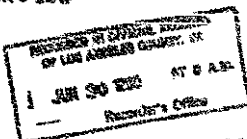


MAIL TAX STATEMENT TO

80- 676-133



WHEN RECEIVED MAIL TO

MOUNTAIN OAKS ESTATES
19772 Rockstar Blvd.
Suite No. 201
Irvine, California 92715

GRANT DEED (INDIVIDUAL)
SUNNY MOUNTAIN FEE \$10. CODE 80

ORDER NO. 15103

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 55.00

- () 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 _____

Tax Parcel No. _____

55

LEE MANSDORF, TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST DATED August 31, 1967

FOR A VALUABLE CONSIDERATION, HEREBY GRANT TO
MOUNTAIN OAKS ESTATES, A PARTNERSHIP

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

Parcel 1 and 2 in the City of Glendale, as shown on Licensed Surveyors Map filed in Book 28, Pages 19 to 22 inclusive of Record of Surveys, more particularly described in that certain legal description attached hereto and made a part here of an marked exhibit "A".

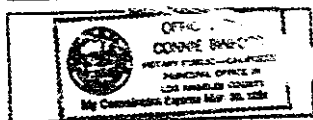
Dated: June 26, 1980

Lee Mansdorf
Lee Mansdorf, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On June 26, 1980 19____
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:
Lee Mansdorf

known to me to be the person whose name
subscribed to the within instrument, and acknowledged that
he executed the same.
WITNESS my hand and seal this _____ day of _____, 19____.
Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

PARCEL 1.

EXHIBIT "A"

Parcels 3, 42, 65, 66, 93, 94, 95, 114, 115, 116 to 119, inclusive, 164, 190, 203, 217, 218, 221, 222, 231, 252, 253, 276, 277, 298, 299, 301, 331 to 333 inclusive, 338, 378, also as to Parcels 204, 214, 252, 233, 234, 275 and 302 in the City of Glendale, as shown on Licensed Surveyor's Map filed in Book 28 Pages 19 to 22 inclusive of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING therefrom the land described as follows:

A strip of land of uniform width of 50.00 feet lying 25.00 feet on each side of, parallel and contiguous to the following described center line:

Beginning in the Southwesterly line of Lot "A" of Tract No. 10156, as per map recorded in Book 164 Page 1 of Maps in the office of the County Recorder of said Los Angeles County, distant thereon 54.30 feet Southeasterly from the most Westerly corner of Parcel 309, as shown on said Record of Survey of said Lot "A"; thence North $31^{\circ}52'55''$ East 216.04 feet; thence North $13^{\circ}16'25''$ East 732.23 feet; thence North $14^{\circ}35'10''$ West 52.78 feet to the Northwesterly line of Lot "A" in said Tract No. 10156, distant thereon Southwesterly 529.78 feet from the most Northerly corner of said Lot "A".

PARCEL 2:

An undivided $2/3$ rd's interest in Parcels 4 to 38 inclusive, 40, 46, 47, 49 to 56 inclusive, 67, 69 to 82 inclusive, 85, 86, 87, 81, 92, 97 to 100 inclusive, 101 to 113 inclusive, 120 to 134 inclusive, 140, 150 to 154 inclusive, 157 to 162 inclusive, 164 to 174 inclusive, 177 to 183 inclusive, 187, 188, 195 to 202 inclusive, 205 to 211 inclusive, 213, 220, 225, 226, 229, 230, 243, 247 to 251 inclusive, 254 to 262 inclusive, 267 to 274 inclusive, 278 to 294 inclusive, 300, 302 to 315 inclusive, 318 to 320 inclusive, 336, 337, 342 to 349 inclusive, 353 to 354, 357, 358, 384, 385, 388, 391 to 400 inclusive and 401, in the City of Glendale as shown on Map filed in Book 29 Pages 19 to 22 inclusive of Record of Surveys, in the office of the County Recorder of said County.

Excepting therefrom those portions of said Parcels 283, 284, 300, 303, 304, 305, 306, 307, 319, 320, 321, 400 and 401, lying Northwesterly of the Northwesterly line of the land described in the Trustees Deed to Margaret H. Lambert recorded on May 26 1949 as Instrument No. 1949, in Book 30182 Page 269, Official Records.

ALSO EXCEPTING that portion of said Parcel 401 lying Northeasterly of the Northeasterly line of V. Beaudry's Mountains, as shown on County Surveyor's Map No. S-725 on file in the office of the County Engineer of said County.

ALSO EXCEPTING from said Parcel 401, the interest in those portions thereof which adjoining parcels of land reconveyed from the lien and charge of the Deed of Trust recorded on February 13, 1930 in Book 5795 Page 22, said Official Records, by partial reconveyances of record, and which would by operation of law, pass with a conveyance of such adjoining parcels.

ALSO EXCEPT those portions of said Parcels 209, 210, 211, 249, 250, 251, 256, 257, 258, 259, 261, 262, 269, 270, 271, 273, 274, 269, 280, 291, 303, 306, 343, 344 and 401 included within a strip of land 50.00 feet wide, lying 25.00 feet on each side of the following described center line:

Beginning at a point in the Southwesterly line of Lot "A" of Tract No. 10156, as shown on map recorded in Book 164 Pages 1 and 2 of Maps, in said office of the County Recorder, distant thereon 54.03 feet Southwesterly from the most Westerly corner of said Parcel 209; thence North $31^{\circ}52'55''$ East 216.04 feet; thence North $13^{\circ}16'31''$ West 732.23 feet; thence North $14^{\circ}35'10''$ West 52.79 feet to a point in the Northwesterly line of said Lot "A" distant thereon 524.75 feet from the most Northerly corner of said Lot "A".