



LEAD SHEET

02-0593677

RECORDED & FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 MAR 12 2002
 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE	<table border="1"> <tr> <td>FEE \$16</td> <td>SS</td> </tr> <tr> <td></td> <td>4</td> </tr> </table>	FEE \$16	SS		4	D.T.T.	1,340.35	NOTIFICATION SENT \$40
FEE \$16	SS							
	4							
CODE 20								
CODE 19								
CODE 9	SURVEY, MONUMENT FEE \$10. CODE 9 <u>9</u>							

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

38 5 0 - 0 0 9 - 0 0 6

00 1

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
STEWART TITLE OF CALIFORNIA, INC.

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WHEN RECORDED MAIL TO:

CJR
17671 BEAR VALLEY ROAD
HESPERIA, CA 92345

02-0593677

ORDER NO. 04-114602
ESCROW NO. 110047253

SPACE ABOVE THIS LINE FOR RECORDER'S USE

80 GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 1,340.35

City tax \$ _____

A.P.N.: 3050-009-06/08/09
10/38/39

() computed on full value of property conveyed, or

() computed on full value less value of liens or encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RODRIGO L. GABUYA AND AURORA P. GABUYA, HUSBAND AND WIFE AND
RODRIGO L. GABUYA, M.D. TRUSTEE OF RODRIGO L. GABUYA, M.D.
INC., A PENSION AND PROFIT SHARING PLAN TRUST, DATED DECEMBER 22, 1977
hereby GRANTS to CJR, A GENERAL PARTNERSHIP

the following described real property in the unincorporated area
County of Los Angeles, State of California
SEE ATTACHED EXHIBIT "A"

DATE: November 01, 2001

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On 01-25-02, before me TERRY W. FLEMING

personally appeared RODRIGO L. GABUYA
AURORA P. GABUYA

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 Terry W. Fleming

Rodrigo Gabuya
RODRIGO L. GABUYA

Aurora P. Gabuya
AURORA P. GABUYA

Rodrigo Gabuya and Trustee
RODRIGO L. GABUYA, M.D. TRUSTEE



(This area for official notarial seal)

EXHIBIT A

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF Los Angeles, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 332.77 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 332.77 FEET; THENCE SOUTH $0^{\circ} 01' 16''$ WEST 863.45 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON MARCH 29, 1951 IN BOOK 35922 PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH $48^{\circ} 46' 50''$ EAST 883.31 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH $48^{\circ} 46' 50''$ WEST 441.61 FEET; THENCE NORTH $0^{\circ} 00' 01''$ WEST 571.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 665.54 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 332.77 FEET; THENCE SOUTH $0^{\circ} 02' 32''$ WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951 IN BOOK 35922 PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH $48^{\circ} 46' 50''$ EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH $48^{\circ} 46' 50''$ WEST 441.47 FEET; THENCE NORTH $0^{\circ} 01' 16''$ EAST 863.45 FEET, MORE LESS, TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 165 FEET (MEASURED ALONG THE NORTHERLY LINE).

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PARCEL 3:

THE EASTERLY 165 FEET (MEASURED ALONG THE NORTHERLY LINE) OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON MARCH 19, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 665.54 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 332.77 FEET; THENCE SOUTH $0^{\circ} 02' 32''$ WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951, IN BOOK 35922, PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH $48^{\circ} 46' 50''$ EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH $48^{\circ} 46' 50''$ WEST 441.47 FEET; THENCE NORTH $0^{\circ} 01' 16''$ EAST 863.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTHERLY 386 FEET OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST, 998.31 FEET FROM THE CENTER OF SAID SECTION; THENCE SOUTH $0^{\circ} 02' 32''$ WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951 AS INSTRUMENT NO. 3529, IN BOOK 35922, PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH $48^{\circ} 46' 50''$ EAST, 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE, SOUTH $48^{\circ} 46' 50''$ EAST, 298.69 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE IN SAID NORTHEAST LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY LINE, 147.01 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, NORTH $0^{\circ} 03' 48''$ EAST, 1452.54 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH $89^{\circ} 52' 05''$ WEST, 332.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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PARCEL 5:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH $89^{\circ} 52' 05''$ EAST 998.31 FEET FROM THE CENTER LINE OF SAID SECTION; THENCE SOUTH $0^{\circ} 02' 32''$ WEST, 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON MARCH 29, 1951 AS INSTRUMENT NO. 3529, IN BOOK 34922, PAGE 165 OF OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH $48^{\circ} 46' 50''$ EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE, SOUTH $48^{\circ} 46' 50''$ EAST 298.69 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE IN SAID NORTHEAST LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 147.01 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, NORTH $0^{\circ} 03' 48''$ EAST, 1452.54 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH $89^{\circ} 52' 05''$ WEST, 332.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 386 FEET THEREOF.

PARCEL 6:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL MARCH 19, 1856, BOUNDED SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF FORT TEJON ROAD, 100 FEET IN WIDTH AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AS INSTRUMENT NO. 3797 ON MARCH 30, 1951 IN BOOK 35936 PAGE 150 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDED ON THE SOUTHEAST BY A LINE EXTENDING SOUTHWESTERLY FROM A POINT IN THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER, DISTANT 990.00 FEET FROM THE WEST LINE OF SAID EAST HALF TO A POINT IN THE NORTHEASTERLY LINE OF SAID FORT TEJON ROAD, DISTANT 500.00 FEET SOUTHEASTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE WEST LINE OF SAID EAST HALF.

END OF LEGAL DESCRIPTION

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