

Advance *Title* Research

PAX TRANSMITTAL

DATE: 1-10-92

TO: DOLAN FOSTER ENTERPRISES

ATTN: CRAIG BRANDT

NUMBER OF PAGES (INCLUDING COVER SHEET) 8

FROM: Diana

FAX NO. (415) 538-0702

RE: 1912 WEBSTER STREET
&
1900 WEBSTER STREET

IF YOU DO NOT RECEIVE THE ENTIRE TRANSMITTAL OR IF IT IS ILLEGIBLE, PLEASE CALL THE NUMBER BELOW.

EXHIBIT A

1. E.O. Cochrane and Mary J. Cochrane acquired title to said lands prior to January 1, 1921.
 2. **DEED OF GIFT**
Dated : October 5, 1925
Grantor : E.O. Cochrane
Grantee : Mary J. Cochrane
Recorded : October 16, 1925, Instrument No. U-84990, Book 1099, Page 401
 3. **EXECUTORS DEED**
Dated : February 17, 1941
Grantor : Stanislaus Riley, Executor of the Estate of Mary J. Cochrane, Deceased
Grantee : George F. Goerl and Tessie Goerl, his wife
Recorded : March 19, 1941, Instrument No. OO-14875, Book 4019, Page 390
 4. **ADMINISTRATRIX DEED**
Dated : May 19, 1941
Grantor : Tessie S. Goerl, Administratrix of the Estate of George F. Goerl, Deceased
Grantee : Harold J. Goldbaum and Earl D. Gay, as to an undivided 1/2 interest
Recorded : May 29, 1941, Instrument No. OO-29642, Book 4086, Page 116
 5. **GRANT DEED**
Dated : May 19, 1941
Grantor : Tessie S. Goerl, a widow
Grantee : Harold J. Goldbaum and Earl D. Gay, as to an undivided 1/2 interest
Recorded : May 29, 1941, Instrument No. OO-29643, Book 4086, Page 117
 6. **DECREE OF DISTRIBUTION**
Dated : December 29, 1950
Grantor : Harold J. Goldbaum, Deceased
Grantee : Frances S. Goldbaum, as to an undivided 1/2 interest
Recorded : January 24, 1951, Instrument No. AF-6781, Book 6342, Page 593
 7. **MEMORANDUM OF LEASE**
Dated : April 14, 1966
Lessor : Earl D. Gay and Frances Goldbaum
Lessee : Signal Oil Company, a corporation
Recorded : June 16, 1966, Instrument No. AY-74111, Reel 1788, Page 561
- ASSIGNMENT OF LESSEE'S INTEREST IN LEASE**
Dated : March 29, 1967
Assignee : Humble Oil & Refining Company, a Delaware corporation
Recorded : April 14, 1967, Instrument No. AZ-33975, Reel 1947, Image 202

Continued on Page 3

Advance *Title* Research

Dolan Foster Enterprises
Attention: Craig Brandt
25546 Seaboard Lane
Hayward, California 94545

CHAIN OF TITLE REPORT

Effective Date: January 6, 1992 Fee: \$750.00 Order No.: 119709

According to those Public Records which, under the recording laws, impart constructive notice of matters relating to the interest, which was acquired by:

Dolan V. Foster, Trustee under the Foster Family Trust

pursuant to a Grant Deed in and to the land described as follows:

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

Lots 1, 2, 3 and 4, Block E, Map of the Shepardson Property, filed September 11, 1878, in Map Book 2, Page 48, Alameda County Records.

Commonly Known As : 1900 Webster Street
Alameda, California
Tax Parcel No. : 073-0426-012

Only the following matters affecting the ownership appear in such records subsequent to January 1, 1921 and are attached hereto and shown on EXHIBIT A.

ADVANCE TITLE RESEARCH
President


Robert C. Burke

EXHIBIT A

1. Louis Cherry and Pearl Cherry acquired title to Lots 1 and 2 prior to January 1, 1921.
2. John G. Lubben and Jessie Lubben acquired title to Lots 3 and 4 prior to January 1, 1921.
3. **GRANT DEED**
Dated : June 27, 1922
Grantor : Louis Cherry and Pearl Cherry, his wife
Grantee : M. Hollested and J. Dowling
Recorded : August 12, 1922, Instrument No. S-220925, Book 231, Page 335
Affects : Lots 1 and 2.
4. **GRANT DEED**
Dated : March 5, 1924
Grantor : John G. Lubben and Jessie Lubben, his wife
Grantee : J. Dowling and M. Hollested, Co-Partners, doing business as California Mill and Cabinet Company, formerly California Furniture Manufacturing Company
Recorded : March 7, 1924, Instrument No. T-102236, Book 636, Page 288
Affects : Lots 3 and 4.
5. **GRANT DEED**
Dated : July 1, 1927
Grantor : James H. Dowling, aka J. Dowling, and Annie Marie Dowling, his wife
Grantee : Magnus Hollested and Christine Hollested, his wife
Recorded : July 6, 1927, Instrument No. X-52892, Book 1639, Page 92
Affects : Lots 1, 2, 3 and 4.
6. **GRANT DEED**
Dated : January 23, 1928
Grantor : Magnus Hollested, aka M. Hollested and M. Hollested and Christine Hollested, his wife
Grantee : William A. Hood
Recorded : January 26, 1928, Instrument No. Y-6070, Book 1811, Page 33
7. **DECREE OF DISTRIBUTION**
Dated : June 27, 1934
Grantor : William A. Hood, deceased
Grantee : Elizabeth Fuller Acland Hood and Alexander William Fuller Acland Hood, her son
Recorded : June 27, 1934, Instrument No. EE-28189, Book 3058, Page 256

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EXHIBIT A (CONTINUED)

8. **MEMORANDUM OF LEASE**
Dated : January 31, 1938
Lessor : Elizabeth A. Hood and William A. Hood, her son
Lessee : Signal Oil Company, a corporation
Recorded : March 5, 1938, Instrument No. II-10382, Book 3609, Page 147
9. **MEMORANDUM OF LEASE**
Dated : October 4, 1948
Lessor : Elizabeth A. Hood and William A. Hood, her son
Lessee : Signal Oil Company, a corporation
Recorded : November 26, 1948, Instrument No. AC-89541, Book 5664, Page 459
10. **DEED OF GIFT**
Dated : April 30, 1942
Grantor : Elizabeth Acland Hood
Grantee : A.W. Hood
Recorded : September 24, 1951, Instrument No. AF-80432, Book 6542, Page 199
11. **MEMORANDUM OF LEASE**
Dated : October 1, 1951
Lessor : A.W. Hood
Lessee : Signal Oil Company, a corporation
Recorded : January 12, 1959, Instrument No. AQ-3440, Book 8898, Page 513
12. **GRANT DEED**
Dated : May 26, 1973
Grantor : A.W. Hood, aka Alexander William Hood
Grantee : A.W. Hood, as Trustee of the A.W. Hood Trust created by Declaration of Trust dated May 26, 1973
Recorded : May 31, 1973, Instrument No. 73-74016, Reel 3429, Image 957
13. **GRANT DEED**
Dated : March 5, 1974
Grantor : A.W. Hood, as Trustee of the A.W. Hood Trust created by Declaration of Trust dated May 26, 1973
Grantee : L.S.W. Company, a partnership
Recorded : May 20, 1974, Instrument No. 74-63553, Reel 3684, Image 62
14. **GRANT DEED**
Dated : May 14, 1974
Grantor : LSW Company, a partnership
Grantee : Dolan V. Foster and Dorothy M. Foster, Co-Trustees of the Dolan Foster Enterprises, Inc. Employees Pension Trust
Recorded : May 20, 1974, Instrument No. 74-63565, Reel 3684, Image 79

Continued on Page 4

EXHIBIT A (CONTINUED)

15. **SHORT FORM LEASE AGREEMENT**

Dated : February 28, 1974
Lessor : Dolan V. Foster and Dorothy M. Foster, Co-Trustees, The Dolan
Foster Enterprises, Inc. Employees Pension Trust
Lessee : Taco Bell, a California corporation
Recorded : May 20, 1974, Instrument No.74-63567, Reel 3684, Image 81

ASSIGNMENT OF LESSOR'S INTEREST IN LEASE

Dated : May 30, 1974
Assignee : Wells Fargo Bank
Recorded : May 31, 1974, Instrument No.74-70525, Reel 3695, Image 317

16. **GRANT DEED**

Dated : June 25, 1984
Grantor : Dolan V. Foster and Dorothy M. Foster, Co-Trustees of the Dolan
Foster Enterprises, Inc. Employees Pension Trust
Grantee : Dolan V. Foster, Trustee under the Foster Family Trust
Recorded : June 29, 1984, Instrument No.84-128265

END OF REPORT

Advance *Title* Research

Dolan Foster Enterprises
Attention: Craig Brandt
25546 Seaboard Lane
Hayward, California 94545

CHAIN OF TITLE REPORT

Effective Date: January 6, 1992 Fee: \$750.00 Order No.: 119710

According to those Public Records which, under the recording laws, impart constructive notice of matters relating to the interest, which was acquired by:

Dolan Foster Enterprises, a California corporation

pursuant to a Grant Deed in and to the land described as follows:

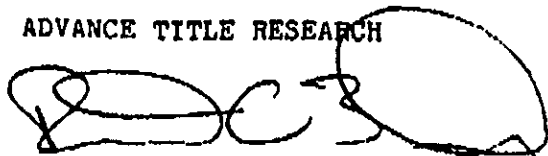
All that real property in the City of Alameda, County of Alameda, State of California, described as follows:

Lots 5 and 6, Block E, Map of the Shepardson Property, filed September 11, 1878, in Map Book 2, Page 48, Alameda County Records.

Commonly Known As : 1912 Webster Street
Alameda, California
Tax Parcel No. : 073-0426-013

Only the following matters affecting the ownership appear in such records subsequent to January 1, 1921 and are attached hereto and shown on EXHIBIT A.

ADVANCE TITLE RESEARCH



Robert C. Burke
President

EXHIBIT A (CONTINUED)

8. **GRANT DEED**
Dated : September 22, 1970
Grantor : Frances S. Goldbaum, a widow
Grantee : Frances S. Goldbaum, as to a Life Estate and Grace Ann Smith,
as to the Remainder
Recorded : September 24, 1970, Instrument No.80-103692, Reel 2698, Image 96
9. **DECREE OF DISTRIBUTION**
Dated : May 1, 1974
Grantor : Earl D. Gay, deceased
Grantee : Vesta W. Gay, a widow, as to an undivided 1/4 interest; and Vesta
W. Gay and John Walter Burroughs, as Trustees under the Last Will
and Testament of Earl D. Gay, Deceased, as to an undivided 1/4
interest
Recorded : May 29, 1974, Instrument No.74-68168, Reel 3691, Image 271
10. **GRANT DEED**
Dated : November 7, 1974
Grantor : Frances S. Goldbaum, a widow, and Grace Ann Smith
Grantee : Dolan Foster Enterprises, a California corporation, as to an
undivided 1/2 interest
Recorded : November 19, 1974, Instrument No.74-147938, Reel 3818, Image 505
11. **GRANT DEED**
Dated : November 7, 1974
Grantor : Vesta W. Gay, a widow; and Vesta W. Gay and John Walter Burroughs,
as Trustees under the Last Will and Testament of Earl D. Gay,
Deceased
Grantee : Dolan Foster Enterprises, a California corporation, as to an undivided
1/2 interest
Recorded : November 19, 1974, Instrument No.74-147939, Reel 3818, Image 506

END OF REPORT