Form No. 5-B

Bldgs. & Loan Ass'ns.

IN LIQUIDATION OR RECEIVERSHIP

OAKLAND

Union Bldg. & Loan Ass'n

<table>
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<tr>
<th>(Name of Bank)</th>
<th>San Francisco</th>
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1. Total assets at suspension 10-19-32 | $72,450 at present | $10,222
2. Dividends paid | $169,756 Percentage | 40%
3. Present amount of borrowed money | |
4. Total residential deeds of trust | Number | Amount | $872,450
5. Total other real estate mortgages | Number | Amount | |
6. Total residential real estate owned | Parcels | Book Value | $895,50
7. Total other real estate owned | Parcels | Book Value | |
8. Potential residential acquisitions | Number | Book Value | |
9. Other potential acquisitions | Number | Book Value | |
10. Residential sales during 1935 | Parcels | Book Value | |
11. Other real estate sales during 1935 | Parcels | Book Value | |
12. Interest rate on real estate deeds of trust | 7.2 % On contracts | |
13. Do you operate your own sales department | Yes | List with Brokers | Yes
14. Do you manage your own properties | Yes | Collect own Rents | Yes
15. Do you recondition after acquisition | If necessary | To what extent | |
16. Terms of sale and/or contracts, including minimum down payment, amortization of balance, interest rate, and if amortization includes allowance for taxes and insurance:

25% down and 1%, or more, of purchase price per month, including 7% interest; balance of purchase price due within five years. In some cases we have accepted as low as 10% down. Interest rate on homes and vacant properties is 7% and on larger pieces of income and industrial properties it is 6%. Our amortization does not include allowance for taxes and insurance. However, we do insist that the purchaser pay, in addition to the regular monthly payment, an amount sufficient to take care of the taxes on a monthly basis, as well as the insurance on a monthly basis.

Compiled as of March 15, 1937
Signed B. J. Farrell
Official Capacity Auditor