

RECORDING REQUESTED BY

89-1075857

AND WHEN RECORDED MAIL TO

Name Robar Enterprises Inc.,
Street Address 17671 Bear Valley Rd.
City, State & Zip Hesperia Ca. 92345

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
21 MIN. PAST. 1 P.M. JUL 6 1989

FEE \$ 11 A
2

MAIL TAX STATEMENTS TO

Name
Street Address same as above
City, State & Zip

SURVEY, MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

THIS FORM FURNISHED BY ANTELOPE VALLEY ESCROW COMPANY

3137-10-2-2

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 952.50
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: City of _____, and

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WAYNE E. COMBS AND PATRICIA COMBS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY AS TO AN
UNDIVIDED 35% INTEREST; AND ROY L. RAMEY AND CLOYE RAMEY, HUSBAND AND WIFE, AS COMMUNITY
PROPERTY AS TO AN UNDIVIDED 65% INTEREST
hereby GRANT(S) to
ROBAR ENTERPRISES INC., a California Corporation

the following described real property in the
County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Dated: March 7, 1989

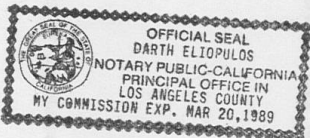
Wayne E. Combs
Wayne E. Combs

State of California }
County of Los Angeles } SS

Patricia Combs
Patricia Combs

Roy L. Ramey
Roy L. Ramey

Cloye Ramey
On this the 13 day of March 19 89, before me,
Darth Eliopoulos



the undersigned Notary Public, personally appeared
Wayne E. Combs and Patricia Combs, ROY L.

personally known to me RAMEY & CLOYE RAMEY,
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are _____ subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Notary's Signature
Darth Eliopoulos

Title Order No. 8838520-33

Escrow or Loan No. 39465E

Beginning at a point in the Easterly line of said land, distant South 0 degrees 41 minutes 38 seconds East, thereon, 50.00 feet from the Northeast corner thereof, thence South 89 degrees 58 minutes 22 seconds West 733.93 feet to a point; thence Westerly and Southwesterly along a curve concave Southerly, having a radius of 406.25 feet, (tangent to said curve at last mentioned point is the last described course, and chord bears South 68 degrees 26 minutes 40 seconds West, 298.16 feet), an arc distance of 305.29 feet to a point; thence south 46 degrees 54 minutes 58 seconds West, tangent to said curve, a distance of 53.23 feet to the most Easterly corner of the land conveyed by deed to the Southern Pacific Railroad Company, recorded on December 5, 1955 as Instrument No. 627, in Book 49697 Page 404, Official

Except therefrom that portion of said land lying, Northerly of the following described line:

to the point of beginning.
degrees 41 minutes 38 seconds East 686.91 feet more or less beginning; thence along said last mentioned line South 0 North 0 degrees 41 minutes 38 seconds West from the point of said last mentioned curve North 89 degrees 58 minutes 22 seconds East 733.93 feet, more or less, to a line that bears easterly along said curve North 89 degrees 58 minutes 22 seconds East 456.25 feet; thence tangent to having a radius of 456.25 feet Northeastly; thence North-thenoe Northerly along a tangent curve concave Southeastly North 46 degrees 54 minutes 58 seconds East 161.59 feet; 148.60 feet; thence tangent to said last mentioned curve thenoe Northeastly along said curve, an arc distance of North 37 degrees 35 minutes 07 seconds East 147.95 feet; a radius of 456.25 feet, the chord of said curve, bears section of a non-tangent curve concave Southeastly having Northeast quarter of said Section 10, being also the inter-section West 1007.38 feet from the Southerly line of the said Easterly line distant North 7 degrees 27 minutes 02 North 7 degrees 27 minutes 02 seconds West to a point in the of said right-of-way; thence along the said Easterly line 57 minutes 36 seconds West 1217.14 feet to the Easterly line from the Easterly line of 200 foot right-of-way of the Southern Pacific Railroad Company; thence South 89 degrees 10, North 89 degrees 57 minutes 36 seconds East 1217.14 feet of the South half of the Northeast quarter of said Section Beginning at a point in the Northerly line of the South half

That portion of the South half of the Northeast quarter of Section 10, Township 7 North, Range 12 West, San Bernardino Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, lying within the following described lines:

Parcel 1:

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Records, of said County; thence Southwesterly along the Southerly line of last said land, being a curve concave of 76.32 feet (a chord of last said curve bears South 35 degrees 13 minutes 43 seconds West 76.21 feet); thence South 29 degrees 58 minutes 22 seconds West, tangent to last said curve, a distance of 221.84 feet to a point; thence Southwesterly along a curve concave Southerly, having a radius of 415.97 feet (tangent to said curve at the last mentioned point is last described course and chord of said curve bears South 25 degrees 28 minutes 58 seconds West 65.13 feet), an arc distance of 65.20 feet to a point on said Easterly line of the 200.00 foot right-of-way of the Southern Pacific Railroad Company, last said point being distant North 7 degrees 27 minutes 02 seconds West, thereon, 847.54 feet from said South line of the Northeast quarter of Section 10.

Parcel 2:

All that certain piece of parcel of land situate, lying and being in the Northeast quarter of Section 10, Township 7 North, Range 12 West, San Bernardino Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Commencing at a point in the South line of said Northeast quarter of Section 10, distant thereon North 89 degrees 59 minutes 50 seconds East, 436.96 feet from the Southwest corner of the Northeast quarter of said Section 10, said point also being at the intersection of said South line with the Easterly line of Southern Pacific Railroad Company's land (200 feet wide); thence North 7 degrees 27 minutes 02 seconds West along said Easterly line, parallel with and distant 100 feet Easterly, measured at right angles, from the original located center line of Southern Pacific Railroad Company's main track, a distance of 1007.38 feet to a point on the Northwesterly line of land described as Parcel No. 1 in that certain indenture dated June 11, 1954 from Victor Ryckebosch and Eleanor R. Ryckebosch, his wife, to the Southern Pacific Railroad Company, recorded September 14, 1954 in Book 45563 Page 284 of Official Records of Los Angeles County, and the true point of beginning of the parcel of land to be described; thence along said Northwesterly line as follows: Northwesterly along a curve to the right, having a radius of 456.25 feet, (chord of said 147.95 feet), an arc distance of 148.60 feet, and North 46 degrees 54 minutes 58 seconds East, tangent to last described curve, 105.63 feet; thence leaving said Northwesterly line, Southwesterly along a curve to the left, having a radius of 465.97 feet, (chord of last said curve bears South 35 degrees 24 minutes 22 seconds West, 88.25).

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Handwritten initials

All of that portion of the South half of the Northeast quarter of Section 10, Township 7 North, Range 12 West, San Bernardino Meridian, in the City of Lancaster, County of Los Angeles, within a strip of land 60 feet in width southerly from and adjacent to the Northern boundary of the said South half of Northeast quarter of said Section 10, extending westerly from the West line of Division Street as it now exists to the Easterly line of the Southern Pacific Railroad right-of-way.

An easement and right-of-way for road purposes in common with others over a certain strip of land described as follows:

Parcel 3:

beginning.
an arc distance of 88.38 feet; thence South 29 degrees 58 minutes 22 seconds West, tangent to last described curve, 214.76 feet, to a point on said Easterly line of said railroad company's land (200 feet wide), distant thereon North 7 degrees 27 minutes 02 seconds West, 938.21 feet, from said South line of the Northeast quarter of Section 10; thence North 7 degrees 27 minutes 02 seconds West, along said Easterly line, 69.17 feet to the true point of