



OLD REPUBLIC TITLE COMPANY

601 ALLERTON STREET • REDWOOD CITY, CA • 94063 • (650) 365-8080 • Fax: (650) 364-6023

PRELIMINARY REPORT

Issued for the sole use of:

SANDIS HUMBER JONES
1700 BROADWAY #300
OAKLAND, California 94612

Attention: Chris Phan

Our Order No. 0307007121

Reference

When Replying Please Contact:

Steve Johnson (650) 365-8080

Property Address: 3300 College Drive, San Bruno, CA

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies may be set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 13th, 2004, at 7:30 A.M.

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For Exceptions Shown or Referred to, See Attached

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The form of policy of title insurance contemplated by this report is:

MAP FILING REPORT.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

a FEE.

Title to said estate or interest at the date hereof is vested in:

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, a community college district of the County of San Mateo, State of California, also known as The San Mateo Community College District

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The land referred to in this Report is situated in the County of San Mateo, City of San Bruno,
State of California, and is described as follows:

PARCEL ONE:

Parcel B, as delineated upon that certain Map entitled "PARCEL MAP, SKYLINE COLLEGE, LANDS OF SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA", filed for record in the Office of the Recorder of the County of San Mateo, State of California, on May 11th, 2001 in Volume 73 of Parcel Maps, at Page 75.

A.P.N. 017-080-080
017-080-110
017-080-050

J.P.N. 017-008-080-08
017-008-080-09

PARCEL TWO:

All that real property situate in the City of San Bruno, County of San Mateo, State of California, being all of the lands described in those certain Grant Deeds, filed for record on April 8, 1958 in Book 3374 of Official Records at Pages 156 through 162, inclusive, San Mateo County, and a portion of the lands described in that certain Grant Deed, filed for record on April 8, 1958 in Book 3374 of Official Records at Pages 163 and 164, San Mateo County, and all of the lands described in those certain Grant Deeds, filed for record on April 17, 1959 in Book 3583 of Official Records at Pages 405 through 413, inclusive, San Mateo County, and all of the lands described in that certain Grant Deed, filed for record on June 17, 1959 in Book 3621 of Official Records at Pages 67 through 69, inclusive, San Mateo County, and being more particularly described as follows:

BEGINNING at the most southerly corner of the Subdivision shown on that certain Map entitled "PACIFIC HEIGHTS NO. 1", filed for record on May 21, 1957 in Book 47 of Maps at Pages 24 and 25, in the Office of the Recorder of San Mateo County; thence along the Southwesterly boundary line of said subdivision the following five courses, North 34° 35' 00" West, 50.00 feet; thence North 55° 25' 00" East, 110.00 feet; thence North 34° 35' 00" West, 100.00 feet; thence South 55° 25' 00" West, 110.00 feet; thence North 34° 35' 00" West, 420.09 feet to the most easterly corner of the Subdivision shown on that certain Map entitled "PACIFIC HEIGHTS NO. 3", filed for record on February 27, 1959 in Book 50 of Maps at Page 37, in the Office of the Recorder of San Mateo County; thence along the southerly boundary line of said subdivision, South 55° 24' 00" West, 362.35 feet; thence continuing along said line, South 89° 50' 50" West, 249.98 feet to a point on the easterly boundary line of the Subdivision shown on that certain Map entitled "PACIFIC HEIGHTS NO. 4", filed for record on May 19, 1959 in Book 51 of Maps at Page 23, in the Office of the Recorder of San Mateo County; thence along said boundary line the following three courses, South 0° 09' 58" East, 344.55 feet; thence South 16° 47' 12" West, 179.59 feet; thence South 29° 53' 12" West, 147.85 feet to the most westerly corner of the lands described in said Grant Deed, recorded in Book 3621 of Official Records at Pages 67 through 69; thence along the southerly line of said lands, South 72° 07' 08" East, 565.98 feet to the most southerly corner of said lands; thence along the southeasterly

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line of said lands and the northwesterly line of the lands described in that certain Grant Deed, filed for record on June 17, 1959 in Book 3621 of Official Records at Pages 64 through 66, inclusive, San Mateo County, North 39° 29' 15" East 719.80 feet to the Point of Beginning.

A.P.N. 017-030-610

J.P.N. 017-003-030-61

PARCEL THREE:

LOT A, BLOCK 8, as delineated upon that certain Map entitled "PACIFIC HEIGHTS NO. 3, SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA", filed for record in the Office of the Recorder of the County of San Mateo, State of California, on February 27th, 1959 in Book 50 of Maps, at Page 37.

A.P.N. 017-014-010

J.P.N. 017-001-014-01

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At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2004-2005 as follows:

Assessor's Parcel No. : 017-080-080
Code No. : 10-007
1st Installment : \$ NO TAX DUE
2nd Installment : \$ NO TAX DUE

Affects Parcel One.

2. Taxes and assessments, general and special, for the fiscal year 2004-2005 as follows:

Assessor's Parcel No. : 017-080-110
Code No. : 10-007
1st Installment : \$ 3.75 NOT Marked Paid
2nd Installment : \$ 3.75 NOT Marked Paid

Affects Parcel One.

3. Taxes and assessments, general and special, for the fiscal year 2004-2005 as follows:

Assessor's Parcel No. : 017-080-150
Code No. : 10-007
1st Installment : \$ 7.50 NOT Marked Paid
2nd Installment : \$ 7.50 NOT Marked Paid

Affects Parcel One.

4. Taxes and assessments, general and special, for the fiscal year 2004-2005 as follows:

Assessor's Parcel No. : 017-030-610
Code No. : 10-022
1st Installment : \$ 7.50 NOT Marked Paid
2nd Installment : \$ 7.50 NOT Marked Paid

Affects Parcel Two.

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5. Taxes and assessments, general and special, for the fiscal year 2004-2005 as follows:

Assessor's Parcel No. : 017-014-010
Code No. : 10-035
1st Installment : \$ NO TAX DUE
2nd Installment : \$ NO TAX DUE

Affects Parcel Three.

6. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

7. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California,

Recorded : February 28th, 1924 in Book 104 of Official Records, Page 348

Affects Parcel One.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : Pacific Gas and Electric Company, a California corporation
For : Pipe line for conveying gas with necessary accessories and the right of ingress and egress thereto
Recorded : April 16th, 1932 in Book 558 of Official Records, Page 269
Affects : Parcel One

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The United States of America
For : Road
Recorded : November 7th, 1941 in Book 988 of Official Records, Page 205
Affects : Parcel One

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted to : United States of America
For : Road purposes
Recorded : November 7th, 1941 in Book 997 of Official Records, Page 69
Affects : Parcel One

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11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The United States of America
For : Water line
Recorded : April 11th, 1944 in Book 1095 of Official Records, Page 483
Affects : Parcel One

12. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The City of San Bruno, a municipal corporation
For : Sanitary sewers, water supply lines and appurtenances, storm drainage facilities and underground public utilities
Recorded : December 4th, 1957 in Book 3316 of Official Records, Page 58
Affects : Parcel One

13. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, California corporations
For : Single line of poles and wires with guys, anchors, crossarms and other fixtures, and additional anchors with appurtenant guy wires and fixtures
Recorded : November 6th, 1958 in Book 3487 of Official Records, Page 492
Affects : Parcel One

14. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Reserved by: Consumers Ice Company, a corporation
For : Roadway and public utility purposes
Recorded : December 19th, 1958 in Book 3515 of Official Records, Page 5
Affects : Parcel One

15. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Reserved by: Consumers Ice Company, a corporation
For : Utilities and roads
Recorded : December 19th, 1958 in Book 3515 of Official Records, Page 5
Affects : Parcel One

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16. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Reserved by: California Pacific Title Insurance Company, a corporation
For : Roadway and public utility purposes
Recorded : December 19th, 1958 in Book 3515 of Official Records, Page 11
Affects : Parcel One

17. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted to : Pacific Gas and Electric Company, a California corporation
For : Line of poles
Recorded : January 22nd, 1959 in Book 3534 of Official Records, Page 53
Affects : a three-foot strip in the Easterly portion of Parcel Two

18. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted to : Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, California corporations
For : Line of poles
Recorded : January 22nd, 1959 in Book 3534 of Official Records, Page 55
Affects : a 25-foot wide strip in the Easterly portion of Parcel Two

19. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed Map, as referenced in Parcel Three.

For : Public utilities
Affects : the Southerly 10 feet of Parcel Three

20. Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : Declaration
Executed by: Ysabel Land Co., a corporation
Recorded : March 27th, 1959 in Book 3571 of Official Records, Page 390

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NOTE: "If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Affects Parcel Three.

21. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The City of San Bruno, a municipal corporation
For : Roadway and public utility
Recorded : September 6th, 1960 in Book 3855 of Official Records, Page 58
Affects : Parcel One

22. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The Pacific Telephone and Telegraph Company, a corporation, and
Pacific Gas and Electric Company, a corporation
For : Overhanging crossarms, wires, cables, fixtures and appurtenances
Recorded : October 13th, 1960 in Book 3874 of Official Records, Page 538
Affects : Parcel One

23. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : North Coast County Water District, a public corporation
For : Water main or mains and appurtenances
Recorded : March 12th, 1962 in Book 4163 of Official Records, Page 135
Affects : Parcel One

24. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The City of San Bruno, a municipal corporation
For : Water line
Recorded : June 4th, 1962 in Book 4219 of Official Records, Page 524
Affects : Parcel One

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25. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The City of San Bruno, a general law city of the County of San Mateo
For : Public road
Recorded : October 3rd, 1968 in Book 5540 of Official Records, Page 9
Affects : Parcel One

26. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : The Pacific Telephone and Telegraph Company
For : Communication facilities
Recorded : March 18th, 1974 in Book 6572 of Official Records, Page 291
Affects : Parcel One

27. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Longview Drive and College Drive.

28. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted to : City of San Bruno, a California Municipal Corporation
For : Street and public utilities purposes
Recorded : April 11th, 1990 in Official Records, under Recorder's Serial Number
90048099
Affects : Parcel One

29. Site Lease upon the terms, covenants, and conditions contained therein.

Lessor : San Mateo County Community College District
Lessee : State Public Works Board of the State of California
Dated : March 1st, 1994
Recorded : April 6th, 1994 in Official Records, under Recorder's Serial
Number 94061657

Affects Parcel One.

30. Facility Lease upon the terms, covenants, and conditions contained therein.

Lessor : State Public Works Board of the State of California
Lessee : San Mateo County Community College District
Dated : March 1st, 1994
Recorded : April 6th, 1994 in Official Records, under Recorder's Serial
Number 94061658

Affects Parcel One.

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NOTE: Modification/amendment of the terms of said lease,

Executed

By and Between : State Public Works Board of the State of California; and San Mateo County Community College District
Dated : October 1st, 1998
Recorded : February 19th, 1999 in Official Records, under Recorder's Serial Number 99029598

31. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed Map, as referenced in Parcel One.

For : Ingress, egress and utilities
Affects : Parcel One

32. Recitals shown or noted upon a map as follows:

Map Entitled : Parcel Map, Skyline College
Filed On : May 11th, 2001 in Book 73 of Parcel Maps, at Page 75
Which Says : as set out in the Owner's Statement, and Note Section

33. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the facts shown on the plat of a survey made by Brian-Kangas-Foulk, on June 27th, 2002, designated Job No. 20000178-50, as follows:

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- A. Off line fences and walls meandering in and out of the Northeasterly, Northwesterly, and Westerly lines of Parcel Two;
- B. Fence along the Easterly line of Parcel Three off line to the West, together with fenced-off access to said Parcel Three at both exits/entrances;
- C. Existing overhead wires at points along the Northeasterly and Northwesterly lines of Parcel Two, and the Southerly line of Parcel Three, together with existing guy wires and joint poles;
- D. Existing utility lines noted within said property for underground storm drain, sanitary sewer, underground gas, underground electric and water;
- E. Existing water lines noted running entirely across said property, and running in part, under existing improvements;
- F. Residential landscaping apparently extending into Parcel Two at points along the Northeasterly, Northwesterly and Westerly lines;
- G. Existing sheds extending into Parcel Two in the vicinity of the Northerly corner by 2.8 and 4.3 inches, together with a wood fence 3.9 inches in;
- H. Existing access and parking extending into adjacent lands to the Southeast at the Southerly corner of Parcel Two;
- I. Any rights for access and parking that may exist over the so-called "street access" areas and their extensions in the general Northeasterly portion of Parcel Two.
34. Any unrecorded and subsisting leases.
35. Easements for any existing public utilities, including but not limited to, facilities of the Vestee.

SJ/mc

CC: 3 SANDIS HUMBER JONES, 1700 BROADWAY #300, OAKLAND, CA 94612, Attn:
Chris Phan

**CALIFORNIA LAND TITLE ASSOCIATION
HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. Land use
 - d. improvements on the Land
 - e. Land division
 - f. environmental protection
- This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date
- This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
 3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to US, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS**

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

- (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated
 5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
 6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorney's fees, and expenses resulting from:

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

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records
4. Discrepancies, conflict in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters expected under (a), (b) or (c) are shown by the public records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (1992) SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or creating subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (1987) EXCLUSIONS

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning:
land use
improvements on the land
land division

environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risk

2. The right to take the land by condemning it, unless:

3. Title Risks:

that are created, allowed, or agreed to by you
that are known to you, but not to us, on the Policy Date – unless they appear in the Public Records.

That result in no loss to you
That first affect you title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.

4. Failure to pay value for your title.

5. Lack of a right:

to any land outside the area specifically described and referred to Item 2 of Schedule A
or
in street, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (1987) WITH REGIONAL EXCEPTIONS
EXCLUSIONS**

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulation concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Item 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records on the Policy Date.
 - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.

3. Title Risks:

that are created, allowed, or agreed to by you
that are known to you, but not to us, on the Policy Date – unless they appear in the public records.

that result in no loss to you
that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.

4. Failure to pay value for you title.

5. Lack of a right:

to any land outside the area specifically described and referred to in Item 3 of Schedule A
or
in streets, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

REGIONAL EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorney's fees, and expenses resulting from

1. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by making inquiry of parties in possession of the land.
2. Any liens or easements not shown by the Public Records. However, this does not limit the affirmative coverage in Item 8 of Covered Title Risks.
3. Any facts about the land not shown by the Public Records which a correct survey would disclose. However, this does not limit the affirmative coverage in Item 12 of Covered Title Risks.
4. (a) Any water rights or claims or title to water in or under the land; (b) unpatented mining claims; (c) reservations or exceptions in patents or in acts authorizing the issuance thereof.

MAY 7, 2001

OLD REPUBLIC TITLE COMPANY

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements.

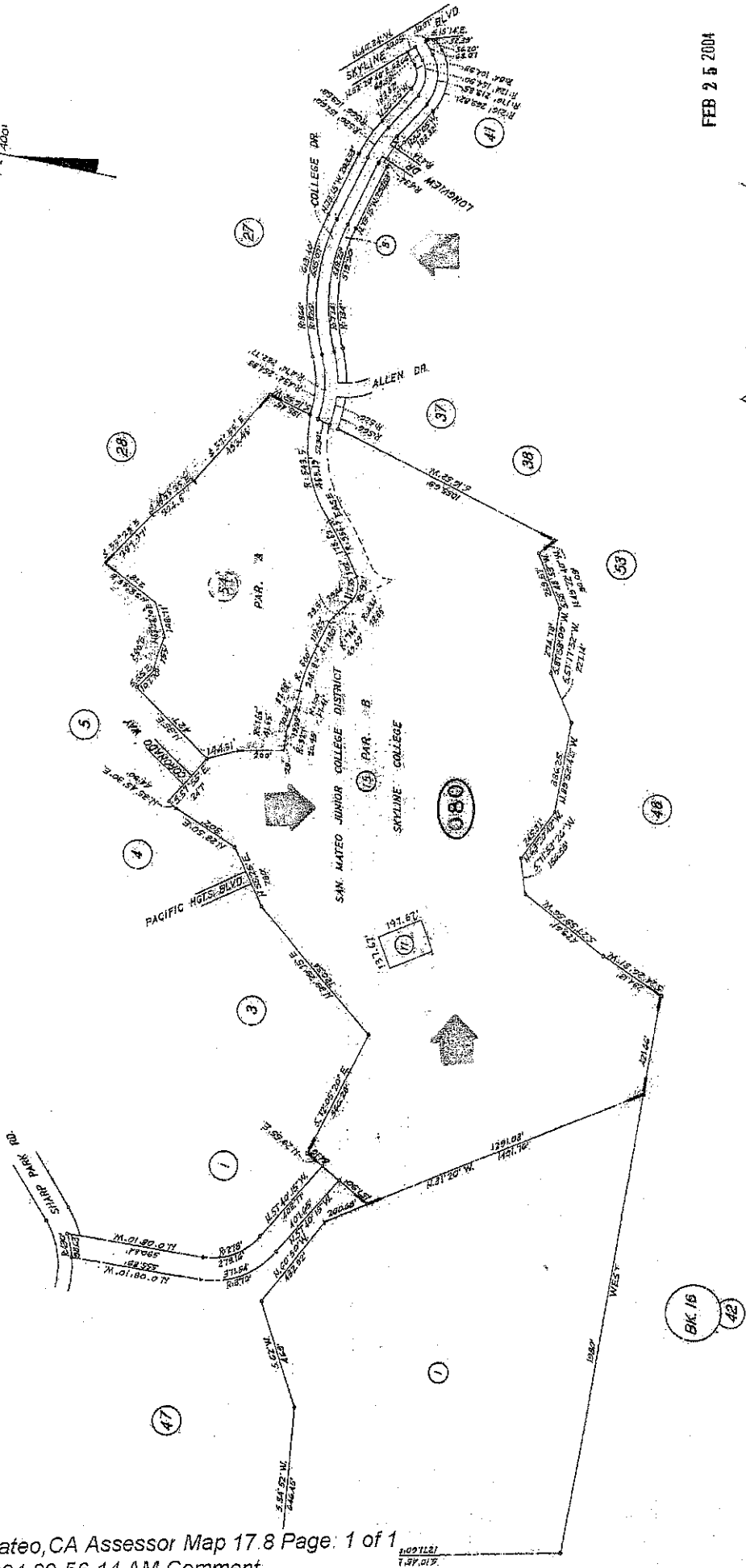
- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA-SHOWN. PARCELS MAY OR MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

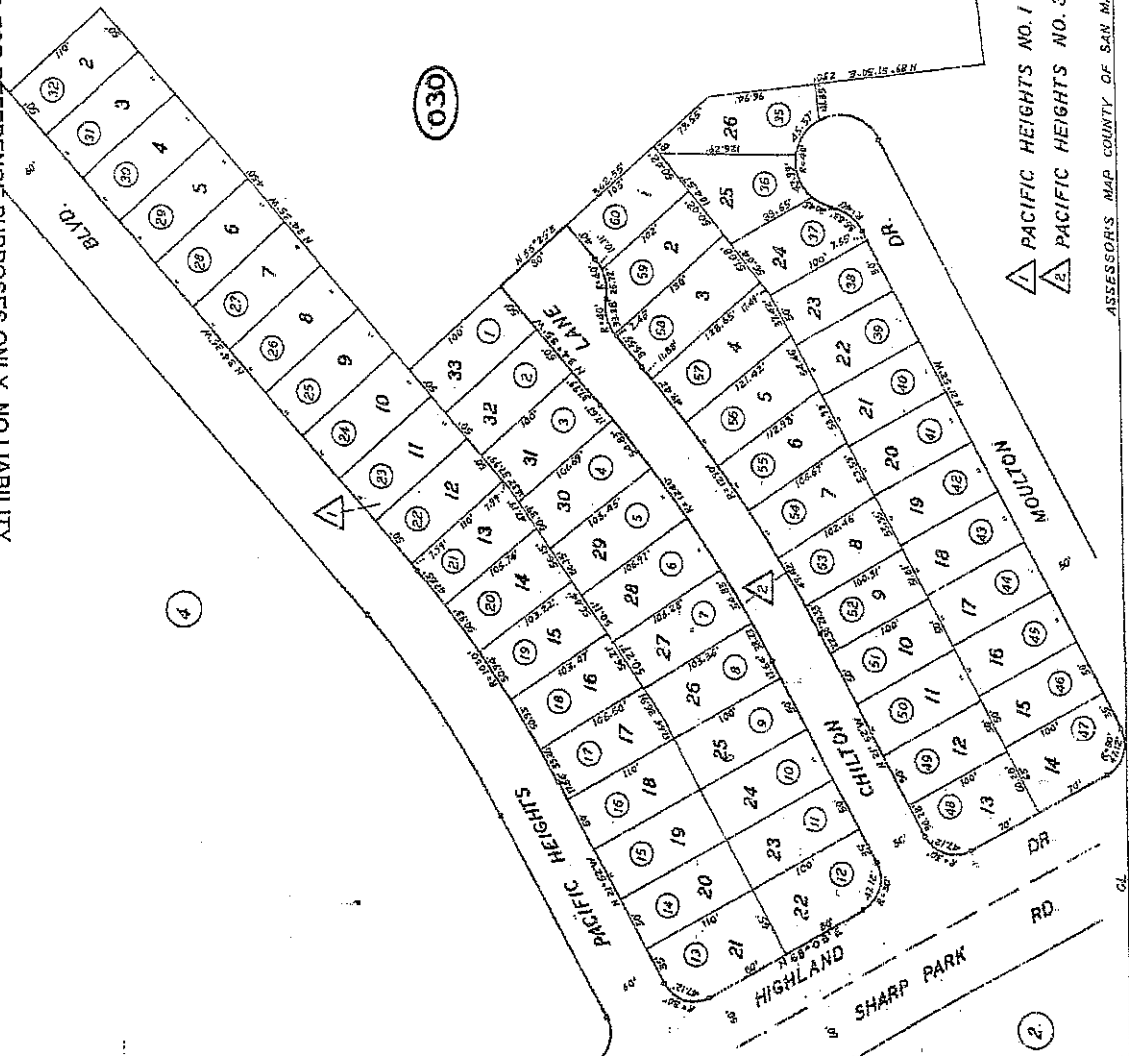
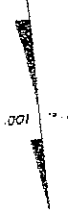


FEB 25 2004

PARCEL MAP VOL 73/75-78
CITY OF SAN BRUNO
CITY OF PACIFICA

TAX CODE AREA

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



PACIFIC HEIGHTS SCHOOL

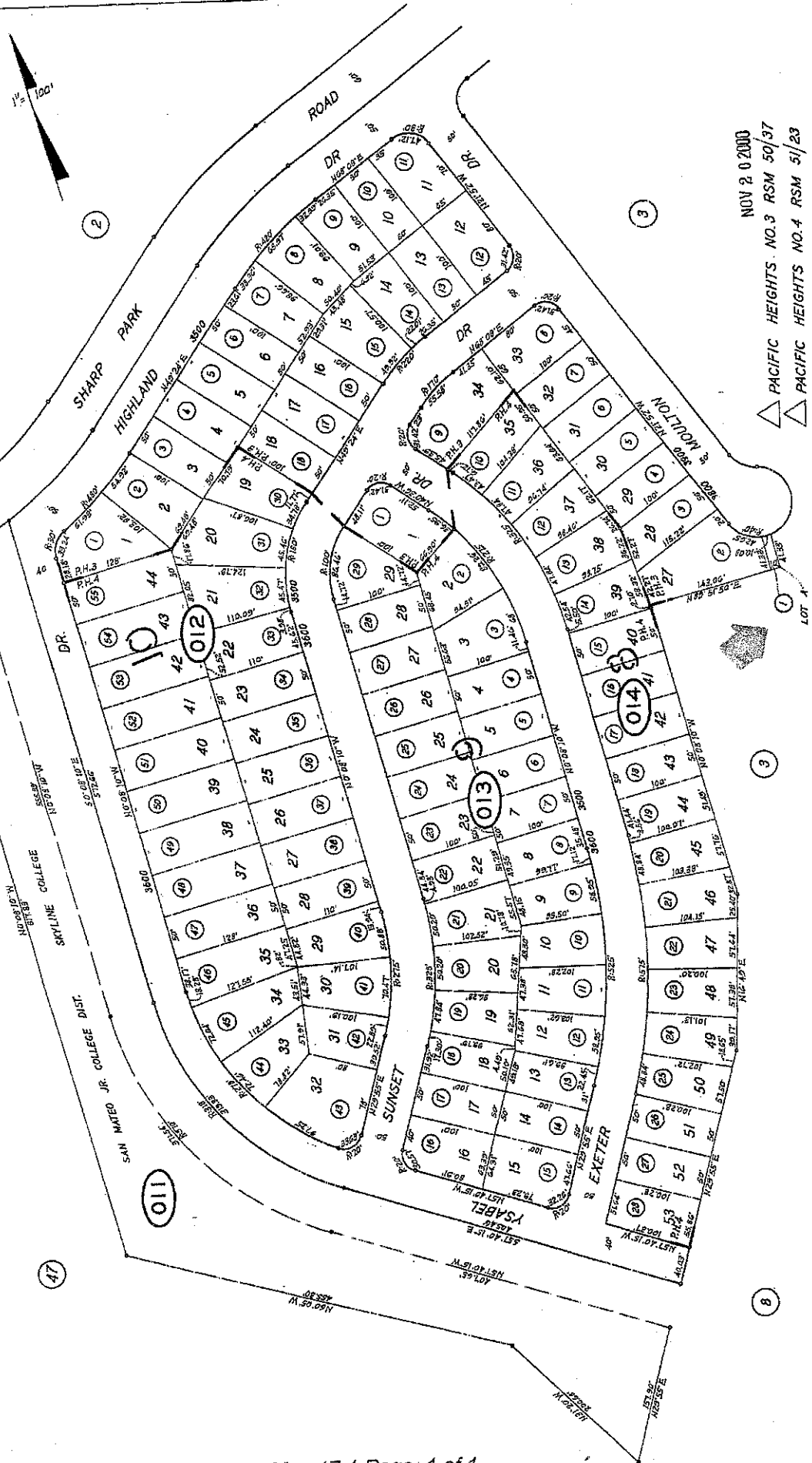
PACIFIC HEIGHTS NO. 1 RSM 47/24-25
PACIFIC HEIGHTS NO. 3 RSM 50/37

LAGUNA SALADA SCHOOL DISTRICT

ASSESSORS MAP COUNTY OF SAN MATEO, CA.



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NOV 20 2000
PACIFIC HEIGHTS NO.3 RSM 50/37
PACIFIC HEIGHTS NO.4 RSM 51/23
CITY OF SAN BRUNO

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

J.R.