



ALAMEDA COUNTY ASSESSMENT APPEALS BOARD

1221 Oak Street, Suite 536, Oakland, CA 94612 (510) 272-6352 or 6347

DARLENE J. BLOOM
Acting Clerk/Administrator

1-305

Date: April 12, 1996

In reply, refer to CT No(s): «APPEAL_NUMBER» 1995-76

Reference Number: 77A-675-10-2

79A-407-7-2, 79A-407-8-5

79A-407-8-2, 79A-407-8-3

79A-407-6, 79A-407-5

Previous Owner: MASKELL LAND AND INVESTMENT CO., INC.

CITY OF SAN LEANDRO
ATTN: ALICE CALVERT
CITY CLERK
835 E. 14TH ST.
SAN LEANDRO, CA 94577

CITY OF SAN LEANDRO
APR 15 1996
CITY CLERK'S OFFICE

CANCELLATION OF TAXES

SUBJECT: Request for Cancellation of Taxes

Enclosed is a copy of the Assessor's Report (Exhibit #95-13-76) in response to your request for cancellation of taxes on the above parcel(s).

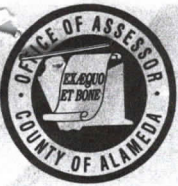
Per the Assessor's Report, the Auditor has been requested to cancel a portion or all of the subject taxes.

Sincerely,

Darlene J. Bloom
Acting Clerk of the Board

Encl.

cc: Tax Collector, QIC 2011



OFFICE OF ASSESSOR

ADMINISTRATION BUILDING • ROOM 145 • 1221 OAK STREET
OAKLAND, CALIFORNIA 94612-4288

COUNTY
OF
ALAMEDA

JOHN N. SCOTT, MAI
ASSESSOR

STEPHEN R. SARA, CPA
CHIEF DEPUTY
CLERK, BOARD OF
SUPERVISORS' OFFICE
JAN 25 PM 2:13
COUNTY OF ALAMEDA

DATE: JANUARY 24, 1996
TO: PATRICK O'CONNELL, AUDITOR-CONTROLLER
FROM: JOHN N. SCOTT, MAI, ASSESSOR
SUBJECT: CANCELLATION OF TAXES SPECIFIED BY REVENUE & TAXATION CODE, SECTION 4986

FOR REDEVELOPMENT AGENCY OF THE
CITY OF SAN LEANDRO

Pursuant to Revenue and Taxation Code Section 4804, and the Board of Supervisors' Resolution No. 187874, it is requested that a portion or all the taxes on the property indicated by the account numbers listed on the schedule below be cancelled.

Supporting Doc. No. Date of Apportionment	Roll Year Effected	Assessment Roll Account No.	Por.	Assessed Value
			All	
95-148347, 7-7-95	95-96	77A-675-10-2		Ld
			ALL	Imp
	95-96	79A-407-7-2		Ld
			ALL	Imp
	95-96	79A-407-8-5		Ld
			ALL	Imp
	95-96	79A-407-8-2		Ld
			ALL	Imp
	95-96	79A-407-8-3		Ld
			ALL	Imp
	95-96	79A-407-6		Ld
			ALL	Imp
	95-96	79A-407-5		Ld
			ALL	Imp
				Ld
				Imp
				Ld
				Imp
				Ld
				Imp

Request Prepared By R. Prior Date 1-24-96
Exhibit # 95-13-0076



CLERK, BOARD OF SUPERVISORS

DARLENE J. BLOOM
Acting Clerk of the Board

CITY OF SAN LEANDRO

(1-305)

CITY OF SAN LEANDRO

In reply, refer to CT 95-76

DATE: October 10, 1995
TO: Assessor, Attn: Mapping Section
FROM: Darlene J. Bloom, Acting Clerk of the Board
SUBJECT: Cancellation of Taxes

Enclosed is a request for cancellation of taxes from the following:

<u>City or Agency</u>	<u>Recorder's No.</u>	<u>APN or Address</u>	<u>Date of Request</u>
City of San Leandro	95-148347	77A-675-10-2; 79A-407-7 etc	August 22, 1995

This is referred to you for processing.

DJB:sft

cc: ☒ City of San Leandro
ATTN: Alice Calvert
City Clerk
835 E 14th Street
San Leandro CA 94577

Pro-rata check / ☐ YES / ☒ NO AMOUNTS _____ Date Rcvd _____ Date Sent to TxC _____

675

RANCHO SAN LEANDRO
(J.J. Estudillo) (Pat. Bk. A Pg. 116)

Scale: 1" = 100' P.M. 645 (Bk. 64 Pg. 94)

P.M. 2493 (102/62)

655, Pg. 4-5

649

S. P. Co.
150' R/W.
S.W. 1/4 Sec. 64
T. 7 N. R. 22 E. AS FINE
Bk. 22, Pg. 46, 47, 48
RE: 5294 O.R. 51
AB- 92731

NOTE: Area annexed by San Leandro - Ord. No. 879, 12-19-82
Formerly Bk. 79A, BLK. 417, Parc. 3-1 to 3-7 Incl.

REVISED
8-2-80
8-4-80
4-28-84
5-18-89
8-30-89 JR

79A
417

AB-92730: 378.43'
N. of DAVIS ST. AND
1035.87' S. of S. LN.
of TRACT 777

10-025
10-026
51° 22' 32" E
5.28'
293.31' N. of DAVIS ST.

10-001

10-061

Ref. P.M. 569 (Bk. 64 Pg. 10)

BEECHER ST.

DAVIS ST.

STREET

Co. No. 1434

79A
395

TO STATE 81-004207

EXCEPT

THIS IS NOT A SURVEY OF THE LAND, BUT IS
COMPILED FROM DATA SHOWN BY THE PUBLIC RECORDS.
PLACER TITLE COMPANY

A.C.M. 10

HPN-12

ASSESSORS

79A

Map A. 2 No's.
10-062
10-064

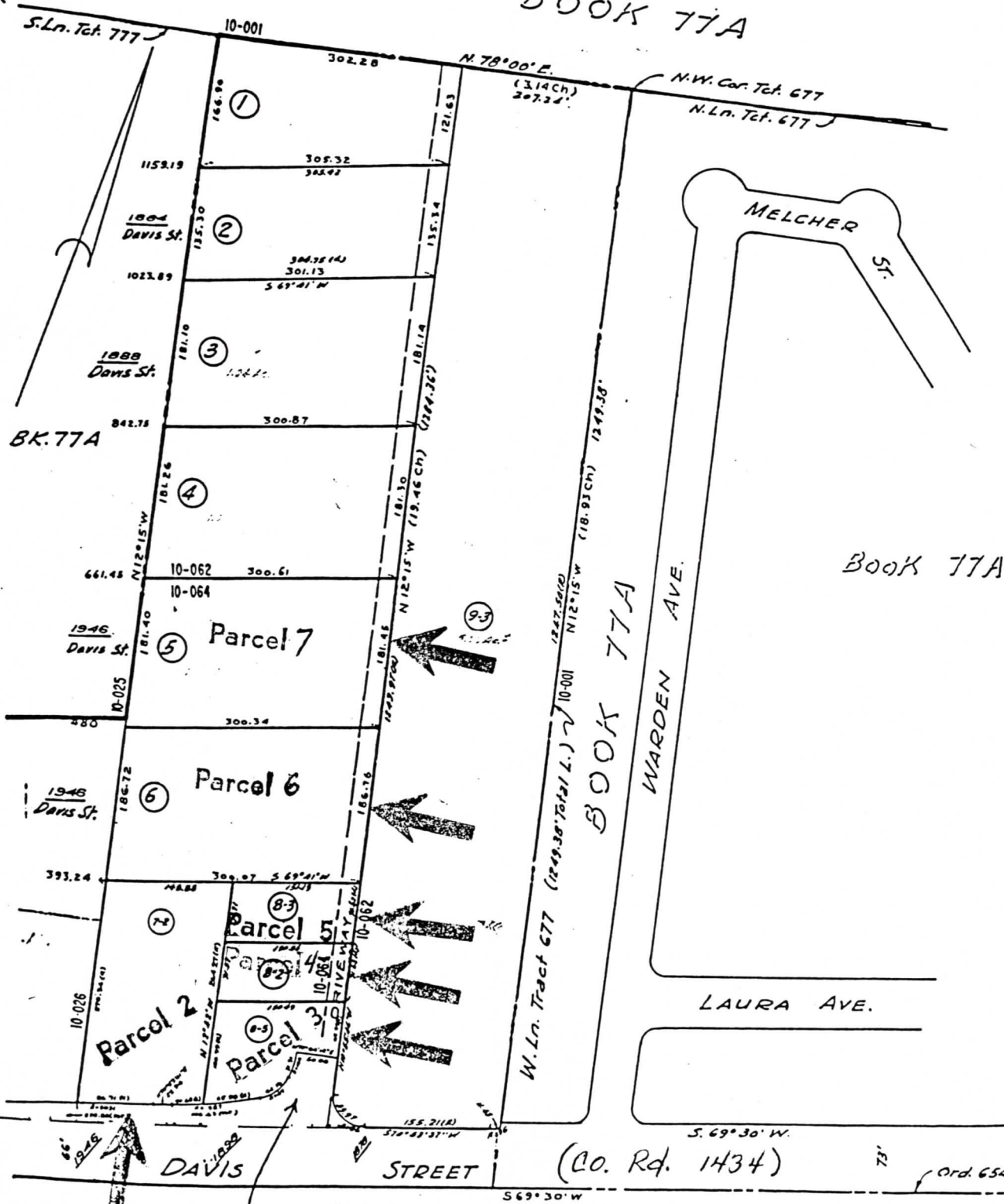
407

Plat of the Rancho San Leandro
finally Confirmed to José Joaquín Estudilla (Pat. Bk. A Pg. 116)

Scale: 1" = 100'

REV. 3-4-81 RG
8-27-800
8-18-8998

BOOK 77A



Recorded at request of _____
Grantee

When recorded, return to:

Alice Calvert, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

Documentary Transfer Tax:
EXEMPT

City of San Leandro

RECORDED AT THE
REQUEST OF
PLACER TITLE CO.
3048970

CITY OF SAN LEANDRO

JUL 28 1995

CITY CLERK'S OFFICE

Recorded in Official Records of Alameda CO.
Patrick O'Connell Auditor-Recorder



No Fee

95148347 08:30am 07/07/95

004 496628 38 34 000070 R
A03 6 7.00 15.00 0.00 0.00 0.00 0.00 0.00
0.00 0.00

(1-305)

GRANT DEED

MASKELL LAND and INVESTMENT CO., INC., a California corporation,

_____ does hereby

GRANT to the REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, a public body, corporate and politic, of the State of California, all that certain real property situated in the City of San Leandro, County of Alameda, State of California, described as follows:

FOR DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO.

Dated this 9TH day of June, 1995.

IN WITNESS WHEREOF, GRANTOR, has duly executed this document.

MASKELL LAND and INVESTMENT CO., INC.

By: Coramair Allentong

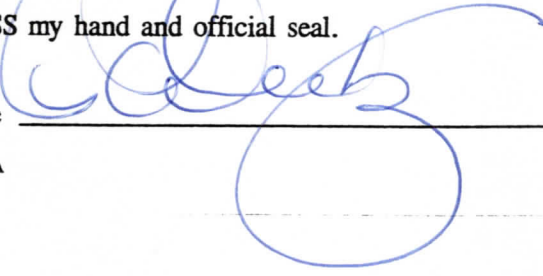
By: _____

State of California)
County of Alameda)

On June 9, 1995 before me, P. Deetz
personally appeared Coramaine Allenbaugh

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

FORM #1069A

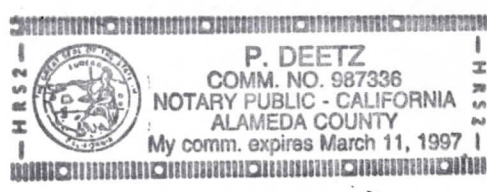


EXHIBIT "A"

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

PARCEL ONE

Beginning at the intersection of the eastern line of Beecher Street, 50 feet wide, with the northwestern line of Davis Street, 66 feet wide, formerly County Road No. 1434, and running thence along said line of Beecher Street north $12^{\circ} 58' 39''$ west 280.85 feet; thence north $77^{\circ} 00'$ east 247.80 feet to the eastern line of the 6 acre parcel of land described in the deed from Jose Serpa to Rosa Serpa, recorded December 29, 1931 in Book 2722 of Official Records of Alameda County, page 328 (BB-71472); thence along last said line south $12^{\circ} 54' 31''$ east 248.26 feet to said line of Davis Street; thence along last said line south $69^{\circ} 30''$ west 249.65 feet to the point of beginning.

EXCEPTING FROM PARCEL ONE:

A. That portion thereof described as follows:

Beginning at the intersection of the eastern line of Beecher Street, 50 feet wide, with the northwestern line of Davis Street, 66 feet wide, formerly County Road No. 1434, and running thence along said line of Beecher Street north $12^{\circ} 58' 39''$ west 280.85 feet; thence north $77^{\circ} 00'$ east 46.28 feet to a line drawn north $13^{\circ} 00'$ west from a point on said line of Davis street distant thereon north $69^{\circ} 30'$ east 46.79 feet from said line of Beecher Street; thence along the line so drawn south $13^{\circ} 00'$ east 274.74 feet to said line of Davis Street; thence along last said line south $69^{\circ} 30'$ west 46.79 feet to the point of beginning.

B. That portion thereof described in the deed to the State of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 077A-0675-010-002

PARCEL TWO:

Beginning at a point on the northern line of the County Road leading from San Leandro to Andrew's Landing, said point being also the southwestern corner of that certain tract of land conveyed by Bernard Mc Auley to Maria Phillips, by deed dated November 13, 1906, recorded in Book 1215 of Deeds, at Page 355, in the office of the County Recorder of Alameda County; and running thence along the northern line of said County Road north $69-3/4^{\circ}$ east 149.50 feet; thence leaving said County Road and running north $12^{\circ} 42'$ west 293.18 feet to the southeastern boundary line of that certain piece or parcel of land conveyed by Philomena Mello to B.V. Riordan, by deed dated January 11, 1929, and recorded in Book 2017 of official records at Page 201; thence south $69^{\circ} 45'$ west and along the southeastern boundary line of the land so conveyed to B.V. Riordan, 149.90 feet, more or less, to the eastern

boundary line of that certain tract of land conveyed by Bernard Mc Auley to Maria Phillips, first above referred to; thence south 12° 30' east along the eastern boundary line of the land so conveyed 293.18 feet to the point of beginning.

EXCEPTING FROM PARCEL TWO:

That portion thereof described in the deed to the state of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 079A-0407-007-002

PARCEL THREE:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, recorded October 4, 1928, in Book 1958, Official Records, Page 199, bounded as follows:

Beginning at the intersection of the northern line of County Road No. 1434, known as Davis Street, with the eastern line of said Phillips parcel and running thence along said eastern line North 12° 25' west 150 feet; thence south 69° 41' west 150.49 feet to the western line of said Phillips parcel; thence along the last mentioned line south 12° 42' east 149.90 feet to said line of Davis Street; thence along the last mentioned line, north 69° 41' east 149.74 feet to the point of beginning.

EXCEPTING FROM PARCEL THREE:

That portion thereof described in the deed to the state of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 079A-0407-008-005

PARCEL FOUR:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, recorded October 4, 1928, Book 1958, Official Records, Page 199, bounded as follows:

Beginning at the intersection of the northern line of former County Road No. 1434, known as Davis Street with the eastern line of said Phillips' parcel and running thence along said eastern line, North 12° 25' west 150.00 feet to the actual point of beginning; thence continuing along said eastern line North 12° 25' west 71.62 feet; thence south 69° 41' west 150.85 feet to the western line of said Phillips' parcel; thence along the last mentioned line south 12° 42' east 71.57 feet to a line drawn south 69° 41' west from the actual point of beginning; thence north 69° 41' east 150.49 feet to the actual point of beginning.

A.P.N. 079A-0407-008-002

PARCEL FIVE:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, October 4, 1928, Book 1958, Official Records, Page 199, bounded as follows:

Commencing at the intersection of the northern line of former County Road No. 1434, known as Davis Street with the eastern line of said Phillips Parcel, and running thence along said eastern line North 12° 25' west 221.62 feet to the actual point of beginning; thence continuing along said eastern line, north 12° 25' west 71.62 feet to the northern line of said Phillips Parcel; thence along said northern line and the western line of said Phillips Parcel, south 69° 41' west 151.19 feet and south 12° 42' east 71.71 feet to a line drawn south 69° 41' west from the actual point of beginning; thence north 69° 41' east 150.85 feet to the actual point of beginning.

A.P.N. 079A-0407-008-003

PARCEL SIX:

Beginning at a point on the eastern line of that certain piece or parcel of land conveyed by Bernard Mc Auley to Maria Phillips, by deed dated November 13, 1906 and recorded in Book 1215 of deeds, at Page 355, Alameda County Records, said point of being distant along said eastern line north 12° 25' west 293.24 feet from the intersection of said eastern line with the northern line of Davis Street, formerly known as County Road leading from San Leandro to Andrews' Landing (The bearing of said eastern line of said lands conveyed to Maria Phillips being taken as north 12° 25' west for the purpose of making this description); and running thence parallel to said northern line of said County Road south 69° 45' west 300.07 feet, more or less, to a point on the western line of said lands conveyed to Phillips; thence along said western line north 12° 30' west 186.72 feet; thence leaving said western line and running parallel to the aforesaid northern line of said County Road north 69° 45' east 300.34 feet; more or less, to a point on the aforesaid eastern line of the said lands conveyed to Phillips; thence along said eastern line south 12° 25' east 186.76 feet to the point of beginning.

A.P.N. 079A-0407-006

PARCEL SEVEN:

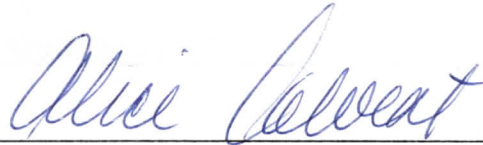
Commencing at a point on the easterly line of that certain piece or parcel of land conveyed by Bernard Mc Auley to Maria Phillips by deed dated November 13, 1906 and recorded in Book 1215 of deeds, Page 355, Records of Alameda County, California, said point being distant along said easterly line north 12° 25' west 480 feet from the intersection of said easterly line with the northern line of the County Road leading from San Leandro to Andrews Landing, now known as Davis Street, (The bearing of said easterly line of said lands conveyed to Maria Phillips being taken as north 12° 25' west for the purpose of making this description); and running thence parallel to said northern line of said County Road south 69° 45' west 300.34 feet, more or less, to the westerly line of said lands conveyed to Phillips; thence along said westerly line north 12° 30' west 181.40 feet; thence leaving said westerly line and running parallel to the aforesaid northern line of said County Road north 69° 45' east 300.61 feet, more or less, to a point on the easterly line of said lands conveyed to Phillips; thence along said easterly line south 12° 25' east 181.45 feet to the point of commencement.

A.P.N. 079A-0407-005

95148347

This is to certify that the interest in real property conveyed by Deed or Grant,
dated JUNE 9, 1995, from MASKELL LAND AND INVESTMENT
CO., INC.

to
the Redevelopment Agency of the City of San Leandro, a public body corporate and politic,
is hereby accepted on behalf of the Redevelopment Agency of the City of San Leandro,
pursuant to authority conferred by Resolution No. 92-13, adopted by the Redevelopment
Agency of the City of San Leandro on September 21, 1992, and the grantee consents to
recordation thereof by its duly authorized officer.



Alice Calvert, Secretary
City of San Leandro Redevelopment Agency

POLICY OF TITLE INSURANCE ISSUED BY

Maskell Land & Invest.
1898-1946 Davis St

STEWART TITLE

GUARANTY COMPANY

1-305

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the 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 the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;

and in addition, as to an insured lender only:

5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The 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;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

Signed under seal for the Company, but this Policy is to be valid only when it bears an authorized countersignature.

Sanctity of Contract

STEWART TITLE
GUARANTY COMPANY



Stewart Morris Jr.
Chairman of the Board

Countersigned by:

B.P. Truelin

Authorized Signatory

Company

City, State

Malcolm S. Morris
President

PLACER TITLE COMPANY
801 DAVIS STREET
SAN LEANDRO, CA 94577
(510) 614-2965

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (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 value paid for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

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 would have had against the named insured, those who succeed to the interest of the named 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 the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);

(ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;

(iii) the parties designated in Section 2(a) of these Conditions and Stipulations.

(b) "insured claimant": an insured claiming loss or damage.

(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" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(f) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

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

(h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE.

(a) **After Acquisition of Title by Insured Lender.** If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy if (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal

manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insured; and (iii) any governmental agency or governmental 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.

(b) **After Conveyance of Title by an Insured.** The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

(c) **Amount of Insurance.** The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

(i) The amount of insurance stated in Schedule A;

(ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or

(iii) The amount paid by any governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below, (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 prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) Upon written request by an insured and subject to the options contained in Section 6 of the Conditions and Stipulations, the Company, at its own cost and without undue delay, shall provide for the defense of such insured in litigation in which a third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a

SCHEDULE A

Order No.: SL-304897

Policy No.: CNJP-1597-280091

Date of Policy: July 7, 1995 at 8:30 o'clock a.m.

Amount of Insurance: \$1,264,000.00

Premium: \$3,254.00

Loan No.: none shown

1. Name of Insured:

REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO

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

A FEE

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

REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO, a public body, corporate and politic

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

SEE EXHIBIT "A" ATTACHED

EXHIBIT A

The land referred to in this report is situated in the State of California, County of Alameda and is described as follows:

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

PARCEL ONE

Beginning at the intersection of the eastern line of Beecher Street, 50 feet wide, with the northwestern line of Davis Street, 66 feet wide, formerly County Road No. 1434, and running thence along said line of Beecher Street north 12° 58' 39" west 280.85 feet; thence north 77° 00' east 247.80 feet to the eastern line of the 6 acre parcel of land described in the deed from Jose Serpa to Rosa Serpa, recorded December 29, 1931 in Book 2722 of Official Records of Alameda County, page 328 (BB-71472); thence along last said line south 12° 54' 31" east 248.26 feet to said line of Davis Street; thence along last said line south 69° 30" west 249.65 feet to the point of beginning.

EXCEPTING FROM PARCEL ONE:

A. That portion thereof described as follows:

Beginning at the intersection of the eastern line of Beecher Street, 50 feet wide, with the northwestern line of Davis Street, 66 feet wide, formerly County Road No. 1434, and running thence along said line of Beecher Street north 12° 58' 39" west 280.85 feet; thence north 77° 00' east 46.28 feet to a line drawn north 13° 00' west from a point on said line of Davis street distant thereon north 69° 30' east 46.79 feet from said line of Beecher Street; thence along the line so drawn south 13° 00' east 274.74 feet to said line of Davis Street; thence along last said line south 69° 30' west 46.79 feet to the point of beginning.

B. That portion thereof described in the deed to the State of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 077A-0675-010-002

PARCEL TWO:

Beginning at a point on the northern line of the County Road leading from San Leandro to Andrew's Landing, said point being also the southwestern corner of that certain tract of land conveyed by Bernard Mc Auley to Maria Phillips, by deed dated November 13, 1906, recorded in Book 1215 of Deeds, at Page 355, in the office of the County Recorder of Alameda County; and running thence along the northern line of said County Road north 69-3/4° east 149.50 feet; thence leaving said County Road and running north 12° 42' west 293.18 feet to the southeastern boundary line of that certain piece or parcel of land conveyed by Philomena Mello to B.V. Riordan, by deed dated January 11, 1929, and recorded in Book 2017 of official records at Page 201; thence south 69° 45' west and along the southeastern boundary line of the land so

conveyed to B.V. Riordan, 149.90 feet, more or less, to the eastern boundary line of that certain tract of land conveyed by Bernard Mc Auley to Maria Phillips, first above referred to; thence south 12° 30' east along the eastern boundary line of the land so conveyed 293.18 feet to the point of beginning.

EXCEPTING FROM PARCEL TWO:

That portion thereof described in the deed to the state of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 079A-0407-007-002

PARCEL THREE:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, recorded October 4, 1928, in Book 1958, Official Records, Page 199, bounded as follows:

Beginning at the intersection of the northern line of County Road No. 1434, known as Davis Street, with the eastern line of said Phillips parcel and running thence along said eastern line North 12° 25' west 150 feet; thence south 69° 41' west 150.49 feet to the western line of said Phillips parcel; thence along the last mentioned line south 12° 42' east 149.90 feet to said line of Davis Street; thence along the last mentioned line, north 69° 41' east 149.74 feet to the point of beginning.

EXCEPTING FROM PARCEL THREE:

That portion thereof described in the deed to the state of California, recorded January 9, 1981, Series No. 81-004207, Official Records.

A.P.N. 079A-0407-008-005

PARCEL FOUR:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, recorded October 4, 1928, Book 1958, Official Records, Page 199, bounded as follows:

Beginning at the intersection of the northern line of former County Road No. 1434, known as Davis Street with the eastern line of said Phillips' parcel and running thence along said eastern line, North 12° 25' west 150.00 feet to the actual point of beginning; thence continuing along said eastern line North 12° 25' west 71.62 feet; thence south 69° 41' west 150.85 feet to the western line of said Phillips' parcel; thence along the last mentioned line south 12° 42' east 71.57 feet to a line drawn south 69° 41' west from the actual point of beginning; thence north 69° 41' east 150.49 feet to the actual point of beginning.

A.P.N. 079A-0407-008-002

PARCEL FIVE:

A portion of the parcel of land described in deed by Manuel Phillips to William John Phillips, October 4, 1928, Book 1958, Official Records, Page 199, bounded as follows:

Commencing at the intersection of the northern line of former County Road No. 1434, known as Davis Street with the eastern line of said Phillips Parcel, and running thence along said eastern line North 12° 25' west 221.62 feet to the actual point of beginning; thence continuing along said eastern line, north 12° 25' west 71.62 feet to the northern line of said Phillips Parcel; thence along said northern line and the western line of said Phillips Parcel, south 69° 41' west 151.19 feet and south 12° 42' east 71.71 feet to a line drawn south 69° 41' west from the actual point of beginning; thence north 69° 41' east 150.85 feet to the actual point of beginning.

A.P.N. 079A-0407-008-003

PARCEL SIX:

Beginning at a point on the eastern line of that certain piece or parcel of land conveyed by Bernard Mc Auley to Maria Phillips, by deed dated November 13, 1906 and recorded in Book 1215 of deeds, at Page 355, Alameda County Records, said point of being distant along said eastern line north 12° 25' west 293.24 feet from the intersection of said eastern line with the northern line of Davis Street, formerly known as County Road leading from San Leandro to Andrews' Landing (The bearing of said eastern line of said lands conveyed to Maria Phillips being taken as north 12° 25' west for the purpose of making this description); and running thence parallel to said northern line of said County Road south 69° 45' west 300.07 feet, more or less, to a point on the western line of said lands conveyed to Phillips; thence along said western line north 12° 30' west 186.72 feet; thence leaving said western line and running parallel to the aforesaid northern line of said County Road north 69° 45' east 300.34 feet; more or less, to a point on the aforesaid eastern line of the said lands conveyed to Phillips; thence along said eastern line south 12° 25' east 186.76 feet to the point of beginning.

A.P.N. 079A-0407-006

PARCEL SEVEN:

Commencing at a point on the easterly line of that certain piece or parcel of land conveyed by Bernard Mc Auley to Maria Phillips by deed dated November 13, 1906 and recorded in Book 1215 of deeds, Page 355, Records of Alameda County, California, said point being distant along said easterly line north 12° 25' west 480 feet from the intersection of said easterly line with the northern line of the County Road leading from San Leandro to Andrews Landing, now known as Davis Street, (The bearing of said easterly line of said lands conveyed to Maria Phillips being taken as north 12° 25' west for the purpose of making this description); and running thence parallel to said northern line of said County Road south 69° 45' west 300.34 feet, more or less, to the westerly line of said lands conveyed to Phillips; thence along said westerly line north 12° 30' west 181.40 feet; thence leaving said westerly line and running parallel to the aforesaid northern line of said County Road north 69° 45' east 300.61 feet, more or less, to a point on the easterly line of said lands conveyed to Phillips; thence along said easterly line south 12° 25' east 181.45 feet to the point of commencement.

A.P.N. 079A-0407-005

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

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, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

**SCHEDULE B
PART II**

1. 1995-96 taxes a lien, not yet due or payable.
2. Supplemental Real Property Tax Assessments (Chapter 498, Statutes of 1983, as amended):

The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
3. Easement for right of way and appurtenances thereto, reserved by Estate of Maria G. Phillips in instrument recorded October 4, 1928, Series No. Y/69447, Book 1958 OR, Page 196.
(Affects the easterly 20 feet of Parcels Three, Four, Five, Six and Seven.)
4. Waiver and release from any and all claims for damages to Parcels One, Two and Three, arising out of construction and maintenance of public highway, contained in instrument recorded January 9, 1981, Series No. 81-004207.
5. Easement Agreement by and between Maskell Land and Investment Co., Inc., a California corporation and LKS Manufacturing, a California corporation, recorded December 9, 1983, Series No. 83-231572.
(Affects Parcels Two, Six and Seven.)

TAX INFORMATION:

199495 Taxes: TAX INFORMATION

Code Area: 10-026; A.P.N.: 077A-0675-010-02;
Land: \$110,911.00
Improvements: \$53,218.00
Personal Prop: none
Exemption: none
1ST INSTALLMENT: \$994.25 PAID
2ND INSTALLMENT: \$994.25 PAID
Tracer No.: 183026-00; Tax Rate: 1.0301
(Affects Parcel One.)

199495 Taxes: TAX INFORMATION

Code Area: 10-026; A.P.N.: 079A-0407-007-02;
Land: \$96,861.00
Improvements: \$61,797.00
Personal Prop: none
Exemption: none
1ST INSTALLMENT: \$951.33 PAID
2ND INSTALLMENT: \$951.33 PAID
Tracer No.: 193087-00; Tax Rate: 1.0301
(Affects Parcel Two.)

1994-95 Taxes: TAX INFORMATION

Code Area: 10-026; A.P.N.: 079A-0407-008-05;
Land: \$34,187.00
Improvements: \$289.00
Personal Prop: none
Exemption: none
1ST INSTALLMENT: \$190.11 PAID
2ND INSTALLMENT: \$190.11 PAID
Tracer No.: 193090-00; Tax Rate: 1.0301
(Affects Parcel Three.)

199495 Taxes: TAX INFORMATION

Code Area: 10-026; A.P.N.: 079A-0407-008-02;
Land: \$22,936.00
Improvements: none
Personal Prop: none
Exemption: none
1ST INSTALLMENT: \$130.68 PAID
2ND INSTALLMENT: \$130.68 PAID
Tracer No.: 193088-00; Tax Rate: 1.0301
(Affects Parcel Four.)

1994-95 Taxes: TAX INFORMATION

Code Area: 10-026; A.P.N.: 079A-0407-008-03;
Land: \$22,936.00
Improvements: none
Personal Prop: none
Exemption: none
1ST INSTALLMENT: \$130.68 PAID
2ND INSTALLMENT: \$130.68 PAID
Tracer No.: 193089-00; Tax Rate: 1.0301
(Affects Parcel Five.)