

6/27/00

Page Street Properties, LLC

LITIGANT  
PROTECTION

155 Filbert Street, #250  
Oakland, CA 94607  
Ph: (510) 302-0130  
FAX: (510) 302-0135

Faye Beverett, Principal  
e-mail: [fbeverett@pagestreet.com](mailto:fbeverett@pagestreet.com)

Harry -

Attached please find the Chain of title documents for Mandela Parkway. Please call me if you have questions.

Faye

2855 Mandela Parkway  
Chain of Title

Lamy see attached  
thanks.  
Faye

page 3-A  
August 12, 1939, Series No. KK-38681

from: W.R. Ballinger and Son Investment Company AKA W.R. Ballinger & Son Investment Co., a California corporation - page 1-A  
to: International Harvester Company, a New Jersey Corporation page 1-B

page 4-A  
July 26, 1982, Series No. 82-110799

from: International Harvester Company, a Delaware corporation, successor by merger to International Harvester Company, a New Jersey corporation - page 4-B  
to: City of Oakland - page 4-B

July 26, 1982, Series No. 82-110800

page 8-A  
from: City of Oakland ← page 8-B  
to: Richard K. Robbins, dba Wareham Development Group, and Marin Financial Corporation, a California corporation, as Trustees under that certain Trust Agreement dated June 15, 1982  
page 8-C

August 29, 1983, Series No. 83-158948

from: Richard K. Robbins DBA Wareham Development Group, and Marin Financial Corporation, a California corporation, as Trustees under that certain Trust Agreement dated June 15 1982  
to: Richard K. Robbins DBA Wareham Development Group as to an undivided 80% interest and Marin Financial Corporation, a California corporation, as to an undivided 20% interest

August 29, 1983, Series No. 83-158949

from: Nancy Pine Robbins, any community interest  
to: Richard K. Robbins, her husband

August 29, 1983, Series No. 83-158950

from: Cypress General Partnership, a General Partnership  
to: Richard K. Robbins, a married man, as his separate property, as to an undivided 80% interest and Mitchell Brown, a married man, as his separate property, as to an undivided 20% interest.

"this deed is being recorded to remove any possible cloud on title that may arise by the record interest of Cypress General Partnership. In more particular that certain lease between Cypress General Partnership and Liberty Radiator Division of Chromalloy

American Corporation dated September 1, 1982, a memorandum of which was recorded July 23, 1982 at Series 82-110801 of official records."

August 29, 1983, Series No. 83-158951

from: Marin Financial Corporation, a California corporation  
to: Mitchell Brown, a married man, as his sole and separate property

August 29, 1983, Series No. 83-158952

from: Shirley Joyce Brown as to any community interest  
to: Mitchell Brown, her husband

June 30, 1989, Series No. 89-175425

Judgment granting MFC-OP Partnership Mitchell Brown's 20% interest.

June 30, 1989, Series No. 89-175426

Judgment granting MFC-OP Partnership Mitchell Brown's 20% interest.

December 14, 1990, Series No. 90-328116

from: Richard K. Robbins  
to: Cypress Property, a California limited partnership, an undivided 80% interest

August 19, 1992, Series No. 92-272556

Release of judgment lien against Mitchell Brown

August 19, 1992, Series No. 92-272557

from: MFC-OP General Partnership  
to: Cypress Property, a California limited partnership all of its 20% interest

August 17, 1998, Series No. 98-283800 (CURRENT)

from: Cypress Property, a California limited partnership  
to: Leighton R. Taylor, Jr. and Linda P. Taylor, as trustees of the restatement of declaration of trust Leighton R. Taylor, Jr. and Linda P. Taylor revocable trust created UDT dated February 11, 1981, as to an undivided 93.4% interest and Page SP-V, LLC, a California limited liability company as to an undivided 6.60% interest, as tenants in common.

# CHICAGO TITLE INSURANCE COMPANY

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SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN,

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

## CHICAGO TITLE INSURANCE COMPANY

Issued by:

CHICAGO TITLE COMPANY  
590 YGNACIO VALLEY ROAD  
WALNUT CREEK, CA 95696  
PHONE: 925.974.4700  
FAX NO. 925.974.4820

By: *Morris Evans*  
Authorized Signature

CLTA GUARANTEE FACE PAGE

Guarantee No. 911454 MEW

# SCHEDULE A

## Chain of Title Guarantee

Order No. 911454 - MEW

Liability: \$ 1,000.00

Fee: \$ 500.00

1. Name of Assured:  
SEE ATTACHED EXHIBIT

2. Date of Guarantee:  
March 27, 2000 at 7:30 AM

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was

pursuant to a GRANT DEED  
in and to the land described as follows:

SEE ATTACHED DESCRIPTION

Only the following matters appear in such records subsequent to AUGUST 12, 1939 :  
SEE ATTACHED EXHIBIT A

This Guarantee does not cover:

1. Taxes, assessments, and matters related thereto.

Order No. 911454

ASSURED

LEIGHTON R. TAYLOR, JR. AND LINDA P. TAYLOR, AS TRUSTEES OF THE RESTATEMENT OF DECLARATION OF TRUST LEIGHTON R. TAYLOR, JR. AND LINDA P. TAYLOR REVOCABLE TRUST CREATED UDT DATED FEBRUARY 11, 1981, AS TO AN UNDIVIDED 93.4% INTEREST, AND PAGE SP-V, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 6.60% INTEREST, AS TENANTS IN COMMON

# DESCRIPTION

CITY OF OAKLAND

**PARCEL ONE:**

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934, AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS, AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET, SOUTH 57° 43' 50" EAST, 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE, NORTH 32° 16' 10" EAST, 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934, AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 393; THENCE ALONG THE LAST NAMED LINE, NORTH 3° 05' EAST, 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE, SOUTH 75° 37' WEST, 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST, 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927, AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY, 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET, 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET, 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

# DESCRIPTION

ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY, A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS.

**PARCEL TWO:**

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY, 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET, 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET, 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02



# EXHIBIT A

Policy No. 911454 - MEW

## INSTRUMENTS RECORDED:

- A. AUGUST 12, 1939, SERIES NO. KK-38681, OFFICIAL RECORDS
- B. JULY 26, 1982, SERIES NO. 82-110799, OFFICIAL RECORDS
- C. JULY 26, 1982, SERIES NO. 82-110800, OFFICIAL RECORDS
- D. AUGUST 29, 1983, SERIES NO. 83-158948, OFFICIAL RECORDS
- E. AUGUST 29, 1983, SERIES NO. 83-158949, OFFICIAL RECORDS
- F. AUGUST 29, 1983, SERIES NO. 83-158950, OFFICIAL RECORDS
- G. AUGUST 29, 1983, SERIES NO. 83-158951, OFFICIAL RECORDS
- H. AUGUST 29, 1983, SERIES NO. 83-158952, OFFICIAL RECORDS
- I. JUNE 30, 1989, SERIES NO. 89-175425, OFFICIAL RECORDS
- J. JUNE 30, 1989, SERIES NO. 89-175426, OFFICIAL RECORDS
- K. DECEMBER 14, 1990, SERIES NO. 90-328116, OFFICIAL RECORDS
- L. AUGUST 19, 1992, SERIES NO. 92-272556, OFFICIAL RECORDS
- M. AUGUST 19, 1992, SERIES NO. 92-272557, OFFICIAL RECORDS
- N. AUGUST 17, 1998, SERIES NO. 98283800, OFFICIAL RECORDS

(COPIES OF WHICH ARE ATTACHED HERETO)

## SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.

(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.

(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.

(c) The identity of any party shown or referred to in Schedule A.

(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

## GUARANTEE CONDITIONS AND STIPULATIONS

### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

(b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, 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)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

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

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

(e) "date": the effective date.

### 2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any

## GUARANTEE CONDITIONS AND STIPULATIONS (continued)

claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then 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 Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

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

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### 5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be

## GUARANTEE CONDITIONS AND STIPULATIONS (continued)

disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

### 6. Options to Pay or Otherwise Settle Claims:

#### Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

#### (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

#### (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

### 7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

#### (a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

#### (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate

## GUARANTEE CONDITIONS AND STIPULATIONS (continued)

or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

### 8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

### 9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

### 10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

### 11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

### 12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include

## GUARANTEE CONDITIONS AND STIPULATIONS (continued)

attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

### 13. Liability Limited to This Guarantee; Guarantee Entire Contract.

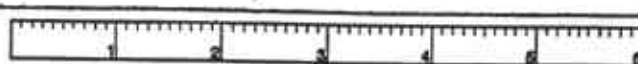
(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a 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.

### 14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at Claims Department, 171 N. Clark Street, Chicago, IL 60601-3294



SCALE IN 1/16 OF AN INCH

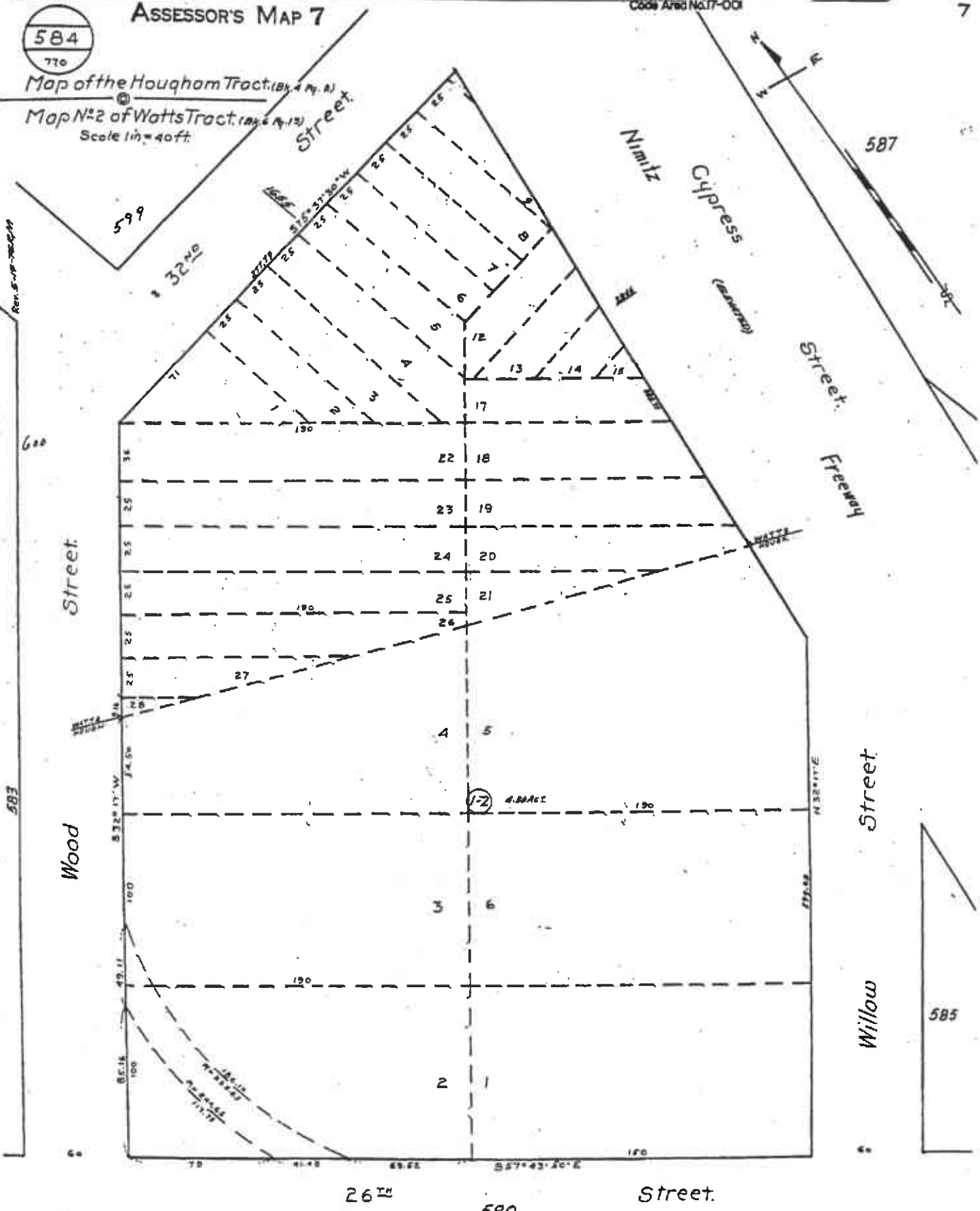
584  
770

ASSESSOR'S MAP 7

Code Area No. 17-001

7

Map of the Hougham Tract, (Map No. 2)  
Map No. 2 of Watts Tract, (Map No. 12)  
Scale 1 in. = 40 ft.



and the day and year first above written.  
STATE OF CALIFORNIA,

Bernhardt J. Grudup

COUNTY OF ALAMEDA. ) 1939. On this 23rd day of August in the year, 1939, Nineteen Hundred and  
Thirty-nine, before me, Maurice J. Blauel, a Notary Public in and for said County of  
Alameda, State of California, duly commissioned and sworn, personally appeared  
Bernhardt J. Grudup, a single man, known to me to be the person described in and who  
executed and whose name is subscribed to the within instrument, and he acknowledged to me  
that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my  
office in the said County, the day and year first above written.

Maurice J. Blauel, Notary Public

(Notarial Seal) In and for the County of Alameda, State of California.  
Maurice J. Blauel, Notary Public., Alameda Co., Cal. Eureka.

Recorded at request of Grantee at 26 min. past 2 P.M. Aug-24, 1939  
KK-40636 1.10 7 Folios

COUNTY RECORDER

Copied Aug. 28, 1939. H.V. Carroll



XX

#5094

This is to certify that that certain lease entered into on the 24th day of November,  
1936, by and between W.R. Mallinger & Son Investment Co., as Lessor, and Foster and  
Kleiser Company, as Lessee, covering the property hereinafter described, has been terminated  
as of this date, and Foster and Kleiser Company has no further interest in and to said real  
property, and hereby releases, releases and forever quitclaims to W.R. Mallinger & Son  
Investment Co., all its right, title and interest in and to said real property, which is more  
particularly described as follows,

Lots 1 to 6 inclusive, Block 770 in the Moupin Tract (except that portion conveyed  
to the State of California and to the California-Arizona Santa Fe Railway) and Lots 1  
to 28 inclusive, Block 770 in Map No. 2 of the Watts Tract (except that portion conveyed  
to the State of California) as per map thereof recorded in the office of the County  
Recorder of Alameda County, situated in the City of Oakland, County of Alameda,  
State of California,

In Witness Whereof, Foster and Kleiser Company has caused these presents to be  
executed under its corporate name by its Branch Manager thereunto duly authorized, this first  
day of August, 1939.

Foster and Kleiser Company

By Geo. A. Hughes, Manager Oakland Branch

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

as. On this first day of August in the year One Thousand Nine Hundred and  
thirty-nine, before me, Sue Winters, a Notary Public, in and for the County of Alameda, State of  
California, residing therein, duly commissioned and sworn, personally appeared Geo. A. Hughes,  
Oakland Branch Manager of Foster and Kleiser Company, known to me to be the person whose name  
is subscribed to the within instrument, and he duly acknowledged to me that he executed the  
same on behalf of Foster and Kleiser Company, and that he has been authorized, directed, and  
empowered for and on behalf of Foster and Kleiser Company to execute the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in  
the County of Alameda, the day and year in this certificate first above written.

Sue Winters, Notary Public

(Notarial Seal) In and for the County of Alameda, State of California.

Sue Winters, Notary Public., Alameda Co., Cal. Eureka.

Term expires June 19th, 1943

Recorded at request of Oakland Title Insurance and Guaranty Company at 11 A.M. Aug-12, 1939  
KK-38680 1.00 4 Folios

County Recorder

Copied Aug. 28, 1939. H.V. Carroll



XX

Deed

This Indenture, made this 3rd day of August in the year of Our Lord One Thousand  
Nine Hundred and Thirty-nine Between W.R. Mallinger and Son Investment Company, also known as  
W.R. Mallinger & Son Investment Co., a Corporation, organized and existing under and by virtue  
of the laws of the State of California, with its principal place of business in the City of  
San Francisco, the party of the first part, and International Harvester Company, a  
New Jersey Corporation, licensed to do business in the State of California, the party of the  
second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum

(A)

(B)



event. Three Thousand Four Hundred Eighty-four and 08/100 Dollars (\$3,484.00). The receipt whereof is hereby acknowledged, does Grant, Marcell, Bell and Convey unto the said party of the second part, and to its successors and assigns forever, All those certain lots, pieces or parcels of land, situate, lying and being in the City of Oakland, County of Alameda, State of California, and bounded and particularly described as follows, to-wit:

Block 770, as said block is shown on the "Map of the Hougham Tract"- filed June 10, 1875 in book 4 of Maps at page 8, in the office of the County Recorder of Alameda County, and Block 771- excepting therefrom that portion described in the deed by W.R. Hallinger and Son Investment Company to State of California, dated January 23, 1934 and recorded February 21, 1934, in book 2995 of Official Records of Alameda County at page 393, as said block is shown on the "Map No. 2 of Watts Tract, Oakland"- filed November 17, 1876, in book 6 of Maps at page 13, in the office of the County Recorder of Alameda County, described as follows:

Beginning at the point of intersection of the southeastern line of Wood Street with the northeastern line of 26th Street, as said streets are shown on said "Map of the Hougham Tract"; running thence along said line of 26th Street South 57° 43' 50" East 380 feet to the northwestern line of Willow Street, as said Willow Street is shown on the last mentioned map; thence along the last named line North 32° 16' 10" East 370.89 feet to the Western line of the State Highway, known as Cypress Street, as said last named line is defined in the deed from W.R. Hallinger and Son Investment Company to State of California, dated January 23, 1934 and recorded February 21, 1934 in book 2995 of Official Records of Alameda County at page 393; thence along the last named line North 3° 05' East 336.55 feet to the southeastern line of 32nd, formerly "A", Street, as said last named street is shown on said "Map No. 2 of Watts Tract, Oakland;" thence along the last named line South 75° 37' East 314.59 feet to the southeastern line of Wood Street, as said Wood Street is shown on the last mentioned map; thence along the last named line and along the southeastern line of Wood Street, as said Wood Street is shown on said "Map of the Hougham Tract", South 32° 16' 10" East 436 feet to the point of beginning.

Excepting therefrom that portion described in the deed by W.R. Hallinger & Son Investment Co., to The California Arizona and Santa Fe Railway Company, dated January 6, 1927 and recorded January 8, 1927, in book 1459 of Official Records of Alameda County at page 353, described as follows:

Beginning at a point on the southeastern line of Wood Street, distant thereon northeasterly 85.16 feet from the northeastern line of 26th Street; thence continuing northeasterly along said southeastern line of Wood Street 49.11 feet; thence southeasterly on the arc of a curve, concave easterly and having a radius of 225.65 feet, a distance of 186.10 feet to a point on said northeastern line of 26th Street, distant thereon 321.154 feet southeasterly from said southeastern line of Wood Street; thence northwesterly along said northeastern line of 26th Street 41.49 feet; thence northwesterly on the arc of a curve concave easterly and having a radius of 245.65 feet, a distance of 117.75 feet to the point of beginning, containing an area of 3011 square feet (0.069 acres) more or less; and being a portion of Block 770, as said block is shown on the "Map of the Hougham Tract"- filed June 10, 1875, in book 4 of Maps at page 8, in the office of the County Recorder of Alameda County.

Together with all the right, title and interest of the party of the first part into and of all the alleys, streets and highways abutting upon or adjacent to said property hereinbefore described.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof.

To Have And to Hold all and singular the above mentioned and described premises together with the appurtenances unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part, on the day and year first above written, has hereunto caused its corporate name to be signed, and its corporate seal affixed, by its President and Secretary thereunto duly authorized.

W. R. Hallinger and Son Investment Company  
by W. R. Hallinger, President  
and H. R. Sprinkel, Secretary

(Corporate Seal)

W. R. Hallinger & Son, San Francisco, Investment Co., Incorporated Jan. 14, 1926

STATE OF CALIFORNIA,  
 CITY & COUNTY OF SAN FRANCISCO) On this Eleventh day of August A.D. One Thousand Nine  
 Hundred and thirty-nine, before me, Nancy Everett, a Notary Public, in and for the City &  
 County of San Francisco, State of Cal. I personally appeared H.H. Wallinger known to me to be the President and H.R. Sprinkel, known  
 to me to be the Secretary of the corporation described in and that executed the within  
 instrument and known to me to be the persons described in and whose names are subscribed to  
 the within instrument, and they acknowledged to me that said corporation executed the same.  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day  
 and year in this certificate first above written.

Nancy Everett, Notary Public  
 (Notarial Seal) In and for the City and County of San Francisco, State of California.  
 Nancy Everett, Notary Public City & County of San Francisco,ureka  
 My commission expires July 27, 1942  
 U. S. T. R. Stamps, \$74.00, cancelled Aug-12, 1939. C.R.A.C.  
 Recorded at request of Oakland Title Insurance and Guaranty Company at 1 min. past 11 A.

Dec-12, 1939  
 LR-38881 1.90 14 Folios

*H. B. Bann*  
 COUNTY RECORDER

Copied Aug. 28, 1939. H. V. Carroll

Deed

Albert Chaquette and Dorothy E. Chaquette, also known as Dorothy Chaquette, his wife,  
 the first parties, hereby Grant to J. Green and J. Merrinbotham, both single men, the second  
 parties, all that real property situated in the City of Berkeley, County of Alameda, State of  
 California, described as follows:

Beginning at a point on the Eastern line of Sacramento Street,  
 as said street now exists since the widening thereof by  
 that certain deed from F. M. Smith, et al, to the City of Berkeley,  
 dated September 28, 1909 and recorded November 15, 1909 in  
 Book 1640 of Deeds, at page 431, Alameda County Records; distant  
 thereon Northerly Four hundred forty-eight and 67/100 feet from  
 the intersection thereof with the Northern line of Cedar Street;  
 running thence Northerly along said line of Sacramento Street,  
 twenty-five feet; thence at right angles Easterly one hundred  
 eleven and 74/100 feet to the Eastern boundary line of that certain  
 piece of land described in the Description Numbered 14 in that  
 certain Deed from F. M. Smith, et al, to The Realty Syndicate,  
 dated May 22, 1907 and recorded February 19, 1909 in Book 154<sup>P</sup>  
 of Deeds, at page 364; thence Southerly along said boundary twenty-  
 five feet; and thence South 84° 38' West one hundred eleven and  
 74/100 foot to the point of beginning.

Being a portion of Plat Numbered 89, as said plot is  
 delineated and so designated upon that certain Map entitled,  
 "Map of the Rancho of Vicente & Domingo Peralta Etc.," filed  
 January 21, 1857 in the office of the County Recorder of Alameda County.

IN WITNESS WHEREOF, the said first parties have executed this conveyance this 17th  
 day of July, 1939.

Albert Chaquette  
 Dorothy E. Chaquette

STATE OF CALIFORNIA,  
 COUNTY OF ALAMEDA. ) On this 17th day of July in the year A.D. nineteen hundred and  
 thirty-nine, before me, F. R. Sharp, a Notary Public in and for said County of Alameda, State of  
 California, duly commissioned and sworn, personally appeared Albert Chaquette and  
 Dorothy E. Chaquette, also known as Dorothy Chaquette, known to me to be the persons described  
 in and who executed and whose names are subscribed to the within instrument and they  
 acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my  
 office in the said County of Alameda, the day and year in this certificate first above written.  
 F. R. Sharp, Notary Public

(Notarial Seal) In and for the County of Alameda, State of California.  
 Notary Public, Alameda Co., Cal. Ureka.  
 U. S. T. R. Stamps, \$1.00, cancelled JUL-28 1939 C.R.A.C.

RECORDING REQUESTED BY  
Chicago Title Insurance Company  
Title Order No. 33248-A. Escrow No. 16659

RECORDED at REQUEST OF  
Chicago Title Ins. Co.  
At 10:30 AM.

W-110799

JUL 26 1982  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

001

SM  
NO fee

WASH ALBANY MAIL TO:  
CHICAGO TITLE INS. CO  
221 PINE ST.  
SAN FRANCISCO, CA. 94104

City of Oakland Transfer Tax - .exempt  
County Documentary Transfer Tax - .exempt  
XXX Computed On Full Value of Property  
Conveyed.  
Or Computed On Full Value Less Liens  
And Encumbrances Remaining At Time Of  
Sale.

*Roger A Sullivan*  
Chicago Title Insurance Company

CORPORATION GRANT DEED

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

INTERNATIONAL HARVESTER COMPANY, A DELAWARE CORPORATION, SUCCESSOR  
BY MERGER TO INTERNATIONAL HARVESTER COMPANY, a New Jersey Corporation  
hereby GRANT(S) to CITY OF OAKLAND, the following described real property in the City  
of Oakland, County of Alameda, State of California:

As per Exhibit "A" attached hereto and made a part hereof by this reference. Assessor's  
Parcel No. 007-0584-001-02.

INTERNATIONAL HARVESTER COMPANY, A  
DELAWARE CORPORATION, SUCCESSOR  
BY MERGER TO INTERNATIONAL  
HARVESTER COMPANY, A NEW JERSEY  
CORPORATION

By *J.P. Kalne* <sup>SM</sup>  
Executive Vice President and President Truck  
Group  
By *Roxanne J. Decyk*  
Secretary

Dated July 21, 1982  
State of Illinois)  
County of Cook) ss

On July 21, 1982 before me,  
the undersigned, a Notary Public, in and for said County and  
State, personally appeared J. P. Kalne, known to me to be the Executive Vice President and  
President Truck Group  
~~known to me to be the~~ President, and  
Roxanne J. Decyk known to me to be Secretary  
Secretary of the corporation that executed the within  
instrument, and acknowledged to me that such corporation  
executed the within instrument pursuant to its by-laws or a  
resolution of its board of directors.

Signature *Nancy L. Beres*  
Nancy L. Beres  
Name (Typed or Printed)  
Notary Public in and for said County and State

4  
A

PROPERTY DESCRIPTION

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTION THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

E-110799

FARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

Exhibit A

6

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated July 23, 1982 from International Harvester, Inc. to the City of Oakland, a political corporation, is hereby accepted on July 23, 1982 by the undersigned officer or agent on behalf of the City of Oakland pursuant to authority conferred by Resolution No. 60759 CMS of the City of Oakland adopted on July 6, 1982, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: July 23, 1982

By George H. Williams for  
GEORGE H. WILLIAMS, AIA  
Director of Office of  
Economic Development  
and Employment

AGENCY ACKNOWLEDGMENT

State of California )  
County of Alameda ) ss.

On this 23rd day of July, 1982, before me, Lorraine Lambise, a Notary Public in and for the County of Alameda, State of California, personally appeared George H. Williams, known to me to be the authorized agent of the City of Oakland and he acknowledged to me that said City of Oakland executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Alameda, the date and year in this certificate first above written.

Lorraine Lambise  
Notary Public in and for  
said County and State

(seal)



RECORDING REQUESTED BY  
**CHICAGO TITLE INS CO**  
ORDER #  
APN  
WHICH RECORDED MAIL TO

Name: **RICHARD K. ROBBINS**  
Address: **40 WASHINGTON PROPERTY GROUP**  
**1234 MONTGOMERY ST.**  
City & State: **57 CA 94133**

RECORDED at REQUEST OF  
Chicago Title Ins. Co.  
At 10:30 AM.  
JUL 26 1982  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

(A) R-110800  
CITY TAX PND  
TRANSFER TAX PAID  
ALAMEDA COUNTY  
\$32000

SPACE ABOVE THIS LINE FOR RECORDERS USE

### Grant Deed

ALL	REPL.

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 1,787.50  
(XX) 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: (XX) City of Oakland transfer tax \$12,187.50, and  
( ) Realty not sold.

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

The City of Oakland (B)

hereby GRANT(S) to  
Richard K. Robbins, dba Wareham Development Group and Marin Financial Corporation, a California Corporation, as Trustees under that certain Trust Agreement dated June 15, 1982

the following described real property in the City of Oakland, State of California,  
County of Alameda

As described on Exhibit A (C)

Mail tax statements to City of Oakland  
Dated June 15, 1982  
STATE OF CALIFORNIA }  
COUNTY OF Alameda } SS.  
I, \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
\_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.  
WITNESS my hand and official seal.  
Signature \_\_\_\_\_  
Name (Typed or Printed) \_\_\_\_\_  
(This area for official notarial seal)

AGENCY ACKNOWLEDGMENT

State of California )  
County of Alameda ) ss.

On this 23<sup>rd</sup> day of July, 1988, before me, Lorraine Lambione, a Notary Public in and for the County of Alameda, State of California, personally appeared Diane Banks, known to me to be the authorized agent of the City of Oakland and he acknowledged to me that said City of Oakland executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Alameda, the date and year in this certificate first above written.

Lorraine Lambione  
Notary Public in and for  
said County and State

(seal)





PROPERTY DESCRIPTION

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; BEGINNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 37° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.54 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTION THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 265.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 05.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE B, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

Exhibit A

PARCEL TWO

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

Exhibit A

WITH RECORDS MAIL TO

E-158948

Chicago Title Insurance Company  
311 California Street  
San Francisco, California 94104

RECORDED at REQUEST of  
Chicago Title Ins. Co.  
At 10:30 AM.

AUG 29 1983

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

MAIL TAX STATEMENTS TO:

GRANT DEED

H-17489  
33985

RICHARD K. ROBBINS  
60 EAST SILE 7TH AVE BLDG  
SUITE #303  
LAKESIDE, CA 94901

Documentary Transfer Tax:  
Dissolution of Trust  
Distribution to Beneficiaries

\$ No Consideration

RECORDED

SIGNATURE OF DECLARANT

*[Handwritten Signature]*

For a Valuable Consideration, receipt of which is hereby acknowledged,

Richard K. Robbins, DBA Wareham Development Group, and Marin Financial Corporation, a California corporation, as Trustees under that certain Trust Agreement dated June 15, 1982, hereby Grants to Richard K. Robbins, DBA Wareham Development Group as to an undivided 80% interest; and Marin Financial Corporation, a California corporation, as to an undivided 20% interest the following described real property in the City of Oakland County of Alameda, State of California: description as per "EXHIBIT A" attached hereto and made a part hereof.

EXECUTED this 26<sup>th</sup> day of August, A.D. 1983

Richard K. Robbins, DBA Wareham Development Group, and Marin Financial Corporation, a California corporation, as Trustees under that certain Trust Agreement dated June 15, 1982.

RECORDED

BY: Richard K. Robbins, DBA Wareham Development Group, Co-Trustee.

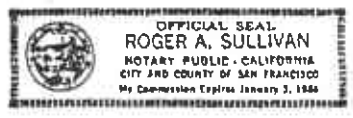
BY: *[Handwritten Signature]*  
Marin Financial Corporation, a California corporation, Co-Trustee  
Mitchell Brown, President.

CHICAGO TITLE INSURANCE COMPANY CORPORATION

STATE OF CALIFORNIA CITY AND COUNTY OF SAN FRANCISCO SS

8-158948

On AUGUST 26, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared MITCHELL BROWN PERSONALLY known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ AS CO-TRUSTEE



Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature Roger A Sullivan  
Name (Typed or Printed) ROGER A SULLIVAN

Notary Public in and for said County and State  
F. 2407 R. 1/79

(This area for official notarial seal)

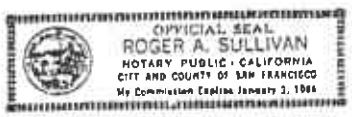
CHICAGO TITLE INSURANCE COMPANY INDIVIDUAL

Staple

STATE OF CALIFORNIA CITY AND COUNTY OF SAN FRANCISCO SS

8-158948

On AUGUST 24, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD K ROBBINS, DRA WILHELM DEVERMENT GROUP AS TRUSTEE CO-TRUSTEE PERSONALLY known to me



to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same.

Signature Roger A Sullivan  
Name (Typed or Printed) ROGER A SULLIVAN

Notary Public in and for said County and State  
F. 2402 R. 1/79

FOR NOTARY SEAL OR STAMP

ORDER NO. 33985

## EXHIBIT "A"

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH  $57^{\circ} 43' 50''$  EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH  $32^{\circ} 16' 10''$  EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH  $3^{\circ} 05'$  EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH  $75^{\circ} 37'$  WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH  $32^{\circ} 16' 10''$  WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 321.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

t:158948

ORDER NO. 33985

EXHIBIT "A" (CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776. PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

158949

RECORDING REQUESTED BY

And When Recorded Shall This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

NAME Chicago Title Insurance Company  
STREET ADDRESS 311 California Street  
CITY, STATE, ZIP San Francisco, California 94104

Title Order No. 33965 Escrow No. 17489

RECORDED at REQUEST OF Chicago Title Ins. Co. At 10:30 AM.

AUG 29 1983

OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA RENE C. DAVIDSON COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RELEASE OF COMMUNITY PROPERTY RIGHTS BY NEW TITLE SERVICE DOCUMENTARY TRANSFER TAX: No Consideration COMPUTED ON FULL VALUE OF PROPERTY CONVEYED. OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE

X [Signature] Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

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

Nancy Pine Robbins

hereby GRANT(S) to

Richard K. Robbins; her husband

the following described real property in the City of Oakland county of Alameda state of California:

(DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

It is the intention of the grantor named in the within deed to divest herself of any interest community or otherwise in or to the above described property.

X [Signature] Nancy Pine Robbins

Dated August 18, 1983

STATE OF CALIFORNIA COUNTY OF Marin ss

On August 19, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy Pine Robbins

known to me to be the person whose name subscribed to the within instrument and acknowledged that she

executed the same Linda M. Bandino

Name (Typed or Printed)

Notary Public in and for Said County and State

X [Signature] Nancy Pine Robbins



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

RICHARD K. ROBBINS 60 EMERSON ST. FARMERS DENNIS BLDG #323 LAKESIDE CA City & State

94921



6-158749

ORDER NO. 33985

EXHIBIT "A"

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 37° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.53 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 275.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

ORDER NO. 33985

EXHIBIT "A" (CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

8-158950

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Chicago Title Insurance Company  
Street Address: 311 California Street  
City State Zip: San Francisco, California 94104

RECORDED at REQUEST OF  
Chicago Title Ins. Co.  
At 10:30 A.M.  
AUG 29 1983  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

*Handwritten:* 251  
Anastee

*Handwritten:* 600

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name: RICHARD K ROBBINS  
Street Address: 60 EAST SAN FRANCISCO DR  
City State Zip: SUITE #303  
LARKSPUR CA 94901

DOCUMENTARY TRANSFER TAX NO CONSIDERATION  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.

*Signature:* Roger A. Jullis  
Signature of Declarant or Agent determining tax. Firm Name: CHICAGO TITLE INS CO

GRANT DEED

(PARTNERSHIP)

(Escrow No. 17489)  
File 33983

By this instrument dated this 18th day of August, 1983, for a valuable consideration,

CYPRESS GENERAL PARTNERSHIP, a General Partnership

hereby GRANTS to

RICHARD K. ROBBINS, a married man, as his separate property, as to an undivided 80% interest; and MITCHELL BROWN, a married man, as his separate property, as to an undivided 20% interest

the following described Real Property in the State of California, County of Alameda

City of Oakland

(DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

*Handwritten:* THIS DEED IS BEING RECORDED TO REMOVE ANY POSSIBLE CLOUD ON TITLE THAT MAY ARISE BY THE RECORD INTEREST OF CYPRESS GENERAL PARTNERSHIP. IN MORE PARTICULAR THAT CERTAIN LEASE BETWEEN CYPRESS GENERAL PARTNERSHIP AND LIBRARY HOUSING DIVISION OF CHICAGO OF AMERICAN CORPORATION DATED SEPTEMBER 1, 1982. A MEMORANDUM OF WHICH WAS RECORDED JULY 23, 1982 AT COUNTY 82-110601 OF OFFICIAL RECORDS

CYPRESS GENERAL PARTNERSHIP.

By: *Signature: RICHARD K. ROBBINS*  
RICHARD K. ROBBINS, General Partner

STATE OF CALIFORNIA    SS    On \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared \_\_\_\_\_

COUNTY OF \_\_\_\_\_    Known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same

Notary's Signature \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

*Vertical stamp:* F-2087

ORDER NO. 33985

## EXHIBIT "A"

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

2-158950

ORDER NO. 33985

EXHIBIT "A" (CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

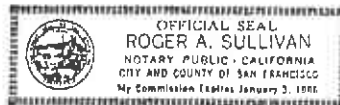
BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

STATE OF CALIFORNIA <sup>CITY OF</sup> }  
COUNTY OF SAN FRANCISCO } SS  
On this 26 day of AUGUST, in the year 1955  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
RICHARD K. PROBIUS

2-158950



\_\_\_\_\_, personally known to me  
for ~~proved to me~~ on the basis of satisfactory evidence to be  
one of the partners of the partnership that executed the  
within instrument, and acknowledged to me that such partnership  
executed the same.

Signature: Roger A. Sullivan  
Roger A. Sullivan  
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

CHICAGO TITLE INSURANCE COMPANY  
PARTNERSHIP  
Step 1  
Step 6

158951

RECORDING REQUESTED BY

RECORDED at REQUEST OF  
Chicago Title Ins. Co.  
At 10:30 AM.  
AUG 29 1983  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER.

1001

*Amstel*

AND WHEN RECORDED MAIL TO

NAME  
ADDRESS Chicago Title Insurance Company  
CITY & STATE 311 California Street  
ZIP San Francisco, California 94104

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME RICHARD K. ROBBINS  
STREET ADDRESS 60 EAST SAN FRANCISCO BLVD  
CITY & STATE SUITE # 303  
ZIP LAKESIDE, CA 94001

DOCUMENTARY TRANSFER TAX <sup>WITHOUT INTEREST</sup> NO CONSIDERATION  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE  
*Roger A. Sullivan* CHARGE TITLE INS. CO.  
Signature of Declarant or Agent determining tax. Firm Name

17489 / 33985

### CORPORATION GRANT DEED

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

MARIN FINANCIAL CORPORATION,

a California Corporation hereby GRANT(S) to

MITCHELL BROWN, a married man, as his sole and separate property

the following described real property in the City of Oakland  
county of Alameda, state of California:

(DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

MARIN FINANCIAL CORPORATION, a California corporation

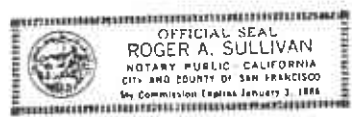
Dated August 18, 1983  
STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

By *Mitchell Brown*  
Mitchell Brown, Pres.

STATE OF CALIFORNIA CITY +  
COUNTY OF SAN FRANCISCO ) SS  
On AUGUST 26, 1983 before me  
the undersigned, a Notary Public in and for said County and State,  
personally appeared MITCHELL BROWN *personally*  
known to me to be the \_\_\_\_\_ President and

Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature *Roger A. Sullivan*  
Roger A. Sullivan  
(Name Typed or Printed)



CHICAGO TITLE INSURANCE COMPANY CORPORATION

158951

ORDER NO. 33985

EXHIBIT "A"

CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

ORDER NO. 33985

## EXHIBIT "A" (CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02



8-158952

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

NAME Chicago Title Insurance Company  
STREET ADDRESS 311 California Street  
CITY STATE ZIP San Francisco, California 94104

Title Order No. 33985 Escrow No. 17489

RECORDED at REQUEST OF  
Chicago Title Ins. Co.  
At 10:30 AM.  
AUG 29 1983

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RELEASE OF COMMUNITY INTEREST RIGHTS BY MORTGAGEE

DOCUMENTARY TRANSFER TAX \$ No Consideration

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

OR COMPUTED ON FULL VALUE LESS LIENS AND

ENCUMBRANCES REMAINING AT TIME OF SALE

*Shirley Joyce Brown*  
Signature of Declarant or Person Administering Tax Firm Name

GRANT DEED

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

Shirley Joyce Brown

hereby GRANT(S) to

Mitchell Brown, her husband

the following described real property in the City of Oakland  
county of Alameda, state of California:

( DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF )

It is the intention of the grantor named in the within deed to divest  
herself of any interest community or otherwise in or to the above  
described property.

*Shirley Joyce Brown*  
Shirley Joyce Brown

*Shirley Joyce Brown*  
Shirley Joyce Brown

Dated August 18, 1983

STATE OF CALIFORNIA  
COUNTY OF Marin } SS

On August 22, 1983 before me, the under-  
signed, a Notary Public in and for said County and State,  
personally appeared

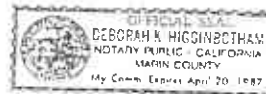
Shirley Joyce Brown

known to me  
to be the person whose name is subscribed to the  
within instrument and acknowledged that she  
executed the same.

Deborah K Higginbotham  
Deborah K Higginbotham

Name (Typed or Printed)

Notary Public in and for Said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Richard L. Korman's 10 East San Francisco Drive Blvd #202 (Oakland) CA  
Name Street Address City & State 94601

ORDER NO. 33985

## EXHIBIT "A" (CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

ORIGINAL

02167083/5159.1  
89-175425

171

FILED  
ALAMEDA COUNTY

JUN 16 1989

BENE C. DAVIDSON, County Clerk  
By Catherine [Signature]

1 MELVIN L. KENNEDY  
2 ERIC R. DeWALT  
3 KENNEDY & WASSERMAN  
4 1330 Broadway, Suite 1530  
5 Oakland, CA 94612  
6 Telephone: (415) 272-0433  
7 Attorneys for Plaintiffs

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 COUNTY OF ALAMEDA

10 GORDON S. MACDONALD, WILLIAM  
11 SCHMOHL, as the Successor in  
12 Interest and Sole Heir to the  
13 Estate of LOUIS W. SCHMOHL, JR.,  
14 ROBERT V. FORMANEK, BLAIR and LINDA  
15 JARCIK, and MFC-OP GENERAL PARTNER-  
16 SHIP,

NO: 620095-0

ORDER GRANTING MOTION TO ENTER  
DEFAULT JUDGMENT AGAINST DEFEN-  
DANTS

17 Plaintiffs,

18 v.

19 MARIN FINANCIAL CORPORATION, a  
20 California corporation; MITCHELL  
21 BROWN; CYPRESS GENERAL PARTNERSHIP,  
22 a California partnership; RICHARD  
23 K. ROBBINS; DON ROBBINS; JAMES  
24 ROBBINS; HOWARD and BETTY PINE;  
25 MARC SCHER; RICHARD HAMMITT;  
26 GIBRALTER SAVINGS; DIANE WRIGHT, an  
27 individual; GEORGIA/DURNAGO BOOT  
28 CO.; BLUE BELL, INC., a corpora-  
tion; and DOES 1 through 50,  
inclusive,

Defendants.

AND RELATED CROSS ACTION.

The motion of plaintiffs GORDON S. MACDONALD, WILLIAM SCHMOHL, as the Successor in Interest and Sole Heir to the Estate of LOUIS W. SCHMOHL, JR., ROBERT V. FORMANEK, BLAIR and LINDA JARCIK, and MFC-OP GENERAL PARTNERSHIP (hereafter collectively referred to as MFC-OP), for an order to enter judgment on affidavits pursuant to Section 585, sub-

RECORDED AT REQUEST OF  
Chicago Title Ins. Co.  
At 8:30 A.M.  
JUN 30 1989  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
BENE C. DAVIDSON  
COUNTY RECORDER

8/5

JUN 20 1989

KENNEDY & WASSERMAN  
ATTORNEYS AND COUNSELORS AT LAW  
1330 Broadway, Suite 1530  
Oakland, CA 94612  
(415) 272-0433

ORDER GRANTING MOTION

89175425

02167083/5159.1

1 division (d), of the Code of Civil Procedure came on regularly for hearing by the court  
2 on June 16, 1989. Plaintiff appeared by counsel Eric R. DeWalt.

3 It appearing that defendants, Mitchell Brown and Marin Financial Corporation,  
4 having been regularly served with process, having failed to appear and answer plain-  
5 tiffs' complaint filed herein, and the default of these defendants having been duly  
6 entered; on application of plaintiffs to the court, and after having heard and con-  
7 sidered the evidence,

8 IT IS ORDERED that the motion be, and hereby is, granted and that judgment be  
9 entered quieting title to the property commonly known as 2855 Cypress Street, Oakland,  
10 California, and more fully described below, in favor of Plaintiffs and against Defen-  
11 dants Mitchell Brown and Marin Financial Corporation.

12 IT IS ORDERED that as of \_\_\_\_\_, 1989, William Schmohl, Gordon S. MacDonald,  
13 Robert V. Formanek, and Blair and Linda Jarcik and MFC-OP General Partnership plain-  
14 tiffs herein, were and currently are the owners concurrently, as partners, of a fee  
15 simple interest in the following real property, to wit:

16 Parcel One:

17 Block 770, as said Block is shown on the "Map of the Hougham Tract"  
18 filed June 10, 1875, in Book 4 of Maps at Page 8, in the office of the County  
19 Recorder in Alameda County, and Block 770, excepting therefrom that portion  
20 described in the deed by W.R. Ballinger and Son Investment Company to State  
21 of California, dated January 23, 1934 and recorded February 21, 1934, in Book  
22 2995 of Official Records of Alameda County at page 393, as said Block is  
23 shown on the "Map No. 2 of Watts Tract, Oakland" - filed November 17, 1876,  
24 in Book 6 of Maps at Page 13, in the office of the County Recorder of Alameda  
25 County, described as follows:

26 Beginning at the point of intersection of the southeastern line of Wood  
27 Street with the northeastern line of 26th Street, as said streets are shown  
28 on said "Map of the Hougham Tract"; Running thence along said line of 26th  
Street south 57° 43' 50" east 380 feet to the northwestern line of Willow  
Street, as said Willow Street is shown on the last mentioned map; thence  
along the last named line north 32° 16' 10" east 370.89 feet to the western  
line of the State Highway, known as Cypress Street, as said last named line  
is defined in the deed from W.R. Ballinger and Son Investment Company to  
State of California, dated January 23, 1934 and recorded February 21, 1934,  
in Book 2995 of Official Records of Alameda County at Page 393, thence along  
the last named line north 3° 05' east 336.55 feet to the southeastern line  
of 32nd, formerly "A" Street, as said last named street is shown on said "Map  
No. 2 of Watts Tract, Oakland"; thence along the last named line south 75°  
37' west 314.49 feet to the southeastern line of Wood Street, as said Wood

KENNEDY & WASSERMAN  
ATTORNEYS AND COUNSELORS AT LAW  
1228 Broadway, Suite 1500  
Oakland, CA 94612  
415777-0600

ORDER GRANTING MOTION

2

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02167083/5159.1

1 Street is shown on the last mentioned map; thence along the last named line  
2 and along the southeastern line of Wood Street, as said Wood Street is shown  
3 on said "Map of the Hougham Tract", south 32° 16' 10" west 436 feet to the  
4 point of beginning.

5 Excepting therefrom that portion described in the deed by W.R. Ballinger  
6 & Son Investment Co. to the California, Arizona and Santa Fe Railway Company,  
7 dated January 6, 1927 and recorded January 8, 1927, in Book 1459 of Official  
8 Records of Alameda County at page 353, described as follows:

9 Beginning at a point on the southeastern line of Wood Street, distant  
10 thereon northeasterly 85.16 feet from the northeastern line of 26th Street;  
11 thence continuing northeasterly along said southeastern line of Wood Street  
12 49.11 feet; thence southeasterly on the arc of a curve, concave easterly and  
13 having a radius of 225.65 feet, a distance of 186.10 feet to a point on said  
14 northeastern line of 26th Street, distant thereon 121.184 feet southeasterly  
15 from said southeastern line of Wood Street; thence northwesterly along said  
16 northeastern line of 26th Street 41.48 feet; thence northwesterly on the arc  
17 of a curve concave easterly and having a radius of 245.65 feet, a distance of  
18 117.75 feet to the point of beginning, being a portion of Block 770, as said  
19 block is shown on the "Map of the Hougham Tract" filed June 10, 1875, in Book  
20 4 of Maps at Page 8, in the office of the County Recorder of Alameda County.

21 Also excepting therefrom that portion described in the deed to the State  
22 of California from International Harvester Company a New Jarsay corporation,  
23 dated July 14, 1955, recorded September 8, 1955, Book 7776, page 211, Offi-  
24 cial Records.

25 Parcel Two:

26 Beginning at a point on the southeastern line of Wood Street distant  
27 thereon northeasterly 85.16 feet from the point of intersection thereof with  
28 the northeastern line of 26th Street; thence continuing northeasterly along  
said southeastern line of Wood Street 49.11 feet; thence southeasterly on the  
arc of a curve, concave easterly and having radius of 225.65 feet, a distance  
of 186.10 feet to a point on said northeastern line of 26th Street, distant  
thereon 121.184 feet southeasterly from said southeastern line of Wood  
Street; thence northwesterly along said northeastern line of 26th Street  
41.48 feet; thence northwesterly on the arc of a curve concave easterly and  
having a radius of 245.65 feet, a distance of 117.75 feet to the point of  
beginning.

22 ////

23  
24  
25  
26  
27  
28

KENNEDY & ASSOCIATES  
ATTORNEYS AND COUNSELORS  
1320 Broadway, Suite 1122  
Oakland, Ca 94612  
415.777.0433

ORDER GRANTING MOTION

85175425

02167083/5159.1

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Being a portion of Block 770, as said block is shown on the "Map of the Hougham Tract", filed June 10, 1875, in Book 4 of Maps at page 8, in the office of the County Recorder of Alameda County.

Assessor's Parcel No. 007-0584-001-02

Plaintiff MFC-OP Partnership owns an undivided twenty percent (20%) interest in the above described property.

Mitchell Brown and Marin Financial Corporation, defendants herein, own no right, title, estate, interest, or lien, whatever, in the property.

DATED: JUN 16 1989

By:   
JUDGE OF THE SUPERIOR COURT

CORREY S. WASSERMAN  
ATTORNEY AT LAW  
1230 Broadway, Suite 1100  
Oakland, CA 94612  
(415) 779-0411

ORDER GRANTING MOTION

85175425

The foregoing instruments are  
correct copies of the original  
on file in this office

ATTEST: JUN 28 1989



D-16

ORIGINAL

096 02167072

89-175426

FILED  
ALAMEDA COUNTY

JUN 16 1989

RENE C. DAVIDSON, County Clerk  
By Christina [Signature]

1 MELVIN L. KENNEDY  
2 ERIC R. DeWALT  
3 KENNEDY & WASSERMAN  
4 1330 Broadway, Suite 1530  
5 Oakland, CA 94612  
6 Telephone: (415) 272-0433  
7  
8 Attorneys for Plaintiffs

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF ALAMEDA

11 GORDON S. MACDONALD, WILLIAM SCHMOHL, as the Successor in  
12 Interest and Sole Heir to the Estate of LOUIS W. SCHMOHL, JR.,  
13 ROBERT V. FORMANEK, BLAIR and LINDA JARCIK, and MFC-OP GENERAL PARTNER-  
14 SHIP, NO: 620095-0  
15 DEFULT JUDGMENT BY COURT

16 Plaintiffs,  
17 v.

18 MARIN FINANCIAL CORPORATION, a California corporation; MITCHELL  
19 BROWN; CYPRESS GENERAL PARTNERSHIP, a California partnership; RICHARD  
20 K. ROBBINS; DON ROBBINS; JAMES ROBBINS; HOWARD and BETTY PINE;  
21 MARC SCHER; RICHARD HAMMITT; GIBRALTAR SAVINGS; DIANE WRIGHT, an  
22 individual; GEORGIA/DURANGO BOOT CO.; BLUE BELL, INC., a corpora-  
23 tion; and DOES 1 through 50, inclusive,

24 Defendants.

25 AND RELATED CROSS ACTION.

RECORDED AT REQUEST OF  
Chicago Title Ins. Co.  
At 8:30 A.M.  
JUN 30 1989  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

7/4

JUN 20 1989

26 This cause came on for hearing on June 16, 1989, before the Honorable  
27 WINTON MCKISBEN, Judge presiding. Zack Wasserman  
28 Eric R. DeWalt appearing for plaintiffs. It  
appearing that defendants, Mitchell Brown and Marin Financial Corporation, having been  
regularly served with process, having failed to appear and answer plaintiffs' complaint

DEFAULT JUDGMENT BY COURT

KENNEDY & WASSERMAN  
ATTORNEYS AND COUNSELORS AT LAW  
1330 Broadway, Suite 1530  
Oakland, CA 94612  
(415) 272-0433



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1 filed herein, and the default of these defendants having been duly entered; on applica-  
2 tion of plaintiffs to the court, and after having heard and considered the evidence,

3 IT IS ORDERED that plaintiffs shall have judgment in their favor quieting title to  
4 the property commonly known as 2855 Cypress Street, Oakland, California, and more fully  
5 described below, against defendants Mitchell Brown and Marin Financial Corporation.

6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that as of 6/1/89, 1989, the MFC-OP  
7 General Partnership was and is the owner of a fee simple undivided 20% interest in the  
8 following real property, to wit:

9 Parcel One:

10 Block 770, as said Block is shown on the "Map of the Hougham Tract"  
11 filed June 10, 1875, in Book 4 of Maps at Page 8, in the office of the County  
12 Recorder in Alameda County, and Block 770, excepting therefrom that portion  
13 described in the deed by W.R. Ballinger and Son Investment Company to State  
14 of California, dated January 23, 1934 and recorded February 21, 1934, in Book  
2995 of Official Records of Alameda County at page 393, as said Block is  
Shown on the "Map No. 2 of Watts Tract, Oakland" - filed November 17, 1876,  
in Book 5 of Maps at Page 13, in the office of the County Recorder of Alameda  
County, described as follows:

15 Beginning at the point of intersection of the southeastern line of Wood  
16 Street with the northeastern line of 25th Street, as said streets are shown  
17 on said "Map of the Hougham Tract"; Running thence along said line of 25th  
18 Street south 57° 43' 50" east 380 feet to the northwestern line of Willow  
19 Street, as said Willow Street is shown on the last mentioned map; thence  
20 along the last named line north 32° 16' 10" east 370.89 feet to the western  
21 line of the State Highway, known as Cypress Street, as said last named line  
22 is defined in the deed from W.R. Ballinger and Son Investment Company to  
23 State of California, dated January 23, 1934 and recorded February 21, 1934,  
24 in Book 2995 of Official Records of Alameda County at Page 393, thence along  
the last named line north 3° 05' east 336.55 feet to the southeastern line  
of 32nd, formerly "A" Street, as said last named street is shown on said "Map  
No. 2 of Watts Tract, Oakland"; thence along the last named line south 75°  
37' west 314.49 feet to the southeastern line of Wood Street, as said Wood  
Street is shown on the last mentioned map; thence along the last named line  
and along the southeastern line of Wood Street, as said Wood Street is shown  
on said "Map of the Hougham Tract", south 32° 16' 10" west 436 feet to the  
point of beginning.

25 Excepting therefrom that portion described in the deed by W.R. Ballinger  
26 & Son Investment Co. to the California, Arizona and Santa Fe Railway Company,  
dated January 6, 1927 and recorded January 8, 1927, in Book 1459 of Official  
Records of Alameda County at page 353, described as follows:

27 Beginning at a point on the southeastern line of Wood Street, distant  
28 thereon northeasterly 85.16 feet from the northeastern line of 25th Street;  
thence continuing northeasterly along said southeastern line of Wood Street  
49.11 feet; thence southeasterly on the arc of a curve, concave easterly and

ESTHERY & WASSERMAN  
ATTORNEYS AND COUNSELLORS AT LAW  
1320 Broadway, Suite 1320  
Oakland, CA 94612  
415-772-0222

DEFAULT JUDGMENT BY COURT

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1 having a radius of 225.65 feet, a distance of 186.10 feet to a point on said  
 2 northeastern line of 26th Street, distant thereon 121.184 feet southeasterly  
 3 from said southeastern line of Wood Street; thence northwesterly along said  
 4 northeastern line of 26th Street 41.48 feet; thence northwesterly on the arc  
 5 of a curve concave easterly and having a radius of 245.65 feet, a distance of  
 6 117.75 feet to the point of beginning, being a portion of Block 770, as said  
 7 block is shown on the "Map of the Hougham Tract" filed June 10, 1875, in Book  
 8 4 of Maps at Page 8, in the office of the County Recorder of Alameda County.

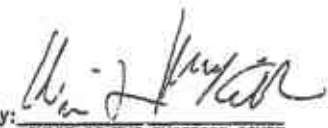
9 Also excepting therefrom that portion described in the deed to the State  
 10 of California from International Harvester Company a New Jersey corporation,  
 11 dated July 14, 1955, recorded September 8, 1955, Book 7776, page 211, Offi-  
 12 cial Records.

13 Parcel Two:

14 Beginning at a point on the southeastern line of Wood Street distant  
 15 thereon northeasterly 85.16 feet from the point of intersection thereof with  
 16 the northeastern line of 26th Street; thence continuing northeasterly along  
 17 said southeastern line of Wood Street 49.11 feet; thence southeasterly on the  
 18 arc of a curve, concave easterly and having radius of 225.65 feet, a distance  
 19 of 186.10 feet to a point on said northeastern line of 26th Street, distant  
 20 thereon 121.184 feet southeasterly from said southeastern line of Wood  
 21 Street; thence northwesterly along said northeastern line of 26th Street  
 22 41.48 feet; thence northwesterly on the arc of a curve concave easterly and  
 23 having a radius of 245.65 feet, a distance of 117.75 feet to the point of  
 24 beginning.

25 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Mitchell Brown and Marin  
 26 Financial Corporation, defendants herein, own no right, title, estate, interest, or  
 27 lien, whatever, in the property.

28 DATED: 6/16/89

BY:   
 JUDGE OF THE SUPERIOR COURT

KENNEDY & WASSERMAN  
 ATTORNEYS AT LAW  
 1000 Broadway, Suite 1000  
 Oakland, CA 94612  
 (415) 779-1000

DEFAULT JUDGMENT BY COURT

85175426

*A*  
~~The foregoing instruments are  
correct copies of the original  
on file in this office~~  
ATTEST: ~~JUN 27 1989~~  
RENE C. DAVIDSON, County Clerk  
County of Santa Clara, State of California  
BY: ~~[Signature]~~ DEPUTY

The foregoing instruments are  
correct copies of the original  
on file in this office  
ATTEST: JUN 26 1989

RENE C. DAVIDSON, County Clerk  
County of Santa Clara, State of California  
BY: ~~[Signature]~~ DEPUTY

RECORDING REQUESTED BY  
AND MAIL TO:

90-328116

Order No. \_\_\_\_\_  
WHEN RECORDED MAIL TO

RECORDING SERVICE DEPT. OF PUBLIC UTILITIES  
OF CALIFORNIA  
RENE G. DAVIDSON CO. RECORDER

Name: GRAVES, ALLEN, CORNELIUS & CELESTRE  
Street Address: 2101 Webster Street, Ste. 1600  
City & State: Oakland, CA 94612

6/3

\*90 DEC 14 PM 3 37

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO  
Name: CYPRESS PROPERTY, a California  
Street Address: Limited Partnership  
1120 Nye Street  
City & State: San Rafael, CA 94901

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 0  
 Computed on full value of property conveyed, or  
 Computed on full value less liens.  
 Unincorporated area  City of Oakland  
Tax Parcel No. 007-0584-001-02

# GRANT DEED

Property totally encumbered  
w/o transfer tax due Alameda  
County

RICHARD K. ROBBINS (hereafter Grantor)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DOES Hereby Grant To

CYPRESS PROPERTY, a California Limited Partnership, an undivided 80% interest in

the real property in the City of Oakland, County of Alameda,  
State of California, described as follows:

2801 and 2855 Cypress Street, Oakland, more particularly described  
in Exhibit A attached.

The said undivided 80% interest constitutes the entire interest in the  
property titled to Grantor.

Oakland  
CITY OF OAKLAND  
9.5

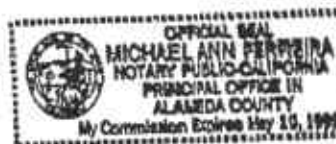
*[Handwritten signature]*

Dated December 12, 1990  
STATE OF CALIFORNIA, COUNTY OF Alameda } SS

On December 13, 1990, before me,  
the undersigned, a Notary Public in and for said County and State, personally  
appeared Richard K. Robbins

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 that  
he executed the same.

Michael Ann Ferreira  
(Notary signatory)  
*[Handwritten signature]*  
("Notary's name shall be typed or legibly printed")  
(Sec. 8205 - Government Code 1959)



## California Land Title Company of Marin

- 700 IRWIN AT SECOND • P.O. BOX 711 • SAN RAFAEL, CA 94915 • (415) 454-8323
- 7120 REDWOOD BLVD. • P.O. BOX 645 • NOVATO, CA 94947 • (415) 897-8157
- 650 EAST BLITHEDALE AVE. • MILL VALLEY, CA 94941 • (415) 383-8410
- 811 BIR FRANCIS DRAKE BLVD. • GREENBRAE, CALIFORNIA 94904 • (415) 461-7474

CLTM 41 (7/87)

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

## CITY OF OAKLAND

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 351, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

(CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAN TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAN TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

92 272556

Recorded at the request of:

GRAVES, ALLEN, CORNELIUS & CELESTRE

RECORDED IN OFFICIAL RECORDS  
OF ALAMEDA COUNTY, CALIF.  
PATRICK O'CONNELL  
COUNTY RECORDER

When Recorded Return to:

'92 AUG 19 PM 1 53

Michael Ann Ferreira  
Graves, Allen, Cornelius & Celestre  
2101 Webster Street, Suite 1600  
Oakland, California 94612

8  
944  
1788

108

RELEASE OF JUDGMENT LIEN

¶1. On June 21, 1984 a judgment in favor of Diane Wright whose address is c/o: Jefferson Frazier, Esq., Miller Starr & Regalia, One Kaiser Plaza, Suite 1650, Oakland, California was entered against judgment debtor Mitchell Brown in Alameda County Superior Court, Action Number 561429-3.

¶2. An Abstract of Judgment was recorded in the official records of Alameda County, California on September 12, 1984 as document number 84-185391. A judgment lien attached to the real property commonly known as 2801 and 2855 Cypress Street, Oakland, Alameda County, California.

¶3. For valuable consideration, consisting of an interest in a promissory note secured by property located at 2801 and 2855 Cypress Street, Oakland, Alameda County, California, receipt of which is hereby acknowledged, Diane Wright hereby releases the above-described judgment lien from the property commonly known as 2801 and 2855 Cypress Street, Oakland, Alameda County, California and legally described as:

PARCEL ONE:

Block 770, as said block is shown on the "Map of the Hougham Tract" filed June 10, 1875, in Book 4 of Maps at page 8, in the office of the county recorder of Alameda County, and block

A 18064-100

770, excepting therefrom that portion described in the deed by W. R. Ballinger and Son Investment Company to State of California, dated January 23, 1934 and recorded February 21, 1934, in Book 2995 of Office Records of Alameda County at page 393, as said block is shown on the "Map No. 2 of Watts Tract, Oakland" - filed November 17, 1876, in Book 6 of Maps at page 13, in the Office of the County Recorder of Alameda County, described as follows:

Beginning at the point of intersection of the Southeastern line of Wood Street with the Northeastern line of 26th Street, as said streets are shown on said "Map of the Hougham Tract"; running thence along said line of 26th Street South 57 degrees 43' 50" East 380 feet to the Northwestern line of Willow Street, as said Willow Street is shown on the last mentioned Map; thence along the last named line North 32 degrees 16' 10" East 370.89 feet to the Western line of the State Highway, known as Cypress Street, as said last named line is defined in the deed from W. R. Ballinger and Son Investment Company to State of California, dated January 23, 1934 and recorded February 21, 1934, in Book 2995 of Official Records of Alameda County at page 393; thence along the last named line North 3 degrees 05' East 336.55 feet to the Southeastern line of 32nd, formerly "A" Street, as said last named street is shown on said "Map No. 2 of Watts Tract, Oakland"; thence along the last named line South 75 degrees 37' West 314.49 feet to the Southeastern line of Wood Street, as said Wood Street is shown on the last mentioned map; thence along the last named line and along the Southeastern line of Wood Street, as said Wood Street is shown on said "Map of the Hougham Tract", South 32 degrees 16' 10" West 436 feet to the point of beginning.

Excepting therefrom that portion described in the Deed by W. R. Ballinger & Son Investment Co. to the California, Arizona and Santa Fe Railway Company, dated January 6, 1927 and recorded January 8, 1927, in Book 1459 of Official Records of Alameda County at page 353, described as follows:



Beginning at the point on the Southeastern line of Wood Street, distant thereon Northeasterly 85.16 feet from the Northeastern line of 26th Street; thence continuing Northeasterly along said Southeastern line of Wood Street 49.11 feet; thence Southeasterly on the arc of a curve, concave Easterly and having a radius of 225.65 feet, a distance of 186.10 feet to a point on said Northeastern line of 26th Street, distant thereon 121.184 feet Southeasterly from said Southeastern line of Wood Street; thence Northwesterly along said Northeastern line of 26th Street 41.48 feet; thence Northwesterly on the arc of a curve concave Easterly and having a radius of 245.65 feet, a distance of 117.75 feet to the point of beginning, being a portion of block 770, as said block is shown on the "Map of the Hougham Tract" - filed June 10, 1875, in Book 4 of Maps at page 8, in the Office of the County Recorder of Alameda County.

Also excepting therefrom that portion described in the deed to the State of California from International Harvester Company, a New Jersey Corporation, dated July 14, 1955, recorded September 8, 1955, Book 7776, page 211, Official Records.

**PARCEL TWO**

Beginning at a point on the Southeastern line of Wood Street distant thereon Northeasterly 85.16 feet from the point of intersection thereof with the Northeastern line of 26th Street; thence continuing Northeasterly along said Southeastern line of Wood Street 49.11 feet; thence Southeasterly on the arc of a curve, concave Easterly and having a radius of 225.65 feet, a distance of 186.10 feet to a point on said Northeastern line of 26th Street 41.48 feet; thence Northwesterly on the arc of a curve concave easterly and having a radius of 245.65 feet, a distance of 117.75 feet to the point of beginning.

Being a portion of block 770, as said block is shown on the "Map of the Hougham Tract", filed June 10, 1875, in Book 4 of Maps at page 8, in the office of the County Recorder of Alameda County.

Assessor's Parcel No. 007-0584-001-02

Dated: October 1990

*Diane Wright*  
Diane Wright  
*Diane Wright*

*November 1, 1990*

STATE OF CALIFORNIA )  
INDIVIDUAL )  
COUNTY OF ALAMEDA ) ss. )

On October 1, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Diane Wright personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

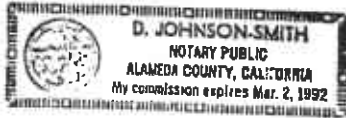
State of CALIFORNIA  
County of ALAMEDA } SS.

On this the 1ST day of NOVEMBER 1990 before me,

D. JOHNSON-SMITH

the undersigned Notary Public, personally appeared

DIANE WAIGHT



personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) DS subscribed to the  
within instrument, and acknowledged that SHE executed it.  
WITNESS my hand and official seal.

D. Johnson-Smith  
Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT.

Title or Type of Document RELEASE OF JUDGMENT LIEN  
Number of Pages 4 Date of Document 11-1-90  
Signer(s) Other Than Named Above NONE

7122-018

NATIONAL NOTARY ASSOCIATION • 828 Park Ave. • P.O. Box 7184 • Chicago Park, IL 60647-7184

Street Address: Same as above.  
City State Zip

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
 OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE

Chicago Title Company  
Signature of Declarant or Agent determining tax. Firm Name



# GRANT DEED

(Escrow No. 18064 KO)

(PARTNERSHIP)

By this instrument dated June 15, 1992, for a valuable consideration,  
MFC-OP General Partnership

hereby GRANTS to

Cypress Property, a California limited partnership all of its 20% interest in and to

the following described Real Property in the State of California, County of Alameda  
City of Oakland

Please refer to Exhibit "A" attached hereto and made a part hereof for legal description.

Assessor's Parcel Number: 007-0584-001-02

MFC-OP General Partnership

By: Gordon S. Macdonald, General Partner

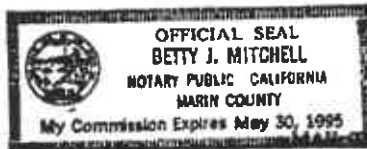
By: William Schmoell, Jr., General Partner

By: Robert V. Formanek, General Partner

By: Linda Jarcik, General Partner

By: Blair Jarcik, General Partner

STATE OF CALIFORNIA } SS. On July 15, 1992, before me the undersigned, a Notary Public in and for  
COUNTY OF Marin } said County and State, personally appeared Gordon S. Macdonald  
the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.



Notary's Signature: Betty J. Mitchell

X STATEMENTS AS DIRECTED ABOVE

B 18064-KO

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

## CITY OF OAKLAND

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

Street Address Same as above.  
City State Zip

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
 OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE  
Chicago Title Company  
Signature of Declarant or Agent determining tax. Firm Name



# GRANT DEED

(Escrow No. 18064 KO)

(PARTNERSHIP)

By this instrument dated June 15, 1992 for a valuable consideration.

MPC-OP General Partnership

hereby GRANTS to

Cypress Property, a California limited partnership all of its 20% interest in and to

the following described Real Property in the State of California, County of Alameda

City of Oakland

Please refer to Exhibit "A" attached hereto and made a part hereof for legal description.

Assessor's Parcel Number: 007-0584-001-02

MPC-OP General Partnership

By: Gordon S. Macdonald, General Partner

By: William Schmoehl, Jr., General Partner

By: Robert V. Formanek, General Partner

By: Linda Jarock, General Partner

By: Blair Jarock, General Partner

STATE OF CALIFORNIA } SS. On July 15, 1992 before me, the undersigned, Notary Public in and for  
COUNTY OF Marin } said County and State, personally appeared Gordon S. Macdonald known to me to be one of  
the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.



Notary's Signature Betty J. Mitchell

X STATEMENTS AS DIRECTED ABOVE

B 18064-KO

92272557

STATE OF CALIFORNIA

COUNTY OF Alameda ) ss.

On 7-15-92 before me, (here insert the name and title of the officer, personally appeared

Gerard McDonald  
and Robert V. Formanek

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 \_\_\_\_\_

\_\_\_\_\_  
Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

CHICAGO TITLE

92272557

CHICAGO TITLE

COUNTY OF Alameda ) SS.

On 7/20/92 before me, (here insert the name and title of the officer), personally appeared Robert V. Formanek

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 George A. Taylor  
GEORGE A. TAYLOR

Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

STATE OF CALIFORNIA

COUNTY OF Marin ) SS.

On August 4, 1992 before me, (here insert the name and title of the officer), personally appeared Louis William Schaub

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 Carole Ann Baty

Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

CHICAGO TITLE

STATE OF CALIFORNIA

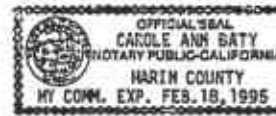
COUNTY OF Marin ) SS.

On August 4, 1992 before me, (here insert the name and title of the officer), personally appeared Linda Jarris

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 Carole Ann Baty

Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

CHICAGO TITLE

STATE OF CALIFORNIA

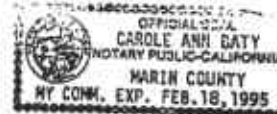
COUNTY OF Marin ) SS.

On August 4, 1992 before me, (here insert the name and title of the officer), personally appeared Blair Jarris

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 Carole Ann Baty

Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

CHICAGO TITLE



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

## CITY OF OAKLAND

PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND BLOCK 770, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET SOUTH 57° 43' 50" EAST 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE NORTH 32° 16' 10" EAST 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY, KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934 AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 393; THENCE ALONG THE LAST NAMED LINE NORTH 3° 05' EAST 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE SOUTH 75° 37' WEST 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927 AND RECORDED JANUARY 8, 1927, IN BOOK 1439 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID

EXHIBIT "A"  
(CONTINUED)

NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY A NEW JERSEY CORPORATION, DATED JULY 14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET DISTANT THEREON NORTHEASTERLY 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 007-0584-001-02

RECORDING REQUESTED BY  
 CHICAGO TITLE COMPANY  
 AND WHEN RECORDED MAIL TO

Page Street Properties  
 3 Embarcadero Court #1150  
 San Francisco, Ca. 94111

Recorded in Official Records, Alameda County  
 Patrick O'Connell, Clerk-Recorder



98283800 08:30am 08/17/98

084 437553 32 11 000062  
 A03 4 7.00 9.00 0.00 0.00 4024.35 66805.00  
 30.00 0.00 0.00

Escrow No. 9810485  
 Order No. 9810485

SPACE ABOVE THIS LINE FOR RECORDERS USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 4,034.31  
 DOCUMENTARY TRANSFER TAX IS \$2,871.00 (equity)/City Transfer tax is \$66,885.00

- unincorporated area  City of Oakland /
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 CYPRESS PROPERTY, A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANT(S) to  
 SEE GRANTEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

the following described real property in the City of Oakland  
 County of Alameda, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated August 12, 1998

STATE OF CALIFORNIA  
 COUNTY OF Alameda

On August 14 1998 before me,

Gisela I. Owens  
 a Notary Public in and for said County and State, personally appeared

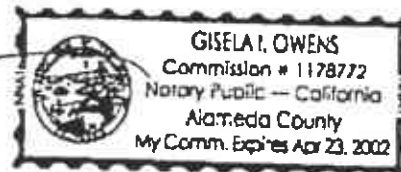
Richard K. Robbins

CYPRESS PROPERTY, A CALIFORNIA  
 LIMITED PARTNERSHIP

By: [Signature]  
 RICHARD K. ROBBINS, general partner

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 of Notary

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

001 -00/20/9714

(B) 9810485

98283800

Page 1

Escrow No. 9810485 -KIO

GRANTEE EXHIBIT

LEIGHTON R. TAYLOR, JR. AND LINDA P. TAYLOR, AS TRUSTEES OF THE RESTATEMENT OF  
DECLARATION OF TRUST LEIGHTON R. TAYLOR, JR. AND LINDA P. TAYLOR REVOCABLE TRUST  
CREATED UDT DATED FEBRUARY 11, 1981, AS TO AN UNDIVIDED 93.4 % INTEREST AND PAGE  
SP-V, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 6.60 % INTEREST,  
AS TENANTS IN COMMON

DELDGRTE (3/08/10) -c

Page 1

Escrow No. 9810485 -KIO

## LEGAL DESCRIPTION EXHIBIT

CITY OAKLAND

## PARCEL ONE:

BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT", FILED JUNE 10, 1875, IN BOOK 4 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934, AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 393, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 2 OF WATTS TRACT, OAKLAND" - FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS, AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF WOOD STREET WITH THE NORTHEASTERN LINE OF 26TH STREET, AS SAID STREETS ARE SHOWN ON SAID "MAP OF THE HOUGHAM TRACT"; RUNNING THENCE ALONG SAID LINE OF 26TH STREET, SOUTH 57° 43' 50" EAST, 380 FEET TO THE NORTHWESTERN LINE OF WILLOW STREET, AS SAID WILLOW STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE, NORTH 32° 16' 10" EAST, 370.89 FEET TO THE WESTERN LINE OF THE STATE HIGHWAY KNOWN AS CYPRESS STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE DEED FROM W. R. BALLINGER AND SON INVESTMENT COMPANY TO STATE OF CALIFORNIA, DATED JANUARY 23, 1934, AND RECORDED FEBRUARY 21, 1934, IN BOOK 2995 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 393; THENCE ALONG THE LAST NAMED LINE, NORTH 3° 05' EAST, 336.55 FEET TO THE SOUTHEASTERN LINE OF 32ND, FORMERLY "A", STREET, AS SAID LAST NAMED STREET IS SHOWN ON SAID "MAP NO. 2 OF WATTS TRACT, OAKLAND"; THENCE ALONG THE LAST NAMED LINE, SOUTH 75° 37' WEST, 314.49 FEET TO THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE AND ALONG THE SOUTHEASTERN LINE OF WOOD STREET, AS SAID WOOD STREET IS SHOWN ON SAID "MAP OF THE HOUGHAM TRACT", SOUTH 32° 16' 10" WEST, 436 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED BY W. R. BALLINGER & SON INVESTMENT CO. TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, DATED JANUARY 6, 1927, AND RECORDED JANUARY 8, 1927, IN BOOK 1459 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 353, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY, 85.16 FEET FROM THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET, 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET, 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 770, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE HOUGHAM TRACT" - FILED JUNE 10, 1875, IN BOOK 4 OF MAPS, AT PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA FROM INTERNATIONAL HARVESTER COMPANY, A NEW JERSEY CORPORATION, DATED JULY

DEED.EQL-08/08/8424

Page 2

Escrow No. 9810485 -KIO

## LEGAL DESCRIPTION EXHIBIT

14, 1955, RECORDED SEPTEMBER 8, 1955, BOOK 7776, PAGE 211, OFFICIAL RECORDS.

## PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF WOOD STREET, DISTANT THEREON NORTHEASTERLY, 85.16 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERN LINE OF 26TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERN LINE OF WOOD STREET, 49.11 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 225.65 FEET, A DISTANCE OF 186.10 FEET TO A POINT ON SAID NORTHEASTERN LINE OF 26TH STREET, DISTANT THEREON 121.184 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERN LINE OF WOOD STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERN LINE OF 26TH STREET, 41.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 245.65 FEET, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING.

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ASSESSOR'S PARCEL NO. 007-0584-001-02