For the benefit of: Sequoia Deployment Services, Inc., f/b/o Verizon Wireless

Issue Date: March 2, 2022  
Our Order No.: 31524013

County: Marin  
State: California

Address: 1500 BUTTERFIELD Rd, San Anselmo, CA  
Customer Ref. No.: San Domenico-Stables Ridge 1

Scope of Search: Beginning March 5, 1937 and extending through February 25, 2022, a search of the land records for the jurisdiction where the property is located was conducted and we have reported below what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments, liens and UCCs; and, other matters commonly recorded or filed in the local land records.

Vested Owner: San Domenico School, a California nonprofit public benefit corporation

Search disclosed the following:

CLICK HERE TO ACCESS DOCUMENT IMAGES AVAILABLE FROM 01/28/2021 THROUGH 02/25/2022

1. Taxes  
   Type of Tax: County  
   Calendar year: 2021/2022  
   Amount: $67,128.92 annually  
   Parcel ID #: 176-300-30  
   Paid through: 2021/2022  
   Assessment: $195,624.00 (total = land and improvements, if any)

2. Terms and conditions of Lease dated January 13, 1937 by and between San Anselmo Holding Corp., a corporation, and H. A. Willard, recorded on N/A in Deed Book 341, Page 199.


4. Matters as shown and noted on Plat recorded in Plat Book 8, Page 37.


7. Easement in favor of County of Marin, a political subdivision of the State of California reserved in Grant Deed instrument recorded on July 2, 1973 in Deed Book 2701, Page 315.

8. Easement in favor of Michael F. Doelger and Marilyn F. Doelger reserved in Individual Grant Deed instrument recorded on September 30, 1980 in Deed Book 3769, Page 13.

9. Matters as shown and noted on Plat recorded in Plat Book 22, Page 19.


Correction Deed, dated March 14, 1985 and recorded on June 3, 1985 in Instrument No. 85023069.

12. Notice of Assessment Diagram, recorded on October 17, 1988 in Instrument No. 88 59306.


15. Easement Grant Deed in favor of Thomas A. Matulis, Timothy J. Ward and Lawrence P. Young set forth in instrument recorded on June 14, 1989 in Instrument No. 89 33884.


18. Notice of Pending Action recorded in Instrument No. 92-089102, reflecting that suit styled San Domenico School vs. Kenneth A. Paganini, Jeannine Voix, Weststar Mortgage Corporation, Westamerica Bank, N.A., and does one through four, inclusive under Case 154982 and any claims or rights that may be reflected by, or judgments or orders rendered pursuant to said Notice or suit.


20. Matters as shown and noted on Plat recorded in Plat Book 25, Page 48.


23. Matters as shown and noted on Plat recorded in Plat Book 33, Page 20.


27. Offer of Dedication dated May 19, 2004, by and between San Domenico School For Girls, a corporation, which acquired title as Dominican Convent of San Rafael, a corporation and Marin County Open Space District, recorded on December 21, 2004 in Instrument No. 2004-0106656.


31. Deed of Trust with Assignment of Rents, Security Agreement, and Financing Statement from San Domenico School, a California nonprofit public benefit corporation, Grantor(s), to Chicago Title Company, Trustee(s), in favor of California Enterprise Development Authority, dated December 1, 2016, and recorded December 21, 2016 in Instrument No. 2016-0059941, in the original amount of $5,000,000.00.

Assignment Agreement, assigned to First Republic Bank, a California corporation, dated December 1, 2016 and recorded on December 21, 2016 in Instrument No. 2016-0059942.

First Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Financing Statement (Tax Exempt) recorded January 28, 2021 in Instrument No. 2021-0006068.

First Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Financing Statement (Tax Exempt) recorded January 28, 2021 in Instrument No. 2021-0006068.

32. Deed of Trust with Assignment of Rents, Security Agreement, and Financing Statement from San Domenico School, a California nonprofit public benefit corporation, Grantor(s), to First Republic Bank, a California corporation, dated December 1, 2016, and recorded December 21, 2016 in Instrument No. 2016-0059943, in the original amount of $3,550,000.00.

First Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Financing Statement (Tax Exempt) recorded January 28, 2021 in Instrument No. 2021-0006069.


FIDELITY NATIONAL TITLE INSURANCE COMPANY

Authorized Signature

END OF REPORT
Property located in Marin County, California

The land referred to herein below is situated in the Unincorporated Area in County of Marin, State of California and is described as follows:

Parcel Four, as shown upon that certain Parcel Map entitled "Lands of the San Domenico School for Girls, 1370 O.R. 49, 1545 O.R. 470, being a portion of the Rancho Canada De Herrera, County of Marin, California, dated January 1984", filed for record July 11, 1984 in Book 22 of Parcel Maps, at Page 19, Marin County Records.

Excepting therefrom that portion as conveyed in the Deed from San Domenico School for Girls, a corporation formerly known as Dominican Convent of San Rafael, a corporation to Kenneth Paganini, et al, recorded November 7, 1994 as Instrument No. 94-078005 and described as follows:

Beginning on the Northerly line of Parcel 1, as it is shown upon that certain map entitled, "Lands of the San Domenico School for Girls, 1370 O.R. 49 1545 O.R. 470, being a portion of the Rancho Canada De Herrera, County of Marin, California, dated January 1984", filed for record July 11, 1984 in Book 22 of Parcel Maps, at Page 19, Marin County Records, at the intersection of the courses thereon, South 78° 30' 00" West, 280.00 feet and South 74° 00' East, 45.00 feet; thence along said line, South 78° 30' 00" West, 280.00 feet, to the Western most point common to Parcel 1 and Parcel 4 of said Map; thence along the Westerly line of Parcel 4, North 6° 51' 00" East, 18.27 feet and North 11° 46' 30" East, 18.32 feet; thence leaving said line, North 88° 15' 35" East, 86.04 feet; thence North 84° 38' 06" East, 183.27 feet to the point of beginning.

AND BEING the same property conveyed to Dominican Convent of San Rafael, a corporation from E. J. Spielman and Esther Spielman by Grant Deed dated May 25, 1960 and recorded May 25, 1960 in Deed Book 1370, Page 49; AND BEING the same property conveyed to Dominican Convent of San Rafael, a corporation from Andrew G. Russell III and Katherine P. Russell by Grant Deed dated February 28, 1962 and recorded February 28, 1962 in Deed Book 1545, Page 470.

Tax Parcel No. 176-300-30
DEED CHAIN

A. Type of Deed: Deed
From: San Anselmo Holding Corp., a corporation
To: H. A. Willard
Dated: January 13, 1937
Recorded on: March 5, 1937
Recorded in: Deed Book 355, Page 367

B. Type of Deed: Deed
From: H.A. Willard and Alice C. Willard
To: Edward W. Kaenel
Dated: March 23, 1942
Recorded on: March 26, 1942
Recorded in: Deed Book 426, Page 223

C. Type of Deed: Joint Tenancy Deed
From: San Rafael Land Title Company
To: Oliver P. Hause and Lorraine M. Hause
Dated: August 30, 1945
Recorded on: January 19, 1945
Recorded in: Deed Book 496, Page 468

D. Type of Deed: Grant Deed
From: Oliver P. Hause and Lorraine M. Hause
To: D. Frank Monte and Alice L. Monte
Dated: April 26, 1950
Recorded on: April 27, 1950
Recorded in: Deed Book 464, Page 454

E. Decree of Distribution
From: In the Matter of the Estate of Marcella Douglas, Deceased
To: Scott Farnworth, as Administrator
Dated: May 25, 1950
Recorded on: June 1, 1950
Recorded in: Deed Book 647, Page 473

F. Type of Deed: Grant Deed
From: Albert G. Raisch and Katherine Raisch
To: H. A. Willard and Alice C. Willard
Dated: May 23, 1950
Recorded on: May 25, 1950
Recorded in: Deed Book 651, Page 156

G. Type of Deed: Grant Deed
From: San Rafael Land Title Company
To: Edward J. Vacha and Loretta E. Vacha
Dated: May 16, 1952
Recorded on: May 16, 1952
Recorded in: Deed Book 743, Page 650

H. Type of Deed: Grant Deed
From: Donald G. Saunders and Zita Saunders
To: E. Kent Sibbald and Maxine H. Sibbald, as to an undivided 1/2 interest, and John P. Sibbald and Eileen Sibbald, as to an undivided 1/2 interest
Dated: November 1, 1955
Recorded on: November 8, 1955
Recorded in: Deed Book 984, Page 557

I. Type of Deed: Grant Deed
From: H. A. Willard and Alice C. Willard
To: The Presbyterian of the Redwoods, a Religious corporation
Dated: November 17, 1955
Recorded on: November 18, 1955
Recorded in: Deed Book 987, Page 481

J. Type of Deed: Joint Tenancy Deed
From: Donald G. Saunders and Zita E. Saunders
To: George Eric Lunn and Grace M. Lunn
Dated: June 14, 1956
Recorded on: June 15, 1956
Recorded in: Deed Book 1035, Page 319

K. Type of Deed: Grant Deed
From: E. J. Spielman
To: Allan R. Chapie and Robert M. Rivers
Dated: August 20, 1956
Recorded on: August 29, 1956
Recorded in: Deed Book 1054, Page 521

L. Type of Deed: Grant Deed
From: E. J. Spielman
To: Allan R. Chapie and Robert M. Rivers
Dated: May 17, 1957
Recorded on: June 17, 1957
Recorded in: Deed Book 1121, Page 531

M. Type of Deed: Grant Deed
From: H. A. Willard, also known as H. W. Willard and Alice C. Willard
To: Raymond Cerutti and Denise Cerutti, Harry David Cerutti and Helen Marie Cerutti, as to an undivided 1/2 interest, F. J. Mononi, as to an undivided 1/2 interest
Dated: July 12, 1957
Recorded on: July 17, 1957
Recorded in: Deed Book 1128, Page 305

N. Type of Deed: Joint Tenancy Deed
From: E. J. Spielman and Esther R. Spielman
To: Lester Howard Clark and Emily Jean Clark
Dated: June 11, 1959
Recorded on: June 30, 1959
Recorded in: Deed Book 1291, Page 132

O. Type of Deed: Grant Deed
From: E. J. Spielman and Esther R. Spielman
To: Dominican Convent of San Rafael, a corporation
Dated: May 25, 1960
Recorded on: May 25, 1960
Recorded in: Deed Book 1370, Page 49

P. Type of Deed: Grant Deed
From: Andrew G. Russell III and Katherine P. Russell
To: Dominican Convent of San Rafael, a corporation
Dated: February 28, 1962
Recorded on: February 28, 1962
Recorded in: Deed Book 1545, Page 470

Q. Order
From: In the Matter of the Estate of Thelma Doelger, Deceased
DEED CHAIN

To: Edward M. King and Chester W. Lebsack
Dated: May 30, 1984
Recorded on: August 3, 1984
Recorded in: Instrument No. 84037486

R. Type of Deed: Deed of Executor
From: Edward M. King and Chester W. Lebsack, Executors of the Will of Thelma Doelger, deceased
To: San Domenico School for Girls, a corporation
Dated: May 30, 1984
Recorded on: August 3, 1984
Recorded in: Instrument No. 84037487

S. Type of Deed: Quitclaim Deed
From: Alyce De Roulet Williamson
To: Warren B. Williamson
Dated: May 30, 1991
Recorded on: June 5, 1991
Recorded in: Instrument No. 91-034117

T. Type of Deed: Grant Deed (Outsale)
From: San Domenico School for Girls, a corporation, formerly known as Dominican Convent of San Rafael, a corporation
To: Kenneth Paganini and Jeannine Voix
Dated: October 18, 1994
Recorded on: November 7, 1994
Recorded in: Instrument No. 94-078005

U. Type of Deed: Quitclaim Deed (Outsale)
From: San Domenico School
To: Frank J. Berto and Constance B. Berto, Trustees of the Berto Family Trust
Dated: June 2, 2004
Recorded on: August 23, 2004
Recorded in: Instrument No. 2004-0074153

V. Type of Deed: Quitclaim Deed (Outsale)
From: San Domenico School
To: Samuel Doctors and Meredith Cahn
Dated: October 14, 2004
Recorded on: October 29, 2004
Recorded in: Instrument No. 2004-0092657
LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WHAT WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OR OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.
ADDITIONAL INFORMATION

THIS INFORMATION IS PROVIDED AS A CONVENIENCE AND COURTESY AND IS NOT CONSIDERED TO BE PART OF THE TITLE PRODUCT.

The following real estate tax information deemed reliable and is provided for informational purposes only.

- **Real Estate Tax Type:** County
- **Taxes are Paid:** Semi-Annual
- **Due Date(s):** November 1st, February 1st
- **Tax Authority Name:** Marin County Tax Collector
- **Phone:** 415-473-6133

**Additional notes regarding taxes, documents and/or special recordation requirements:**

- First page of all documents must meet formatting requirements. If not, coversheet must be attached to avoid rejection. PIN # must be included on all documents.
- Preliminary Change of Ownership form must be completed and signed by both parties if property is being transferred (deeds, leases, easements, etc.).
- Transfer Tax Statement is required on all conveyance documents.
- Some towns and cities within this county require additional payment of transfer taxes. Contact Recorder's office to confirm.
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