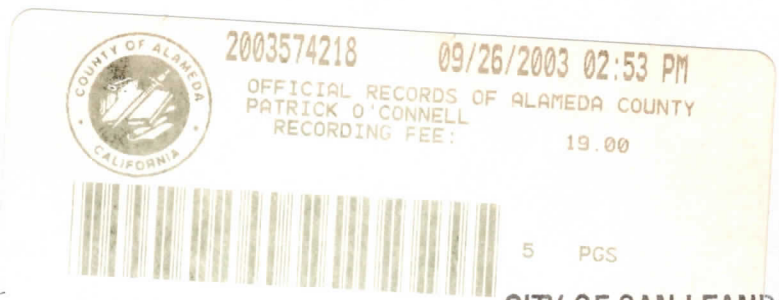


RECORDED AT THE REQUEST OF:
PLACER TITLE COMPANY #804-11996
RECORDING REQUESTED BY *NORUN*
West Factor LLC



AND WHEN RECORDED MAIL THIS DEED TO:
CITY CLERK'S OFFICE
CITY OF SAN LEANDRO
835 E. 14TH STREET
SAN LEANDRO, CA 94577

MAIL TAX STATEMENTS TO:
WEST FACTOR LLC
1799 FACTOR AVENUE
SAN LEANDRO, CA 94577

CITY OF SAN LEANDRO
D-1369
NOV 21 2003

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares: Not pursuant to sale
City Transfer Tax: \$City Transfer Tax: \$EXEMPT-City of San Leandro
Documentary Transfer Tax: \$EXEMPT-City of San Leandro
Consideration less than \$100.00
____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
____ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

Escrow No.
Title Order No. 804-1199

**Gift.*

GRANT DEED

By this instrument dated *23* September 2003, _____, for a valuable consideration CITY OF SAN LEANDRO, a Municipal corporation

Hereby GRANTS(S) to WEST FACTOR LLC,, a California limited liability company

The following described real property in the CITY OF SAN LEANDRO, County of Alameda, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

CITY of SAN LEANDRO, A Municipal Corporation

By: *[Signature]*
John Jermanis, City Manager John Jermanis
City of San Leandro

By: _____

Notary Acknowledgement(s) Attached

Mail Tax Statements to Party Shown on Following Line:
West Factor LLC, 1799 Factor Avenue, San Leandro, CA 94577



ENGINEERS
SURVEYORS
PLANNERS

September 4, 2003
BKF Job No.: 20010084-50

DESCRIPTION OF EXHIBIT A

All that real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of Factor Avenue, as said avenue is shown on that certain parcel map filed for record on January 31, 1969 in Book 58 at page 80, in the Office of the Recorder of Alameda County and being more particularly described as follows:

BEGINNING at the most northerly corner of Parcel 7, as said parcel is shown on said map, and the beginning of a curve to the left, from which point a radial line bears South 27°30'00" East; thence along the southerly right-of-way line of said Factor Avenue and along said curve having a radius of 75.00 feet, through a central angle of 30°44'16", an arc length of 40.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 14°50'07", an arc length of 19.42 feet to the beginning of a tangent curve to the right; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 271°08'46", an arc length of 354.93 feet to the beginning of a tangent curve to the left; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 14°50'07", an arc length of 19.42 feet; thence leaving said right-of-way line South 27°30'00" East, a distance of 81.07 feet to the TRUE POINT OF BEGINNING and containing an area of 17,522 square feet, more or less.

A plat showing the above-described parcel is attached hereto and made a part hereof as "Exhibit B".

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

Billy Martin, P.L.S. #5797
Expires: 6/30/04

K:\MAIN\2001\0084\LEGALS\EXHIBIT A.doc



Sept. 3, 2003
Dated



PARCEL 6
58 PM 80

PARCEL 5
58 PM 80

No.	Radius	Delta	Length
C1	75.00'	30°44'16"	40.24'
C2	75.00'	14°50'07"	19.42'

**FACTOR AVENUE
60' WIDE**

PARCEL 8
58 PM 80

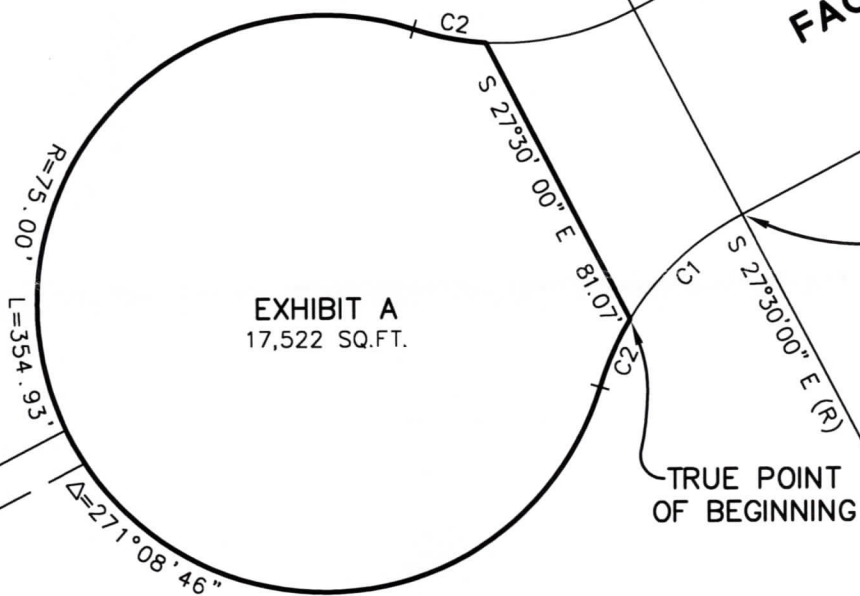


EXHIBIT A
17,522 SQ.FT.

POINT OF BEGINNING

TRUE POINT OF BEGINNING

PARCEL 7
58 PM 80



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT A
Page 2 of 2
Job No. 20010084-20
By MK Date 09/04/03 Chkd. RCS
SHEET 1 OF 1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Alameda } ss.

On September 23, 2003 before me, Marian Handa, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John J. Jernanis,
Name(s) of Signer(s)

- personally known to me
- 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.

Marian Handa
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: September 23, 2003 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

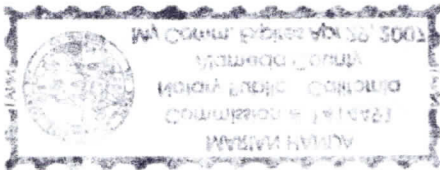
Signer's Name: John J. Jernanis

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: City Manager

Signer Is Representing: City of San Leandro

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



ILLEGIBLE NOTARY SEAL DECLARATION
(GOVERNMENT CODE 27361.7)

I DECLARE UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY PUBLIC: MARIAN HANDA

COMMISSION NUMBER: 1414491

NOTARY PUBLIC STATE: CALIFORNIA

COUNTY: ALAMEDA

DATE COMMISSION EXPIRES: 4-29-07

SIGNATURE OF DECLARANT: 

PRINT NAME OF DECLARANT: J. GIBSON
AGENT FOR PLACER TITLE COMPANY

CITY & STATE OF EXECUTION: SAN LEANDRO, CA

DATE SIGNED: SEPTEMBER 25, 2003

(THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING.)



**ALAMEDA COUNTY
AUDITOR-CONTROLLER AGENCY
PATRICK O'CONNELL
AUDITOR-CONTROLLER/CLERK-RECORDER**

IMPORTANT NOTICE

Document #: 8003 574218

Today's Date: 10-3-03

THE FOLLOWING WAS MISSING FROM YOUR DOCUMENT:

____ Name of _____

____ Signature of _____

____ Recording Data _____

Other APN # is missing

OR

____ Record document in _____ County

Please make the necessary correction(s) and show the reason for re-recording on the face of the cover page.

____ Document must be re-acknowledged by a notary public.

____ Please execute & record a new document with the appropriate change(s)/correction(s).

Please complete the enclosed _____ Cover page _____ PCOR form and return it with your document.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE OFFICE OF THE CLERK-RECORDER AT (510)272-6362 BETWEEN THE HOURS OF 8:30 A.M. – 4:30 P.M., MONDAY – FRIDAY. WE DO APOLOGIZE FOR ANY INCONVENIENCE THIS HAS CAUSED.

THANK YOU.

Patrick O'Connell, County Clerk-Recorder

By: [Signature], Deputy

Central Collections
Micki Regan-Silvey, Division Chief
1221 Oak St., Rm 220
Oakland, CA 94612
Tel: (510) 208-9900
Fax: (510) 208-9977

Office of the Auditor-Controller
Steve Manning, Chief Deputy Auditor
1221 Oak St., Rm 249
Oakland, CA 94612
Tel: (510) 272-6565
Fax: (510) 272-6502

Clerk-Recorder
Malinda Jones-Williams Division Chief
1106 Madison Street, 1st Floor
Oakland, CA 94607
Tel: 272-6362
Fax: 208-9858

COUNTY OF ALAMEDA
OFFICE OF THE CLERK-RECORDER
1106 Madison Street (510) 272-6362 Oakland, CA 94607

RECORDING, FILING and COPY FEES
EFFECTIVE JANUARY 1, 2003

RECORDING FEES

(Govt. Codes 27361, 27361.1-27361.4, 27361.8, 27387, 27584, 27585; Revenue & Taxation Code 480; Alameda County Ordinances 80-110, 85-46; Resolution 179874, 94-427)

First page-standard size 8.5"x11".....	\$ 7.00
Each additional page.....	3.00
Non-standard size document penalty (For all pages of a document containing any page which is not 8.5"x11").....	3.00
Maximum sheet size is 8.5"x14"	

NOTE: In addition to the above recording fees based on the number of pages, there is a surcharge of \$2.00 on the following

Type of Documents: Deed of Trust; Assignment of Deed of Trust, Reconveyance, Request for Notice of Default, Notice of Default.

Penalty print (More than 9 lines per vertical inch, or more than 22 characters per horizontal inch).....	per page 1.00
Combined documents (each additional title)	each 7.00
Involuntary lien notification (In addition to regular recording fee).....	per debtor 7.00
Documents requiring additional indexing:	
Each group of 10 names or fractional portion thereof after the initial group of 10 names.....	1.00
Blanket Assignment of Deed of Trust or Substitution of Trustee requires additional fee of \$1.00 for each reference to a previously recorded document, other than the first such reference.....	each 1.00
Release of Lien by political subdivision (State, county, city, etc.).....	11.00
Reconveyance by a political subdivision.....	13.00
Recording of a document evidencing a change of ownership without concurrent filing of a Preliminary Change of Ownership Report.....	penalty fee 20.00
Survey Monument Preservation Fund (Dependent upon type of transfer transaction and legal description) per parcel.....	10.00
UCCs (Financing Statement) National Standard Form	(1-2 pages) flat fee 10.00
UCC (Financing Statement)	(3 or more pages) flat fee 20.00

OTHER FEES (UCC 95017, Alameda County Resolution 195422)

IRS Tax Lien Search (Code of Civil Procedure 2103 [only IRS liens will be searched]).....	15.00
---	-------

FILING FEES (Govt. Codes 27372, 27380, Alameda County Resolution 94-427)

Preliminary 20-Day Notice.....	45.00
Filing of papers not being recorded.....	6.00
Maps, first page.....	8.00
Maps, each additional page.....	2.00

DOCUMENTARY TRANSFER TAX (R & T Code 11911; Alameda County Ordinance Code, Sect. 2-29.01):

County of Alameda- \$0.55 per \$500.00, or fraction thereof, on equity or full value of transfer.

CITIES' REAL PROPERTY CONVEYANCE TAX

Alameda	\$ 5.40 per thousand on full value	Ordinance No. 2638 AMC	(510) 748-4561
Albany	11.50 per thousand on full value	Ordinance No. 02-60	(510) 528-5730
Berkeley	15.00 per thousand on full value	Ordinance No. 6072-NS	(510) 644-6475
Hayward	4.50 per thousand on full value	Ordinance No. 92-26	(510) 583-4009
Oakland	15.00 per thousand on full value	Ordinance No. 11628 CMS	(510) 238-4497
Piedmont	13.00 per thousand on full value	Ordinance No. 546 NS	(510) 420-3045
San Leandro	6.00 per thousand on full value	Ordinance No. 93-09	(510) 577-3399

COPY FEES (Govt. Code 27366, Health & Safety Codes 104300, 104625; Alameda County Res. 94-427; Alameda County Minute Order 11804)

Recorded documents, first page.....	\$ 1.50
Recorded documents, each additional page.....	1.50
Certification (This office will only certify copies issued here, and only at the time of issuance).....	1.00
Certified copy of birth record	18.00
Certified copy of marriage record.....	13.00
Certified copy of death record	13.00

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

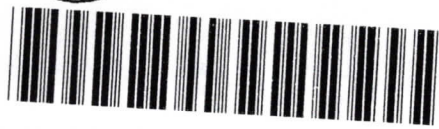
THIS SPACE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT

RECORDED AT THE REQUEST OF:
PLACER TITLE COMPANY #804-11996
RECORDING REQUESTED BY NORUN
West Factor LLC



2003574218 09/26/2003 02:53 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 19.00



5 PGS

CITY OF SAN LEANDRO

AND WHEN RECORDED MAIL THIS DEED TO:
CITY CLERK'S OFFICE
CITY OF SAN LEANDRO
835 E. 14TH STREET
SAN LEANDRO, CA 94577

MAIL TAX STATEMENTS TO:
WEST FACTOR LLC
1799 FACTOR AVENUE
SAN LEANDRO, CA 94577

NOV 21 2003

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares: Not pursuant to sale
City Transfer Tax: \$City Transfer Tax: \$EXEMPT-City of San Leandro
Documentary Transfer Tax: \$EXEMPT-City of San Leandro
Consideration less than \$100.00
____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
____ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

Escrow No.
Title Order No. 804-1199

* Gift.

GRANT DEED

By this instrument dated 23 September 2003, , for a valuable consideration CITY OF SAN LEANDRO, a Municipal corporation

Hereby GRANTS(S) to WEST FACTOR LLC,, a California limited liability company

The following described real property in the CITY OF SAN LEANDRO, County of Alameda, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

CITY of SAN LEANDRO, A Municipal Corporation

By: John Jermanis
John Jermanis, City Manager John Jermanis
City of San Leandro

By: _____

Notary Acknowledgement(s) Attached

Mail Tax Statements to Party Shown on Following Line:
West Factor LLC, 1799 Factor Avenue, San Leandro, CA 94577



ENGINEERS
SURVEYORS
PLANNERS

September 4, 2003
BKF Job No.: 20010084-50

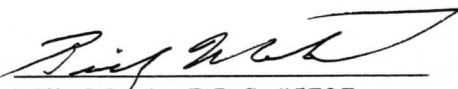
DESCRIPTION OF EXHIBIT A

All that real property situate in the City of San Leandro, County of Alameda, State of California, being a portion of Factor Avenue, as said avenue is shown on that certain parcel map filed for record on January 31, 1969 in Book 58 at page 80, in the Office of the Recorder of Alameda County and being more particularly described as follows:

BEGINNING at the most northerly corner of Parcel 7, as said parcel is shown on said map, and the beginning of a curve to the left, from which point a radial line bears South 27°30'00" East; thence along the southerly right-of-way line of said Factor Avenue and along said curve having a radius of 75.00 feet, through a central angle of 30°44'16", an arc length of 40.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 14°50'07", an arc length of 19.42 feet to the beginning of a tangent curve to the right; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 271°08'46", an arc length of 354.93 feet to the beginning of a tangent curve to the left; thence continuing along said right-of-way line and along said curve having a radius of 75.00 feet, through a central angle of 14°50'07", an arc length of 19.42 feet; thence leaving said right-of-way line South 27°30'00" East, a distance of 81.07 feet to the TRUE POINT OF BEGINNING and containing an area of 17,522 square feet, more or less.

A plat showing the above-described parcel is attached hereto and made a part hereof as "Exhibit B".

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.



Billy Martin, P.L.S. #5797
Expires: 6/30/04

K:\MAIN\2001\0084\LEGALS\EXHIBIT A.doc



Sept. 3, 2003
Dated

540 Price Avenue
Redwood City
California 94063-1411
phone 650.482.6300
fax 650.482.6399
www.bkf.com



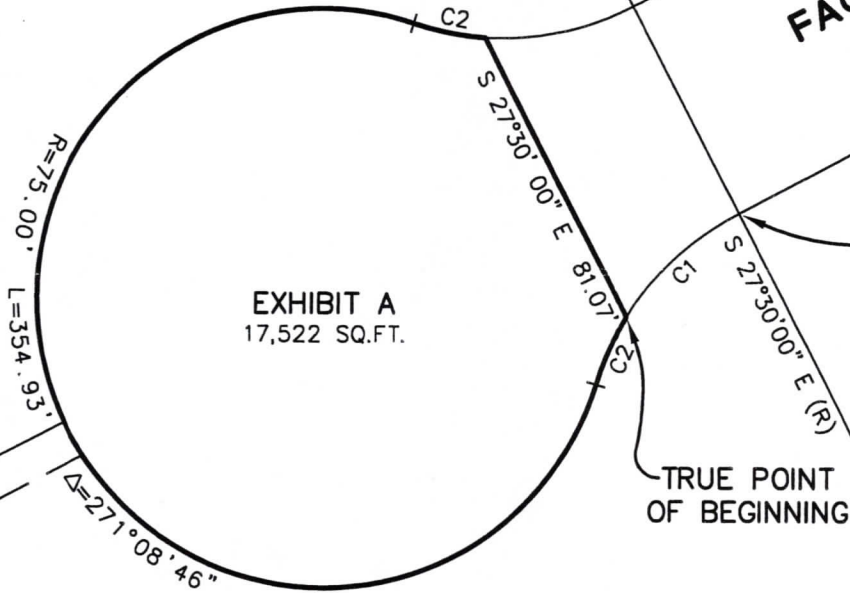
PARCEL 6
58 PM 80

PARCEL 5
58 PM 80

No.	Radius	Delta	Length
C1	75.00'	30°44'16"	40.24'
C2	75.00'	14°50'07"	19.42'

**FACTOR AVENUE
60' WIDE**

PARCEL 8
58 PM 80



PARCEL 7
58 PM 80



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT A
Page 2 of 2

Job No. 20010084-20

By MK Date 09/04/03 Chkd. RCS

SHEET 1 OF 1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Alameda } ss.

On September 23, 2003 before me, Marian Handa, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John J. Jermanis,
Name(s) of Signer(s)

- personally known to me
- 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/hor/their authorized capacity(ies), and that by his/hor/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.

Marian Handa
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: September 23, 2003 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: John J. Jermanis

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: City Manager

Signer Is Representing: City of San Leandro

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

ILLEGIBLE NOTARY SEAL DECLARATION
(GOVERNMENT CODE 27361.7)

I DECLARE UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY PUBLIC: MARIAN HANDA

COMMISSION NUMBER: 1414491

NOTARY PUBLIC STATE: CALIFORNIA

COUNTY: ALAMEDA

DATE COMMISSION EXPIRES: 4-29-07

SIGNATURE OF DECLARANT: 

PRINT NAME OF DECLARANT: J. GIBSON
AGENT FOR PLACER TITLE COMPANY

CITY & STATE OF EXECUTION: SAN LEANDRO, CA

DATE SIGNED: SEPTEMBER 25, 2003

(THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING.)

ALAMEDA COUNTY
AUDITOR-CONTROLLER AGENCY
PATRICK O'CONNELL
AUDITOR-CONTROLLER/CLERK-RECORDER



IMPORTANT NOTICE

Document #: 2003-174210 Today's Date: 10-3-03
 THE FOLLOWING WAS MISSING FROM YOUR DOCUMENT:

Name of _____
 Signature of _____
 Recording Data _____
 Other APN # 10-100-0000 OR _____
 Record document in _____ County

Please make the necessary correction(s) and show the reason for re-recording on the face of the cover page.

Document must be re-acknowledged by a notary public.

Please execute & record a new document with the appropriate change(s)/correction(s).

Please complete the enclosed _____ cover page _____ PCOR form and return it with your document.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE OFFICE OF THE CLERK-RECORDER AT (510) 272-6362 BETWEEN THE HOURS OF 8:30 A.M. - 4:30 P.M., MONDAY - FRIDAY. WE DO APOLOGIZE FOR ANY INCONVENIENCE THIS HAS CAUSED.

THANK YOU.

Patrick O'Connell, County Clerk-Recorder

By: _____, Deputy

Central Collectors
 Mike Regan-Silvey, Division Chief
 1221 Oak St., Rm 220
 Oakland, CA 94612
 Tel: (510) 208-9900
 Fax: (510) 208-9977

Office of the Auditor-Controller
 Steve Manning, Chief Deputy Auditor
 1221 Oak St., Rm 249
 Oakland, CA 94612
 Tel: (510) 272-6665
 Fax: (510) 272-6502

Clerk-Recorder
 Malinda Jones-Williams, Division Chief
 1106 Madison Street, 1st Floor
 Oakland, CA 94607
 Tel: 272-6362
 Fax: 208-9858

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT