RE:5375 IM:555

001

78-082231

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
MAY - 3 1978
AT 5:00 P.M.
RENE C. DAVIDSON, County Recorder

GRANT DEED

E-C INVESTMENTS, a general partnership, hereby grants to the CITY OF SAN LEANDRO, a municipal Corporation, all the real property situated in the City of San Leandro, County of Alameda, State of California described as follows:

NO DOCUMENTARY TRANSFER TAX
R. H. WEST, CITY CLERK
CITY OF SAN LEANDRO

Real property in the City of San Leandro, County of Alameda, State of California, being a portion of the land conveyed by William Ahlem and Elsie Ahlem, his wife, to Dairy Farmers, Incorporated, a corporation, more particularly described as follows:

BEGINNING at a point on the eastern line of Washington Avenue, distant on said line north 0° 50' west 105.45 feet from the northern line of Bradrick Drive, as said avenue and drive are shown on the map of "TRACT 1266", filed April 15, 1953 in Map Book 33, pages 66 and 67, Records of Alameda County, said point of beginning being on the northern line of that certain parcel conveyed by Clarence Souza, et al, to Service Station Properties, Inc. by deed dated September 23, 1954, recorded November 1, 1954 in Book 7467, page 123, Official Records of Alameda County; thence along the aforesaid eastern line of Washington Avenue north 0° 50' west 101.30 feet, more or less, to the northern line of the herein mentioned parcel conveyed by Ahlem to Dairy Farmers; thence along the last mentioned line north 89° 59' east 12.00 feet to a line parallel with said eastern line of Washington Avenue and 12.00 feet, measured at right angles, easterly therefrom; thence along the said parallel line south 0° 50' east 101.30 feet, more or less, to the northern line of the aforesaid parcel of land conveyed by Clarence Souza, et al, to Service Station Properties, Inc.; thence along the last mentioned line south 89° 59' west 12.00 feet to the point of beginning.

The above described parcel of land contains 1215.60 square feet, more or less.

PLEASE RECORD AND RETURN TO:
Richard H. West, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577

DATED:

78-082231

ASSESSOR'S NO. 77C-1305-3

OFFICIAL SEAL
ISABEL R. PELL
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires June 14, 1981

E-C INVESTMENTS, a general partnership

By David P. Olney

By Douglas J. Vance

State of California)
County of Alameda) SS

On this 21st day of March, 19 78, before me Isabel R. Pell, a Notary Public in and for said State personally appeared David P. Olney and Douglas J. Vance ~~and~~ known to me to be the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

(SEAL) Isabel R. Pell (Signature)
Isabel R. Pell

78-082231

This is to certify that the interest in real property conveyed by Deed or Grant, dated 21 March 1978, from E-C Investments

RE:5375 IM:556

to the City of San Leandro, a municipal corporation, is hereby accepted on behalf of the City Council of the City of San Leandro, pursuant to authority conferred by Resolution No. 4579 C.M.S., adopted by the City Council of the City of San Leandro on June 19, 1961, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 1 May 1978

78-082231

Richard H. West

Richard H. West
City Clerk of the City of San Leandro

78-082232

RE:5375 IM:557

006

EED OF PARTIAL RECONVEYANCE

PLEASE RECORD AND RETURN TO:
Richard H. West, City Clerk City Hall
835 East 14th Street
San Leandro, California 94577

CONTINENTAL AUXILIARY COMPANY, as trustee under a deed of trust dated August 3, 1976, made by E-C INVESTMENTS as trustor and recorded on August 25, 1976, on Reel 4499, Image 461, of Official Records in the office of the Recorder of Alameda County, California, has received from beneficiary thereunder a written request to reconvey in accordance with the terms of such deed of trust all estate now held by such trustee under the deed of trust in and to the property hereinafter described; and the deed of trust and note or notes secured thereby have been presented for endorsement.

Therefore, CONTINENTAL AUXILIARY COMPANY, the trustee, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all estate, now held by trustee under the deed of trust, in and to that property situated in Alameda County, California, described as follows:

Real property in the City of San Leandro, County of Alameda, State of California, being a portion of the land conveyed by William Ahlem and Elsie Ahlem, his wife, to Dairy Farmers, Incorporated, a corporation, more particularly described as follows:

BEGINNING at a point on the eastern line of Washington Avenue, distant on said line north 0° 50' west 105.45 feet from the northern line of Bradrick Drive, as said avenue and drive are shown on the map of "TRACT 1266", filed April 15, 1953 in Map Book 33, pages 66 and 67, Records of Alameda County, said point of beginning being on the northern line of that certain parcel conveyed by Clarence Souza, et al, to Service Station Properties, Inc. by deed dated September 23, 1954, recorded November 1, 1954 in Book 7467, page 123, Official Records of Alameda County; thence along the aforesaid eastern line of Washington Avenue north 0° 50' west 101.30 feet, more or less, to the northern line of the herein mentioned parcel conveyed by Ahlem to Dairy Farmers; thence along the last mentioned line north 89° 59' east 12.00 feet to a line parallel with said eastern line of Washington Avenue and 12.00 feet, measured at right angles, easterly therefrom; thence along the said parallel line south 0° 50' east 101.30 feet, more or less, to the northern line of the aforesaid parcel of land conveyed by Clarence Souza, et al, to Service Station Properties, Inc.; thence along the last mentioned line south 89° 59' west 12.00 feet to the point of beginning.

The above described parcel of land contains 1215.60 square feet, more or less.

ASSESSOR'S NO. 77C-1305-3

RE:5375 IM:558

78-082232

The remaining property described in the deed of trust shall continue to be held by trustee under the terms thereof, and as provided therein. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by the deed of trust or the effect of the deed of trust on the remainder of the property covered thereby.

In witness whereof, CONTINENTAL AUXILIARY COMPANY, as trustee, has executed this instrument on March 23rd, 1978.

CONTINENTAL AUXILIARY COMPANY,
a corporation

By R. Morrison

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On March 23, 1978, before me, Kimberly A. Holdsworth, a Notary Public in and for the County of Alameda, State of California, personally appeared R. Morrison, known to me to be the Assistant Manager of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

Kimberly A. Holdsworth

Kimberly A. Holdsworth

OFFICIAL SEAL
KIMBERLY A. HOLDSWORTH
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires July 24, 1981

78-082232
RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
MAY - 3 1978
AT 5:00 P.M.
RENE C. DAVIDSON, County Recorder

DH

When recorded Return To:

78-082233

RE:5375 IM:559

006

:ED OF PARTIAL RECONVEYANCE

PLEASE RECORD AND RETURN TO:
Richard H. West, City Clerk
City Hall
835 East 14th St.
San Leandro, California 94577

FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee under a deed of trust dated August 26, 1976, made by E-C INVESTMENTS, a general partnership as trustor and recorded on December 13, 1976, on Reel 4640, Image 600, of Official Records in the office of the Recorder of Alameda County, California, has received from beneficiary thereunder a written request to reconvey in accordance with the terms of such deed of trust all estate now held by such trustee under the deed of trust in and to the property hereinafter described; and the deed of trust and note or notes secured thereby have been presented for endorsement.

Therefore, FIRST AMERICAN TITLE INSURANCE COMPANY, the trustee, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all estate, now held by trustee under the deed of trust, in and to that property situated in Alameda County, California, described as follows:

Real property in the City of San Leandro, County of Alameda, State of California, being a portion of the land conveyed by William Ahlem and Elsie Ahlem, his wife, to Dairy Farmers, Incorporated, a corporation, more particularly described as follows:

BEGINNING at a point on the eastern line of Washington Avenue, distant on said line north 0° 50' west 105.45 feet from the northern line of Bradrick Drive, as said avenue and drive are shown on the map of "TRACT 1266", filed April 15, 1953 in Map Book 33, pages 66 and 67, Records of Alameda County, said point of beginning being on the northern line of that certain parcel conveyed by Clarence Souza, et al, to Service Station Properties, Inc. by deed dated September 23, 1954, recorded November 1, 1954 in Book 7467, page 123, Official Records of Alameda County; thence along the aforesaid eastern line of Washington Avenue north 0° 50' west 101.30 feet, more or less, to the northern line of the herein mentioned parcel conveyed by Ahlem to Dairy Farmers; thence along the last mentioned line north 89° 59' east 12.00 feet to a line parallel with said eastern line of Washington Avenue and 12.00 feet, measured at right angles, easterly therefrom; thence along the said parallel line south 0° 50' east 101.30 feet, more or less, to the northern line of the aforesaid parcel of land conveyed by Clarence Souza, et al, to Service Station Properties, Inc.; thence along the last mentioned line south 89° 59' west 12.00 feet to the point of beginning.

The above described parcel of land contains 1215.60 square feet, more or less.

ASSESSOR'S NO. 77C-1305-3

78-082233 RE:5375 IM:560

The remaining property described in the deed of trust shall continue to be held by trustee under the terms thereof, and as provided therein. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by the deed of trust or the effect of the deed of trust on the remainder of the property covered thereby.

In witness whereof, FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee, has executed this instrument on April 5, 1978.

FIRST AMERICAN TITLE INSURANCE COMPANY,
a corporation

By Jay C. Oakman

STATE OF CALIFORNIA)
) ss.
COUNTY OF)

On April 5, 1978, before me, Cathy N. Blodgett, a Notary Public in and for the County of Alameda, State of California, personally appeared Jay C. Oakman, known to me to be the Assistant Secretary of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

Cathy N. Blodgett

OFFICIAL SEAL
CATHY N. BLODGETT
NOTARY PUBLIC — CALIFORNIA
ALAMEDA COUNTY
My Commission Expires July 27, 1981

78-082233

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
MAY - 3 1978
AT 5:00 P.M.
RENE C. DAVIDSON, County Recorder

DH

CITY OF SAN LEANDR

INTEROFFICE MEMO

CITY ATTORNEY'S OFFICE

APR 13 1978

CITY OF SAN LEANDRO

TO Steve Meyers

DATE April 10, 1978

FROM Bob Sergeant Bob

SUBJECT Review of Deeds - 14790 Washington Ave.

Please review the attached grant deed and deeds of partial reconveyance for the master plan widening of Washington Avenue. If they are acceptable, please forward them to the City Clerk for acceptance and recording, and let me know that they are acceptable. I have attached a copy of the preliminary title report for your use.

BS/aj
Attach.

To: City Clerk:
accept and record.
SM

FORM 063

ORIGINAL

PRELIMINARY REPORT

WESTERN TITLE INSURANCE COMPANY

159 PARROTT STREET
SAN LEANDRO, CA. 94577
483-4000

1510 WEBSTER STREET
OAKLAND, CA. 94612
893-8100

174 SOUTH 'K' STREET
LIVERMORE, CA. 94550
447-9120

KAM:rac

2148 CENTER STREET
BERKELEY, CA. 94704
841-7505

37217 FREMONT BLVD.
FREMONT, CA. 94536
797-4122

1165 'A' STREET
HAYWARD, CA. 94541
537-1165

1752 SOLANO AVENUE
BERKELEY, CA. 94707
525-8180

DIRECT ALL CORRESPONDENCE TO: Hayward Office

Your No.

Our No. H-824938-1
1266
LP 8-25-76

Bank of America
24089 Watkins Street
Hayward, California
Attn: Ray Morrison

JOY WILLIAMS ESCROW OFFICER

Property Address
14790 Washington Avenue
San Leandro, California

In response to the above referenced application for a policy of title insurance, WESTERN TITLE INSURANCE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated at 8:00 a.m. on November 29, 1977

Vice President

The estate or interest in the land described herein and which is covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

E-C INVESTMENTS, a General Partnership.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1- 1977-78: Taxes

Co. Acct. No.: 77C-1305-3
Code Area: 10-035
1st Install. $1,662.64 UNPAID
2nd Install. $1,662.64 UNPAID

Re: $23,350.00
Imp: $13,475.00
Exempt: None

2- Deed of Trust to secure payment of $115,000.00 and any other amounts secured thereby,
Dated: August 3, 1976
Trustor: E-C Investments
Trustee: Continental Auxiliary Company, a California corporation
Beneficiary: Bank of America National Trust and Savings Association, a national banking association
Recorded: August 25, 1976
Series No.: 142173, Reel 4499 OR, Image 461

3- Deed of Trust to secure payment of $65,000.00 and any other amounts secured thereby,
Dated: August 26, 1976
Trustor: E-C Investments, a general partnership
Trustee: First American Title Insurance Company, a California corporation
Beneficiary: Salcopec, Inc., a California corporation
Recorded: December 13, 1976
Series No.: 211393, Reel 4640 OR, Image 600

The information herein set forth is supplemental to Preliminary Report No. H-824938-1 and is made a part thereof. According to the public records, there have been no deeds conveying the property described in this report recorded within a period of six months prior to the date of this report except as follows:

NONE

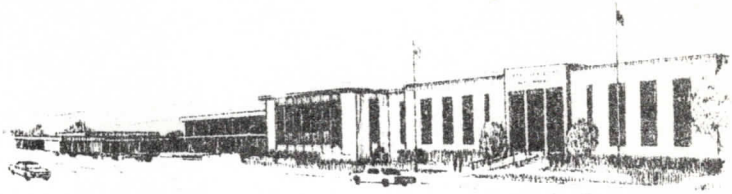
H-824938-1

That parcel of land in the City of San Leandro, County of Alameda, State of California, described as follows:

Beginning at a point on the northern line of Bradrick Drive, distant thereon south 89° 59' west 115 feet from the western line of Block 1, as said drive and block are shown on the Map of "Tract 1266", filed April 15, 1953 in the office of the County Recorder of Alameda County, Map Book 33, page 67, thence along said line of Bradrick Drive south 89° 59' west 53 feet to the eastern line of the parcel of land described in the deed by Clarence Souza, et al., to Service Station Properties, Inc., recorded November 1, 1954 in Book 7467 OR, page 123; thence along the last mentioned line north 0° 50' west 125 feet to the northern line of said parcel; thence along the last mentioned line south 89° 59' west 112 feet the eastern line of Washington Avenue, 60 feet wide; thence along the last mentioned line north 0° 50' west 101.30 feet to the direct extension westerly of the northern line of said Block 1; thence along said extended line north 89° 59' east 200 feet to a point distant thereon south 89° 59' west 80 feet from said western line of Block 1; thence south 0° 50' east 65.17 feet; thence south 89° 59' west 35 feet; thence south 0° 50' east 161.13 feet to the point of beginning.

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577

Office of City Clerk 415-577-3366



1 May 1978

Alameda County Recorder
1225 Fallon Street
Oakland, California 94612

Gentlemen:

Enclosed please find the following:

Grant Deed from E-C Investments to City of San Leandro

Deed of Partial Reconveyance - Continental Auxiliary Company

Deed of Partial Reconveyance - First American Title Insurance Company

Please record these documents and return them to:

Richard H. West, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577

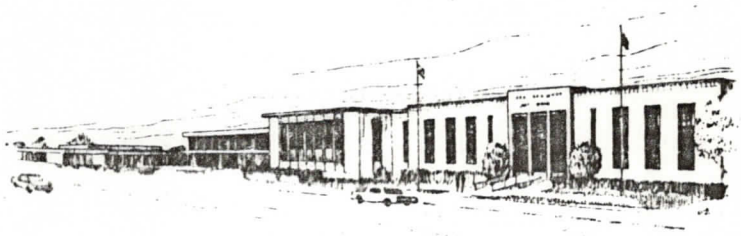
Very truly yours,

Richard H West

Richard H. West, CMC
City Clerk

ob
enc. (3)

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



Office of City Clerk 415-577-3366

5 July 1978

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, California 94612

Subject: Tax Cancellation

Gentlemen:

The City Council of the City of San Leandro has acquired fee title to the real property described in the attached legal description and all improvements thereon.

Title was taken by deed from E - C Investments

recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 78-082231, RE: 5375 IM 555; 556 on 3 May 1978, 19 78.

It is requested that your Honorable Board will:

1. (X) Cancel taxes on the above property.

2. ( ) Accept the attached Check No. _____ made by _____ in the amount of $_____, to cover the accrued current real property taxes to the above date of recordation, (included in the check amount is any current personal property taxes which are secured by a lien on the real property) and cancel the current lien from that date on as provided in Section 4986 of the Revenue and Taxation Code.

3. ( ) Refund to this City Council the unearned portion of the current property taxes as provided for in Section 5096.3 of the Revenue and Taxation Code in the sum of $_____.

Upon your approval, we would appreciate receiving a certified copy of the adopting resolution.

Very truly yours,

Richard H West

Richard H. West, CMC
City Clerk

FEB 6 1979 1-018

REEL ..... IMAGE .....

Approved as to Form
RICHARD J. MOORE, County Counsel

By ..... Deputy

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor ....., Seconded by Supervisor .....,
and approved by the following vote,
Ayes: Supervisors .....
Noes: Supervisors .....
Excused or Absent: Supervisors .....

THE FOLLOWING RESOLUTION WAS ADOPTED: CANCEL TAXES NUMBER 181659

WHEREAS, certain real property situate in the **City of San Leandro**, County of Alameda, State of California, and more particularly described under the following account number(s):

RC Investments

77C-1305-3 WOP (1977-78 and 1978-79)

is now subject to a lien for uncollected taxes or assessments and penalties or costs thereon; and

WHEREAS, after the time said taxes or assessments and penalties and costs thereon became a lien on said real property, it was acquired by the **City of San Leandro**, as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County, and because of such public ownership is not subject to sale for delinquent taxes; and

WHEREAS, the **City of San Leandro** has requested the cancellation of said uncollected taxes and assessments and penalties and costs thereon now a lien upon the hereinabove described real property;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by this Board of Supervisors, with the written consent of the County Counsel of the County of Alameda, **and with the written consent of the City Attorney of the City of San Leandro**

that the County Auditor be and he is hereby ordered and directed to cancel any and all uncollected taxes or assessments and penalties or costs thereon, now a lien upon the above described parcel(s) of real property; provided, however, that this resolution and order shall not be construed as making or authorizing the cancellation of any taxes or assessments or penalties or costs thereon, charged or levied on any possessory interest in or to said parcel(s) of real property, or any special assessment levied on said parcel(s) of real property; and

BE IT FURTHER RESOLVED AND ORDERED that if said parcel(s) of real property has/have been sold to the State for nonpayment of any of said taxes, and a certificate of sale or deed therefor has been issued to the State, and the State has not disposed of the property so sold, the County Auditor be and he is hereby ordered and directed to cancel the certificate of sale or deed so issued; and

BE IT FURTHER RESOLVED that pursuant to the provisions of Sections 134, 2921.5 and 4986 of the Revenue and Taxation Code, the Auditor is hereby authorized and directed to transfer uncollected taxes and penalties thereon from the "Secured Roll" to the "Unsecured Roll".

CONSENT OF THE COUNTY COUNSEL OF THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The County Counsel of the County of Alameda, State of California, hereby consents to the cancellation of all uncollected county taxes or assessments and penalties or costs thereon, charged or levied and now a lien upon the real property hereinabove described, and as shown on that/those certain deed(s) duly recorded in the office of the Recorder of Alameda County.

RICHARD J. MOORE
County Counsel for the County of Alameda,
State of California

By **T. J. FENNONE**
Deputy County Counsel for the County of Alameda,
State of California

CONSENT OF THE CITY ATTORNEY OF THE CITY OF SAN LEANDRO

COUNTY OF ALAMEDA, STATE OF CALIFORNIA

The City Attorney of the City of San Leandro, County of Alameda, State of California, hereby consents to the cancellation of all uncollected city taxes or assessments and penalties or costs thereon, charged or levied and now a lien upon the real property hereinabove described, and as shown on that certain deed duly recorded in the office of the Recorder of Alameda County.

GLENN A. FORBES
City Attorney for the City of San Leandro
County of Alameda, State of California

I CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF SUPERVISORS ALAMEDA COUNTY, CALIFORNIA FEB 6 1979

ATTEST: FEB 6 1979

WILLIAM MEHRKWEIN, CLERK OF THE BOARD OF SUPERVISORS

BY: Janice Maldonado

BY: [signature]

THE BOARD OF SUPERVISORS
AMERICAN WEHKMEIN' CLERK OF

ATTEST:

COUNTY, CALIFORNIA FEB - 0 1970

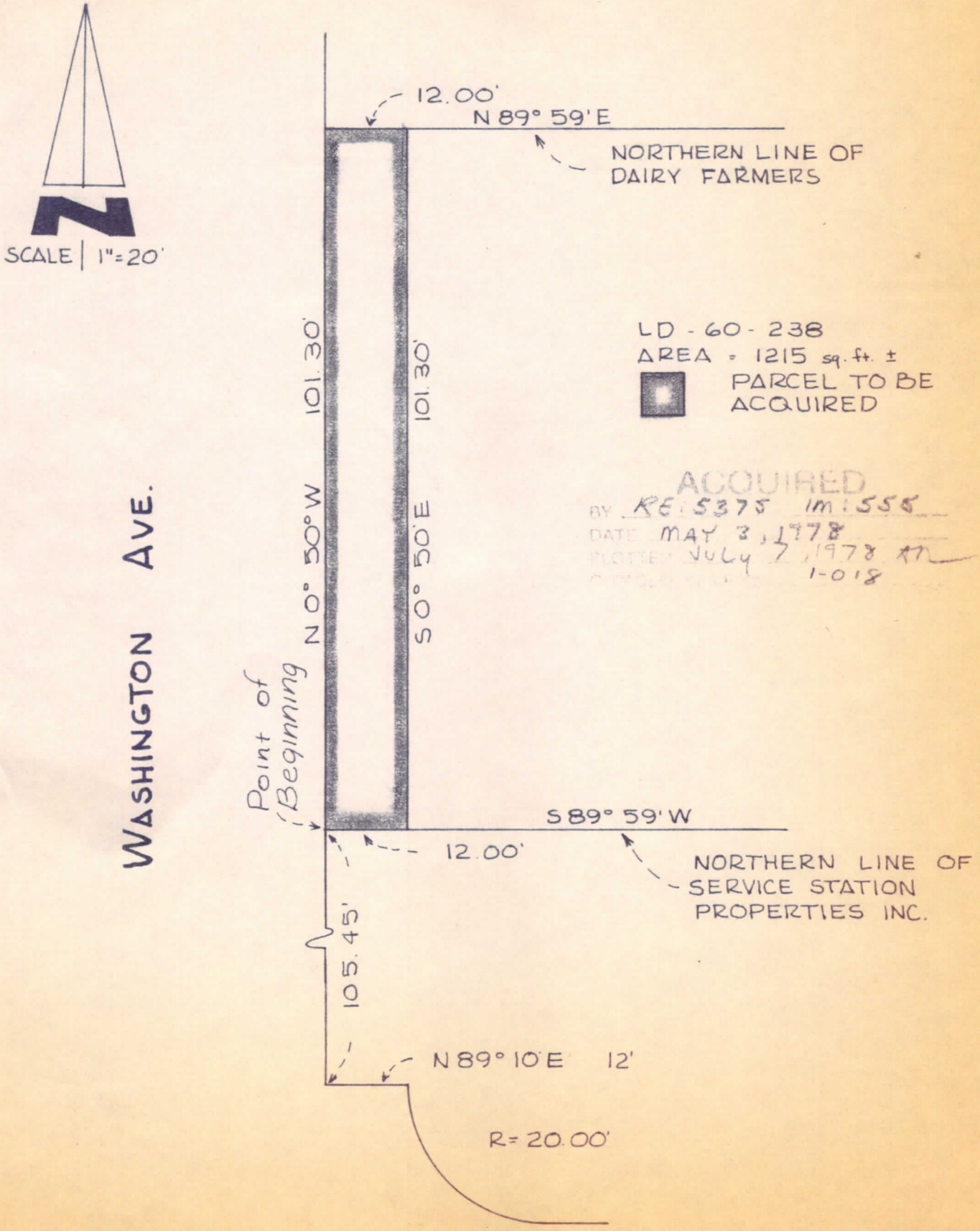
FEB - 0 1970

THE BOARD OF SUPERVISORS ALAMEDA
RECT COPY OF A RESOLUTION ADOPTED BY
I CERTIFY THAT THE FOREGOING IS A COR-

CITY OF SAN LEANDRO ENGINEERING DIVISION

BY UAM DATE 1-3-78 SUBJECT 14790 WASHINGTON AVE. WIDENING - EC INVESTMENTS 77C - 1305-3 SHEET NO. ____ OF ____

CHKD. BY ____ DATE ____ JOB NO. ____



DWG. 738 CASE 1602