County
Capital City Title Company
801 J St., Sacramento

Santa Clara County
California Pacific Title & Trust Company
66 North First St., San Jose

Santa Cruz County
California Pacific Title Co.
12 Cooper Street, Santa Cruz

San Joaquin County
Stockton Abstract and Title Company
26 South San Joaquin St., Stockton

San Mateo County
California Pacific Title & Trust Co.
2303 Broadway, Redwood City

Sonoma County
Sonoma County Land Title Company
211 Exchange Ave., Santa Rosa

301101

**Oakland
Title Insurance
and Guaranty
Company**

**Policy of
Title Insurance**

ISSUED TO

CITY OF SAN LEANDRO

TITLE INSURANCE BUILDING
15TH AND FRANKLIN STREETS

PHONE GLENCOURT 8300

OAKLAND, CALIFORNIA

PRELIMINARY REPORT NO. 315969 J
54/87

Issued by

**ALAMEDA COUNTY-EAST BAY
TITLE INSURANCE COMPANY**

14th and Franklin Streets, Oakland, California
Phone GLencourt 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 George J. Dugan

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

CITY OF SAN LEANDRO, a municipal corporation

Subject to:

- 1- Taxes for 1942-43 are not assessed.
- 2- Taxes for 1943-44 which are now a lien but not yet payable. Assessor's Block #225.

not yet before assessment, Block 4522.

2- Taxes for 1942-44 which are now a lien for

1- Taxes for 1945-49 are not assessed.

subject to:

ATLA and SAN FRANCISCO, a municipal corporation

heretofore the title to said land, at the date hereof is vested in

is situated, ATLA and SAN FRANCISCO, a municipal corporation.

After an examination of the records of the County in which the land hereinafter described

To GEORGE T. BROWN.

No liability hereunder until the tax 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 instrument

2

of this insurance, with the usual exceptions and conditions, will be issued in the sum of

Upon the satisfaction of all conditions herein set forth and the payment of the premium thereon

Form CI-100 (Rev. 1-20-40)

Not and Return to the County Clerk, San Francisco

TITLE INSURANCE COMPANY
ATLA and SAN FRANCISCO

Issued by

ATLA and SAN FRANCISCO, a municipal corporation

24/81

312222 1

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 Southern line of Park Street, formerly San Leandro Boulevard, said line being the Southern line of Lot "A", distant thereon North $83^{\circ} 49' 30''$ West 83.06 feet from the point of intersection thereof with the Western line of Franklin Lane, as said Lot "A", and Franklin Lane, are shown on the map hereinafter referred to; running thence North $83^{\circ} 49' 30''$ West along the said line of Park Street 80.00 feet; thence South $6^{\circ} 10' 30''$ West 29.24 feet to a point on the Northeastern line of San Leandro Boulevard, as said boulevard existed September 25, 1943; thence South $43^{\circ} 49' 30''$ East along the said last mentioned line 104.44 feet to a point on the Eastern line of Lot 18, as said lot is shown on said map; thence North $6^{\circ} 10' 30''$ East along the said last mentioned line 96.37 feet to the point of beginning.

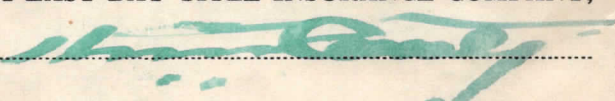
Being a portion of Lots 18 and 19, as said lots are delineated and so designated upon that certain map entitled, "Map of Franklin Subdivision, San Leandro, California", filed May 3, 1927 in Book 12 of Maps, page 71, in the office of the County Recorder of Alameda County.

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 27th day of September, 1943 at 9:00 A.M.

ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY,

By 

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 Lot "A", distant thereon North 35° 49' 30" West 28.03 feet from the point of intersection thereof with the Western line of Franklin Lane, as said Lot "A", and Franklin Lane, are shown on the map hereinafter referred to; running thence North 83° 49' 30" West along the said line of Lot "A" Street 80.00 feet; thence South 8° 10' 30" West 29.74 feet to a point on the Northeastern line of San Leandro Boulevard, as said boulevard existed September 25, 1943; thence South 43° 49' 30" East along the said last mentioned line 104.44 feet to a point on the Eastern line of Lot 18, as said lot is shown on said map; thence North 6° 10' 30" East along the said last mentioned line 38.37 feet to the point of beginning.

Being a portion of Lots 18 and 19, as said lots are delineated and so designated upon that certain map entitled, "Map of Franklin Subdivision, San Leandro, California", filed May 3, 1937 in Book 12 of Maps, page 71, in the office of the County Recorder of Alameda County.

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 office of the Division of the Federal District in which said property is situated.
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. (See Note of 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 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 27th day of September, 1943 at 3:00 a.m.

ALAMEDA COUNTY-EAST BAY TITLE INSURANCE COMPANY

By

IN THE CITY COUNCIL OF THE
CITY OF SAN LEANDRO
RESOLUTION NO. L13. C.M.S.

RESOLUTION OF ACCEPTANCE OF DEED.

The City Council of the City of San Leandro do resolve as follows:

That the City of San Leandro hereby accepts the conveyance to it for public purposes of that real estate described in that deed executed by West Broadmoor Company Limited, a Corporation, dated August 2, 1941, and authorizes the attachment of this resolution to such deed.

Introduced by Councilman Thomas and adopted this 11th day of August, 1941 by the following called vote:

AYES: Councilmen Groves, Thomas Lawrence (3)

NOES: None (0)

ABSENT: Quaroff, Smith (2)

Helen L. C. Lawrence
Mayor of the City of San Leandro

Attest:

E. F. Hutchings
City Clerk

INDEXED

00 45167

Deed

COMPARED

DOC	ALEXANDER
BK	FLAHERTY

West Broadmoor Company Limited
West Broadmoor Co. Ltd.

X
City of San Leandro

~~RECORDED & INDEXED~~
~~City of San Leandro~~
~~County of Alameda~~
~~San Leandro~~

AUG 18 1911

4109 154
~~RECORDED & INDEXED~~

~~San Leandro~~

7

D.H.

8.F

30 1101

30 1101

