

# **EXHIBIT “A”**

85 853039

AND WHEN RECORDED MAX TO

Name: Sheldon R. Blum  
Street Address: 2242 Camden Avenue Suite 8  
City, State & Zip: San Jose, CA 95124

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JUL 25 1985 AT 8 A.M.  
Recorder's Office

FEE  
\$5  
S

MAX TAX STATEMENTS TO

Name: Sheldon R. Blum  
Street Address: 2242 Camden Avenue Suite 8  
City, State & Zip: San Jose, CA 95124

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

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$412.50  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale  
(X) Unincorporated area: ( ) City of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CHARLES R. KLENSKE, as Trustee in Bankruptcy of the Estate of Manoa Finance Company  
Inc., a Hawaii Corporation, who was adjudicated a Bankrupt on June 27, 1983 in the  
district court of Hawaii, Case No. 83-00065  
hereby GRANT(S) to

SHELDON R. BLUM, a married man as his separate property,

the following described real property in the unincorporated area  
County of Los Angeles, State of California:  
Parcel 1: The North half of the Northwest quarter of Section 24, Township 7 North,  
Range 11 West, San Bernardino Meridian, in the county of Los Angeles, State of  
California, according to the official plat of said land.

Parcel 2: The Southeast quarter of the Northwest quarter of Section 24, Township 7  
North, Range 11 West, San Bernardino Meridian, in the county of Los Angeles, State  
of California, according to the official plat of said land.

EXCEPT therefrom that portion described as follows: Beginning at the Southeast  
corner of said Northwest quarter; thence Westerly along the South line of said  
Northwest quarter, 108 feet; thence Northerly parallel with the West line of said  
Section, 400 feet; thence Easterly parallel with the South line of said section, to  
the East line of said Northwest quarter; thence southerly along said East line 400  
feet to the point of beginning.

Dated: June 27, 1985

State of California } ss  
County of San Francisco }

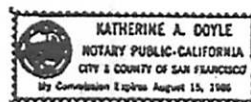
Charles R. Klenske, as Trustee in Bankruptcy  
of the Estate of Manoa Finance Company Inc., a  
Hawaii Corporation

On this the 27th day of June, 1985, before me,

the undersigned Notary Public, personally appeared  
Charles R. Klenske

( ) personally known to me  
(X) 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 that he/it executed it  
with free will and official seal

Katherine A. Doyle  
Notary's Signature



Title Order No. B234300 LAMDA Escrow or Loan No. 31838-5

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY

CROSBY & FARNUM,  
A PROFESSIONAL LAW CORPORATION

AND WHEN RECORDED MAIL TO.

Name Sheldon R. Blum  
Street Address 2242 Camden Ave., #201  
City State Zip San Jose, CA 95124

98 2026257

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM NOV 04 1998

SURVEY, MONUMENT FEE \$10. CODE 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Trust Transfer Deed

FEE \$10 1

2

TTD 879 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181819

### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0.00

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) No value or consideration conveyed. (Revenue and Tax Code section 11911)

☒ Unincorporated area: ☐ City of \_\_\_\_\_ and  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- ☒ Transfer to a revocable trust;  
☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;  
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;  
☐ Change of trustee holding title;  
☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.  
☐ Other: \_\_\_\_\_

GRANTOR(S): SHELDON R. BLUM, a married man as his separate property

hereby GRANT(S) to SHELDON R. BLUM, TRUSTEE OF THE 1998 SHELDON R. BLUM FAMILY TRUST

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated August 18, 1998

State of California Santa Clara  
County of

On August 18, 1998

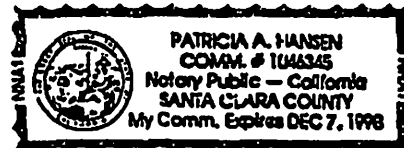
before me, Patricia A. Hansen

personally appeared Sheldon R. Blum

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 Patricia A. Hansen



Grantor - Transferor(s)

Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX STATEMENTS TO: Sheldon R. Blum 2242 Camden Ave., #201 San Jose, CA 95124  
NAME ADDRESS CITY, STATE, ZIP

3384-009-011  
3384-009-006  
ASSESSORS PARCEL NO.

**EXHIBIT "A"**

2

The following described real property, in the unincorporated area, County of Los Angeles, State of California, more particularly described as follows:

**Parcel 1:** The North half of the Northwest quarter of Section 24, Township 7 North, Range 11 West, San Bernardino Meridian, in the county of Los Angeles, State of California, according to the official plat of said land.

**Parcel 2:** The Southeast quarter of the Northwest quarter of Section 24, Township 7 North, Range 11 West, San Bernardino Meridian, in the county of Los Angeles, State of California, according to the official plat of said land.

**EXCEPT** therefrom that portion described as follows: Beginning at the Southeast corner of said Northwest quarter; thence Westerly along the South line of said Northwest quarter, 108 feet; thence Northerly parallel with the West line of said Section, 400 feet; thence Easterly parallel with the South line of said section, to the East line of said Northwest quarter; thence southerly along said East line 400 feet to the point of beginning.

APN: Parcel 1 3384-009-001  
Parcel 2 3384-009-006

98 2026257

SCALE 1" = 400'

[illegible]

T. 7N., R. 11W.

FOR PREV. ASSMT SEE:  
3156-14

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

1A-1004035050317002  
E12188  
52827003  
915111002  
1011%  
149511007  
947903092

RECORDING REQUESTED BY

CROSBY & FARNUM,  
A PROFESSIONAL LAW CORPORATION

98 2026259

AND WHEN RECORDED MAIL TO:

Name Sheldon R. Blum  
Street Address 2242 Camden Avenue #201  
City San Jose, CA 95124

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM NOV 04 1998

FEE  
\$7  
1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Trust Transfer Deed

TTD 678 12

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181819

### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0.00

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) No value or consideration conveyed. (Revenue & Tax Code section 11911)

☒ Unincorporated area: ☐ City of \_\_\_\_\_ and  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- ☒ Transfer to a revocable trust;  
☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;  
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;  
☐ Change of trustee holding title;  
☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.  
☐ Other: \_\_\_\_\_

GRANTOR(S): SHELDON R. BLUM, a single man

hereby GRANT(S) to SHELDON R. BLUM, TRUSTEE OF THE 1998 SHELDON R. BLUM FAMILY TRUST

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

LOT 27 OF TRACT NO. 35868, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 1011, PAGES 29 TO 31 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

APN: 3384-020-012

Dated August 18, 1998

State of California

County of Santa Clara

On August 18, 1998

before me, Patricia A. Hansen

personally appeared Sheldon R. Blum

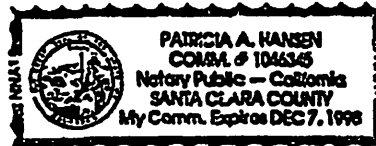
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Patricia A. Hansen

  
SHELDON R. BLUM

Grantor - Transferor(s)



Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX STATEMENTS TO: Sheldon R. Blum 2242 Camden Ave., Ste 201 San Jose, CA 95124  
NAME ADDRESS CITY, STATE, ZIP

RECORDING REQUESTED BY

CROSBY & FARNUM,  
A PROFESSIONAL LAW CORPORATION

98 2026258

AND WHEN RECORDED MAIL TO:

Name Sheldon R. Blum  
Street Address 2242 Camden Avenue, #201  
City San Jose, CA 95124

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM NOV 04 1998

FEE  
\$7  
1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Trust Transfer Deed

TTD 879 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181819

### Grant Deed (Excluded from Reappraisal Under Proposition 13, I.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0.00

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) No value or consideration conveyed. (Revenue and Tax Code section 11911)

☒ Unincorporated area: ☐ City of \_\_\_\_\_ and \_\_\_\_\_

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☒ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other: \_\_\_\_\_

GRANTOR(S): SHELTON R. BLUM, a married man as to his separate property,

hereby GRANT(S) to SHELTON R. BLUM, Trustee of the Sheldon R. Blum Family Trust

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

LOT 28 OF TRACT 35868, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 1011, PAGES 29 TO 31 OF MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

APN: 3384-020-013

Dated August 18, 1998

State of California

County of Santa Clara

On August 18, 1998

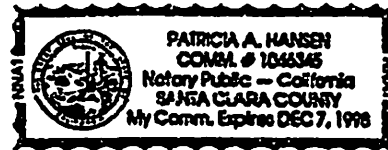
before me, Patricia A. Hansen

personally appeared Sheldon R. Blum

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 Patricia A. Hansen



Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

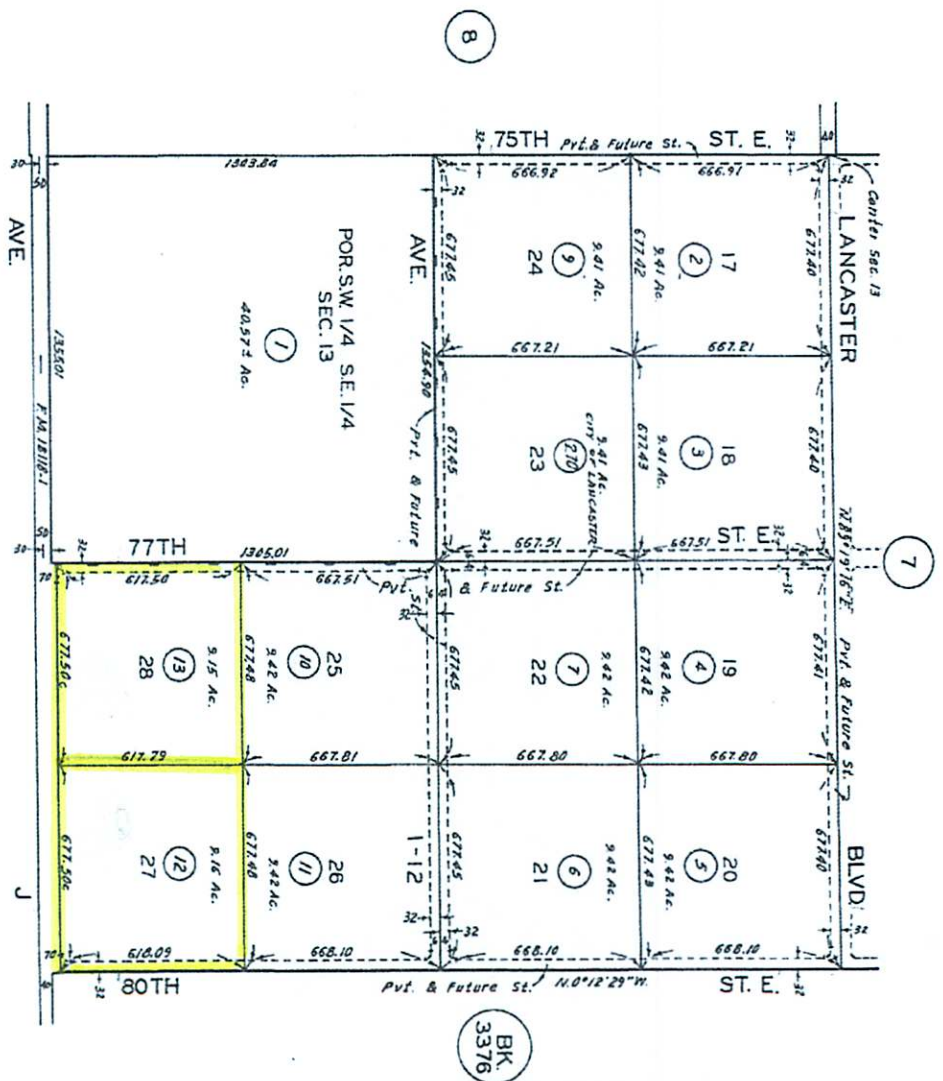
MAIL TAX STATEMENTS TO: Sheldon R. Blum 2242 Camden Avenue Suite 201 San Jose, CA 95124  
NAME ADDRESS CITY, STATE, ZIP

TIRA  
3435

400'

2000

.....



T. 7 N., R. 11 W.  
TRACT NO. 35868 - M. B. 1011-29-31

FOR OFFICIAL USE  
3384-6

All areas on this page are net.

ASSessor's MAP  
COUNTY OF LOS ANGELES, CALIF.



RECORDING REQUESTED BY

CROSBY & FARNUM,  
A PROFESSIONAL LAW CORPORATION

AND WHEN RECORDED MAIL TO:

Sheldon R. Blum  
2242 Camden Avenue #201  
San Jose, CA 95124

98 2026260

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM NOV 04 1998

SURVEY, MONUMENT FEE \$10. CODE 94

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Trust Transfer Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FEE  
\$7  
1

TTD 8710

### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0.00

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) No value or consideration conveyed. (Revenue & Tax Code Section 11911)

☒ Unincorporated area: ☐ City of \_\_\_\_\_ and  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- ☒ Transfer to a revocable trust;  
☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;  
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;  
☐ Change of trustee holding title;  
☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.  
☐ Other: \_\_\_\_\_

GRANTOR(S): SHELTON R. BLUM, a single man

hereby GRANT(S) to SHELTON R. BLUM, Trustee of the 1998 Sheldon R. Blum Family Trust

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

THE SOUTHERLY HALF OF THE SOUTHERLY HALF OF THE WEST HALF OF LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

APN: 3262-016-011

Dated August 18, 1998

State of California

County of Santa Clara

On August 18, 1998

before me, Patricia A. Hansen

personally appeared Sheldon R. Blum

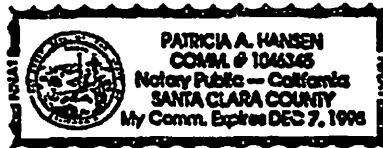
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Patricia A. Hansen

Sheldon R. Blum  
SHELTON R. BLUM

Grantor - Transferor(s)



Title Order No. \_\_\_\_\_

Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX

STATEMENTS TO:

Sheldon R. Blum

2242 Camden Avenue, #201

San Jose, CA 95124

NAME

ADDRESS

CITY, STATE, ZIP

SCALE 1" = 200'

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.