

RECORDING REQUESTED BY

TITLE INSURANCE & TRUST CO.
SL-236409

AND WHEN RECORDED MAIL TO

CITY OF SAN LEANDRO
ATTN: PUBLIC WORKS DEPT.
835 E. 14TH STREET
SAN LEANDRO, CALIF. 94577

MAIL TAX STATEMENTS TO

SAME AS ABOVE

RE:4485 IM:530

76-135130

RECORDED at REQUEST OF
Title Insurance & Trust Co.
At 10:30 A.M.

AUG 16 1976

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA

RENE C. DAVIDSON
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

TO 1923 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ n/a.

- () computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of SAN LEANDRO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ADELINE L. FIGUERIDO, A WIDOW

hereby GRANT(S) to THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

the following described real property in the CITY OF SAN LEANDRO,
County of ALAMEDA, State of California:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

A PORTION OF PARCEL #77D-1443-2

Dated MARCH 8, 1976

Adeline L. Figuerido
ADELINE L. FIGUERIDO

STATE OF CALIFORNIA

COUNTY OF Alameda

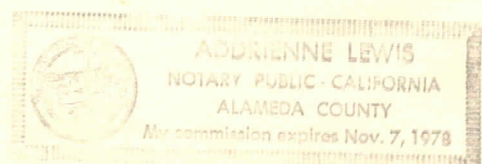
}SS.

On 03-30-76 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Adeline L. Figuerido

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature

Addienne Lewis



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

**Individual
Grant Deed**



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

**Individual
Grant Deed**



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

76-135130

EXHIBIT "A"

REAL PROPERTY IN THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING A PORTION OF LOT 5 OF THE L. KNOX TRACT, AS SHOWN ON THE MAP THEREOF FILED APRIL 11, 1893, IN BOOK 14 OF MAPS AT PAGE 10, ALAMEDA COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID LOT 5 WITH THE NORTHWEST LINE OF 143RD AVENUE (FORMERLY KNOX AVENUE), 50 FEET WIDE; THENCE ALONG THE LAST SAID LINE SOUTH $42^{\circ} 00' 00''$ WEST 59.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $42^{\circ} 00' 00''$ WEST 27.84 FEET; THENCE NORTH $48^{\circ} 00' 00''$ WEST 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 40 FEET (A RADIAL LINE TO SAID NON-TANGENT CURVE AT SAID POINT BEARS NORTH $48^{\circ} 00' 00''$ WEST); THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ} 21' 51''$ A DISTANCE OF 14.22 FEET TO A REVERSE CURVE; THENCE NORTHEASTERLY ALONG LAST SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ} 21' 51''$ A DISTANCE OF 14.22 FEET TO THE BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 70 SQUARE FEET, MORE OR LESS.

RE 4485 IM-531

75-130130

TITLE INSURANCE & TRUST CO.
ST-236409

EXHIBIT "A"

REAL PROPERTY IN THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING A PORTION OF LOT 2 OF THE L. KNOX TRACT, AS SHOWN ON THE MAP THEREOF FILED APRIL 11, 1897, IN BOOK 14 OF MAPS AT PAGE 10, ALAMEDA COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID LOT 2 WITH THE NORTHWEST LINE OF 1422ND AVENUE (FORMERLY KNOX AVENUE), 50 FEET WIDE, THENCE ALONG THE LAST SAID LINE SOUTH $42^{\circ} 00' 00''$ WEST 50.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $42^{\circ} 00' 00''$ WEST 11.25 FEET; THENCE SOUTH $42^{\circ} 00' 00''$ WEST 2.00 FEET TO A POINT OF A NON-TANGENT CURVE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 40 FEET (A RADIAL LINE TO SAID NON-TANGENT CURVE AT SAID POINT BEARS NORTH $42^{\circ} 00' 00''$ WEST); THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ} 21' 21''$, A DISTANCE OF 11.25 FEET TO A REVERSE CURVE; THENCE NORTHWESTERLY ALONG LAST SAID CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 40 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ} 21' 21''$, A DISTANCE OF 14.25 FEET TO THE BEGINNING.

THE ABOVE DESCRIBED PATCH OF LAND CONTAINS 70 SQUARE FEET, MORE OR LESS.

This is to certify that the interest in real property conveyed by Deed or Grant dated **March 8, 1976**, from Adeline Figuerido

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. 4578 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.

76-135130

Dated: **March 9, 1976**

A handwritten signature in cursive script, reading "Richard H. West", written over a horizontal line.

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

O P T I O N

In consideration of TEN AND NO/100----- (\$ 10.00) DOLLARS,
THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I HEREBY GIVE TO The CITY OF SAN
LEANDRO, a Municipal Corporation HEREINAFTER REFERRED
TO AS OPTIONEE, THE OPTION OF BUYING, FOR THE FULL PRICE OF FOUR HUNDRED THIRTY
FIVE AND NO/100----- (\$ 435.00) DOLLARS,
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF San Leandro,
COUNTY OF Alameda, STATE OF CALIFORNIA, AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO WIT: _____

Real property in the City of San Leandro, County of Alameda,
State of California, being a portion of Lot 5 of the L. Knox
Tract, as shown on the map thereof filed April 11, 1893, in
Book 14 of Maps at page 10, Alameda County Records, and being
further described as follows:

Commencing at the intersection of the northeast line of said
Lot 5 with the northwest line of 143rd Avenue (formerly Knox
Avenue), 50 feet wide; thence along the last said line south
42°00'00" west 59.56 feet to the TRUE POINT OF BEGINNING;
thence continuing south 42°00'00" west 27.84 feet; thence
north 48°00'00" west 5.00 feet to a point on a non-tangent
curve concave to the southeast and having a radius of 40 feet
(a radial line to said non-tangent curve at said point bears
north 48°00'00" west); thence northeasterly along said non-
tangent curve, through a central angle of 20°21'51" a distance
of 14.22 feet to a reverse curve; thence northeasterly along
last said curve, concave to the northwest, having a radius of
40 feet, through a central angle of 20°21'51" a distance of
14.22 feet to the BEGINNING.

The above described parcel of land contains 70 square feet,
more or less.

DATED THIS 14th DAY OF October, 19 75

Adeline Figueroa

State of California)
County of Alameda) ss

On this _____ day of _____, 19____, before me, the undersigned
Notary Public, personally appeared _____

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

Notary Public in and for said County and State

MEMORANDUM FOR THE CITY MANAGER
SUBJECT: [Illegible]

TO: THE CITY MANAGER
FROM: [Illegible]

DATE: [Illegible]

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

CITY OF SAN LEANDRO
JAN 23 1976
CITY MANAGER



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

Policy of Title Insurance

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways;

and in addition, as to an insured lender only;

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
 - a. usury, or
 - b. any consumer credit protection or truth in lending law;
6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or
7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.

Title Insurance and Trust Company

by

John E. Flood, Jr.
President

Attest

John J. Eagan
Secretary

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

10. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by making inquiry of the lessors in the lease or leases described or referred to in Schedule A.

11. The effect of any failure to comply with the terms, covenants and conditions of the lease or leases described or referred to in Schedule A.

Conditions and Stipulations

1. Definition of Terms

The following terms when used in this policy mean:

(a.) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company may have had against the named insured, those who succeed to the interest of such insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of such indebtedness (reserving, however, all rights and defenses as to any such successor who acquires the indebtedness by operation of law as described in the first sentence of this subparagraph (a) that the Company would have had against the successor's transferor), and further includes (ii) any governmental agency or instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing said indebtedness, or any part thereof, whether named as an insured herein or not, and (iii) the parties des-

ignated in paragraph 2(a) of these Conditions and Stipulations. (b.) "insured claimant": an insured claiming loss or damage hereunder.

(c.) "insured lender": the owner of an insured mortgage.

(d.) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.

(e.) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(f.) "land": the land described specifically or by reference in Schedule C, and improvements affixed thereto which by law constitute real property; provided, however, the term "land" does not include any area excluded by Paragraph No. 6 of Part I of Schedule B of this Policy.

(g.) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(h.) "public records": those records which by law impart constructive notice of matters relating to the land.

Schedule A

No. SL-236409	Date of Policy: AUGUST 16, 1976 AT 10:30 A.M.
Amount of Insurance: \$435.00	Premium \$ 50.00

E-84, 23

1. Name of Insured:

THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

2. The estate or interest referred to herein is at Date of Policy vested in:

THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

3. The estate or interest in the land described in Schedule C and which is covered by this policy is a fee.

THE CITY OF SAN FRANCISCO & MUNICIPAL CORPORATION

THE CITY OF SAN FRANCISCO & MUNICIPAL CORPORATION

5-26-52

432-00

43-430003

43-00

10021 11 1312 11:10:30 A.M.

2084010

Schedule B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

Part I

All matters set forth in paragraphs numbered 1(one) to 11(eleven) inclusive on the inside cover sheet of this policy under the heading of Schedule B Part I.

Part II

GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR
1976-77, A LIEN NOT YET DUE OR PAYABLE.

1949-50* A FIRM NOT YET ONE OF SEVERAL
REVENUE AND SERVICE COMMISSION AND CITY TAXES FOR THE FISCAL YEAR

Schedule C

The land referred to herein is described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF ALAMEDA, CITY OF SAN LEANDRO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 5 OF THE L. KNOX TRACT, AS SHOWN ON THE
MAP THEREOF FILED APRIL 11, 1893, IN BOOK 14 OF MAPS, AT
PAGE 10, ALAMEDA COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS
FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID LOT 5
WITH THE NORTHWEST LINE OF 143RD AVENUE (FORMERLY KNOX AVENUE), 50
FEET WIDE; THENCE ALONG THE LAST SAID LINE SOUTH 42° 00' 00" WEST 59.56
FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 42° 00'
00" WEST 27.84 FEET; THENCE NORTH 48° 00' 00" WEST 5.00 FEET TO A
POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A
RADIUS OF 40 FEET (A RADIAL LINE TO SAID NON-TANGENT CURVE AT SAID
POINT BEARS NORTH 48° 00' 00" WEST); THENCE NORTHEASTERLY ALONG SAID
NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20° 21' 51" A DISTANCE
OF 14.22 FEET TO A REVERSE CURVE; THENCE NORTHEASTERLY ALONG LAST
SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40 FEET,
THROUGH A CENTRAL ANGLE OF 20° 21' 51" A DISTANCE OF 14.22 FEET TO
THE BEGINNING.

OWNER'S INFLATION PROTECTION INDORSEMENT

ATTACHED TO POLICY NO. SL-236409

ISSUED BY

Title Insurance and Trust Company

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Indorsement, to be 12:01 a.m. on the first January 1 which occurs more than six months after the Date of Policy, as shown in schedule A of the Policy to which this Indorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Indorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds the highest Index number for the month of September in any previous year which is subsequent to Date of Policy; provided, however, that the maximum amount of insurance in force shall never exceed 150% of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall first occur.

Nothing herein contained shall be construed as extending or changing the effective date of said Policy.

This Indorsement is made a part of said Policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

Title Insurance and Trust Company

By



Secretary



NOTE: In connection with a future application for title insurance covering said land, reissue credit on premium charges (if applicable at all) will be allowed only upon the original face amount of insurance as stated in Schedule A of said Policy.

2. (a.) Continuation of Insurance after Acquisition of Title by Insured Lender

If this policy insures the owner of the indebtedness secured by the insured mortgage, this policy shall continue in force as of Date of Policy in favor of such insured who acquires all or any part of said estate or interest in the land described in Schedule C by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage, and if such insured is a corporation, its transferee of the estate or interest so acquired, provided the transferee is the parent or wholly owned subsidiary of such insured; and in favor of any governmental agency or instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage. After any such acquisition the amount of insurance hereunder, exclusive of costs, attorneys' fees and expenses which the Company may be obligated to pay, shall not exceed the least of:

- (i) the amount of insurance stated in Schedule A;
- (ii) the amount of the unpaid principal of the indebtedness plus interest thereon, as determined under paragraph 6(a) (iii) hereof, expenses of foreclosure and amounts advanced to protect the lien of the insured mortgage and secured by said insured mortgage at the time of acquisition of such estate or interest in the land; or
- (iii) the amount paid by any governmental agency or instrumentality, if such agency or instrumentality is the insured claimant, in acquisition of such estate or interest in satisfaction of its insurance contract or guaranty.

(b.) Continuation of Insurance After Conveyance of Title

The coverage of this policy shall continue in force as of Date of Policy, in favor of an insured so long as such insured retains an estate or interest in the land, or owns an indebtedness secured by a purchase money mortgage given by a purchaser from such insured, or so long as such insured shall have liability by reason of covenants of warranty made by such insured in any transfer or conveyance of such estate or interest; provided, however, this policy shall not continue in force in favor of any purchaser from such insured of either said estate or interest or the indebtedness secured by a purchase money mortgage given to such insured.

3. Defense and Prosecution of Actions — Notice of Claim to be Given by an Insured Claimant

(a.) The Company, at its own cost and without undue delay, shall provide for the defense of an insured in litigation to the extent that such litigation involves an alleged defect, lien, encumbrance or other matter insured against by this policy.

(b.) The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in (a) above, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify shall in no case prejudice the rights of any such insured under this policy unless the Company shall be prejudiced by such failure and then only to the extent of such prejudice.

(c.) The Company shall have the right at its own cost to institute and without undue delay prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured; and the Company may take any appropriate action, whether or not it shall be liable under the terms of this policy, and shall not thereby concede liability or waive any provision of this policy.

(d.) Whenever the Company shall have brought any action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any such litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(e.) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured hereunder shall secure to the Company the right to so prosecute or provide defense in such action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for such purpose. Whenever requested by the Company, such insured shall give the Company, at the Company's expense, all reasonable aid (1) in any such action or proceeding in effecting settlement, securing evidence, obtaining witnesses, or pro-

secuting or defending such action or proceeding, and (2) in any other act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, including but not limited to executing corrective or other documents.

4. Proof of Loss or Damage — Limitation of Action

In addition to the notices required under Paragraph 3(b) of these Conditions and Stipulations, a proof of loss or damage, signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain or determine the facts giving rise to such loss or damage. Such proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage, and, when appropriate, state the basis of calculating the amount of such loss or damage.

Should such proof of loss or damage fail to state facts sufficient to enable the Company to determine its liability hereunder, insured claimant, at the written request of the Company, shall furnish such additional information as may reasonably be necessary to make such determination.

No right of action shall accrue to insured claimant until 30 days after such proof of loss or damage shall have been furnished.

Failure to furnish such proof of loss or damage shall terminate any liability of the Company under this policy as to such loss or damage.

5. Options to Pay or Otherwise Settle Claims and Options to Purchase Indebtedness

The Company shall have the option to pay or otherwise settle for or in the name of an insured claimant any claim insured against, or to terminate all liability and obligations of the Company hereunder by paying or tendering payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred up to the time of such payment or tender of payment by the insured claimant and authorized by the Company. In case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, the Company shall have the further option to purchase such indebtedness for the amount owing thereon together with all costs, attorneys' fees and expenses which the Company is obligated hereunder to pay. If the Company offers to purchase said indebtedness as herein provided, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage and any collateral securing the same to the Company upon payment therefor as herein provided. Upon such offer being made by the Company, all liability and obligations of the Company hereunder to the owner of the indebtedness secured by said insured mortgage, other than the obligation to purchase said indebtedness pursuant to this paragraph, are terminated.

6. Determination and Payment of Loss

(a.) The liability of the Company under this policy shall in no case exceed the least of:

- (i) the actual loss of the insured claimant; or
- (ii) the amount of insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in paragraph 2(a) hereof; or
- (iii) if this policy insures the owner of the indebtedness secured by the insured mortgage, and provided said owner is the insured claimant, the amount of the unpaid principal of said indebtedness, plus interest thereon, provided such amount shall not include any additional principal indebtedness created subsequent to Date of Policy, except as to amounts advanced to protect the lien of the insured mortgage and secured thereby.

(b.) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon an insured in litigation carried on by the Company for such insured, and all costs, attorneys' fees and expenses in litigation carried on by such insured with the written authorization of the Company.

(c.) When the amount of loss or damage has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within 30 days thereafter.

7. Limitation of Liability

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged defect, lien or encumbrance insured against hereunder, by litigation or otherwise, removes such defect, lien or encumbrance or establishes the title, or the lien of the insured mortgage, as insured, within a reasonable time after receipt of such notice; (b) in the event of litigation until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title or to the lien of the insured mortgage, as insured, as provided in paragraph 3 hereof; or (c) for liability voluntarily admitted or assumed by an insured without prior written consent of the Company.

8. Reduction of Insurance; Termination of Liability

All payments under this policy, except payment made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto; provided, however, if the owner of the indebtedness secured by the insured mortgage is an insured hereunder, then such payments, prior to the acquisition of title to said estate or interest as provided in paragraph 2(a) of these Conditions and Stipulations, shall not reduce pro tanto the amount of the insurance afforded hereunder as to any such insured, except to the extent that such payments reduce the amount of the indebtedness secured by such mortgage.

Payment in full by any person or voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured owner of the indebtedness secured by the insured mortgage, except as provided in paragraph 2(a) hereof.

9. Liability Noncumulative

It is expressly understood that the amount of insurance under this policy as to the insured owner of the estate or interest covered by this policy, shall be reduced by any amount the Company may pay under any policy insuring (a) a mortgage shown or referred to in Schedule B hereof which is a lien on the estate or interest covered by this policy, or (b) a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy. The Company shall have the option to apply to the payment of any such mortgage any amount that otherwise would be payable hereunder to the insured owner of the estate or interest covered by this policy and the amount so paid shall be deemed a payment under this policy to said insured owner.

The provisions of this paragraph 9 shall not apply to an owner of the indebtedness secured by the insured mortgage, unless such insured acquires title to said estate or interest in satisfaction of said indebtedness or any part thereof.

10. Subrogation Upon Payment or Settlement

Whenever the Company shall have paid or settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant, except that the owner of the indebtedness secured by the insured mortgage may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness, provided such act occurs prior to receipt by such insured of notice of any claim of title or interest adverse to the title to the estate or interest or the

priority of the lien of the insured mortgage and does not result in any loss of priority of the lien of the insured mortgage. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and the Company is hereby authorized and empowered to sue, compromise or settle in its name or in the name of the insured to the full extent of the loss sustained by the Company. If requested by the Company, the insured shall execute any and all documents to evidence the within subrogation. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss, but such subrogation shall be in subordination to an insured mortgage. If loss should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall as to such insured claimant be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation.

11. Liability Limited to this Policy

This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby, or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

12. Notices, Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at the office which issued this policy or to its Home Office, 433 South Spring Street, P.O. Box 2586, Los Angeles, California 90051.

13. THE PREMIUM SPECIFIED IN SCHEDULE A IS THE ENTIRE CHARGE FOR TITLE SEARCH, TITLE EXAMINATION AND TITLE INSURANCE.



TITLE INSURANCE AND TRUST

A TICOR COMPANY

CITY OF SAN LEANDRO

966

INTEROFFICE MEMO

TO City Clerk
FROM Mort Calvert
SUBJECT Grant Deed - Figuerido Property

DATE Sept. 10, 1976

Attached is the Grant Deed for the ~~Leopold~~ ^{Figuerido} and Joesphine Przybos property on 143rd Ave. This property was acquired for use in the 143rd Widening property and was recorded with title vested in the City on Aug. 16, 1976. This is for your permanent files.

WMC/ag

Attach.

Wm Calvert
27RECEIVED
CITY OF SAN LEANDRO

SEP 13 1976

RICHARD H. WEST
CITY CLERK

RICHARD H. WEST

SEP 13 1978

CITY OF SAN LEANDRO

RECEIVED

Handwritten signature

DATE: 9/13/78

TO: THE CITY OF SAN LEANDRO, CALIFORNIA

FROM: RICHARD H. WEST, Mayor

SUBJECT: [Illegible]

RE: [Illegible]

BY: [Illegible]

CC: [Illegible]

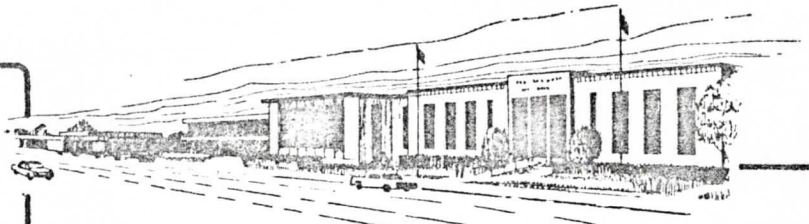
SEP 13 1978

OFFICE OF THE MAYOR

CITY OF SAN LEANDRO

Handwritten initials

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



Office of City Clerk 415-638-4100

14 September 1976

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

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 Adeline L. Figuerido

recorded in the Official Records of the County of Alameda under the County Recorder's Serial No. 76-135130, RE: 4485 IM: 530; 531 on 16 August, 1976.

It is requested that your Honorable Board will:

1. ☒ 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, City Clerk



JAN 11 1977 966

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 **170434**

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):

77D-1443-2 WOP N.V. (1976-77) 833-143rd Ave. Adeline Figueroa

80G-1290-3 WOP (1976-77)

77D-1432-37 WOP (1976-77)

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 author-
izing 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 cancella-
tion 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.

RECEIVED
CITY OF SAN LEANDRO

JAN 17 1977

RICHARD H. WEST
CITY CLERK

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

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

CITY CLERK
RICHARD H. WEST

JAN 13 1917

CITY OF SAN LEANDRO
RECEIVED

EX-1072

EX-1072

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 those deeds 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 JAN 11 1977

ATTEST: JAN 11 1977

JACK K. POOL, CLERK OF
THE BOARD OF SUPERVISORS

BY: [Signature]

24

THE BOARD OF DIRECTORS
OF THE
CITY OF
CINCINNATI

RESOLVED, THAT THE FOLLOWING IS A CORRECT
COPY OF A REPORT MADE BY THE
BOARD OF DIRECTORS OF THE
CITY OF CINCINNATI

This is not a survey of the land
 but is compiled for information
 by the Title Insurance and Trust
 Company from data shown by the official
 records.

