

36. AND WHEN RECORDED MAIL TO
 Name Donco Industries, Inc.
 Street Address dba East Bay Flushing
 2401 Union Street
 City & State Oakland, California 94607

MAIL TAX STATEMENTS TO

Name Same as above.
 Street Address Esc #
 City & State 700762 - MAT Johnson

SAN FRANCISCO, CA
 RECORDER'S OFFICE
 Bruce Jamison, Recorder
 DOC- E773541
 TICOR Title Company
 Friday, August 31, 1990 09:00:00am
 Rec 5.00 — Pg 3.00
 Mic 1.00 — Ttx 5000.00
 AFN 29.00 — Amt 3029.00
 TOTAL -> \$5029.00 REEL F202 IMAGE 0238

SFUND RECORDS CTR
 5138-00002

AR0002

781-3500

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Corporation Grant Deed
 THIS FORM FURNISHED BY TICOR TITLE INSURERS

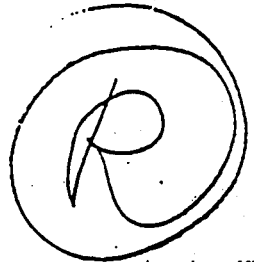
ALL
 P.M.

CAT. NO. NN00678
 TO 1921 CA (8-88)

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 5,000.00
 () 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: (XX) City of SAN FRANCISCO, and
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
S & P COMPANY, A CALIFORNIA CORPORATION
 a corporation organized under the laws of the State of CALIFORNIA hereby GRANTS
 to DONALD MANNING, a married man as his sole and separate property, and CHARLES
E. JAMES, a married man as his sole and separate property, each to act as undivided
 50% interest, as Tenants in Common
 the following described real property in the CITY AND
 County of SAN FRANCISCO, State of California:

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

- APNS: 5-4605 1 10-4629A 2 Imps on 1,000,000
 1-4605 2 2-4630 9
 2-4605 3 15-4645 10
 3-4605 4 1-4646 11
 4-4605 5 2-4646 12
 24-4605 6 3-4646 13
 19-4646 7 3A-4646 14
 20-4646 15



In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Executive Vice President and Assistant Secretary thereof duly authorized.
S & P COMPANY, a California Corporation

Dated Aug 30, 1990

STATE OF CALIFORNIA }
 COUNTY OF MARTIN } SS

By Bernard Orsi
 Bernard Orsi EX. VICE - President

By Eugene J. Toler
 Eugene J. Toler Asst. Secretary

On August 30, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared BERNARD ORSI personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Executive Vice President, and EUGENE J. TOLER personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
 WITNESS my hand and official seal.



(This area for official notarial seal)

Signature [Signature]

Title Order No. _____ Escrow or Loan No. 700762

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SFUND RECORDS CTR
 88224912

8-31-90

CERTIFIED COPY

RECORDING REQUESTED BY:

Escrow No.
Title Order No.

When Recorded Mail Document
and Tax Statement To:

M. Manuel
P. O. Box 22003
Oakland, Ca. 94623

San Francisco Co Assessor-Recorder
Doris M. Ward, Assessor-Recorder

DOC - 97-3240818-00
Tuesday, OCT 07, 1997 15:56:17
REC \$11.00 | PAG \$7.00 | MIC \$1.00
STP \$6.00 |
Ttl Pd \$25.00 Nbr-0000886172
REEL G983 IMAGE 0878 OCT/JL/1-7

APNI *

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ ~~0~~ City Transfer Tax is

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONALD MANNING AND CHARLES E. JAMES hereby GRANT(S) to M. Manuel or assigns

the following described real property in the City of San Francisco County of San Francisco State of California:

- | | | | |
|---------|--------|----------|---------|
| * APNS: | 5-4605 | 24-4605 | 1-4646 |
| | 1-4605 | 19-4646 | 2-4646 |
| | 2-4605 | 10-4629A | 3-4646 |
| | 3-4605 | 2-4630 | 3A-4646 |
| | 4-4605 | 15-4645 | 20-4646 |

See also attached Exhibit A

DATED: May 24, 1997

STATE OF CALIFORNIA
COUNTY OF SOLANO

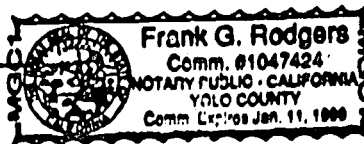
ON 6/11/97 before me,
FRANK G. RODGERS, Notary Public, personally appeared
DONALD MANNING

Donald Manning
Charles E. James

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/his authorized capacity(ies), and that by his/her/his 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 *Frank G. Rodgers*



CERTIFIED COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

G240818

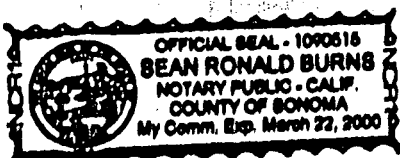
State of CALIFORNIA

County of SONOMA

On June 26, 1997 before me, SEAN RONALD BURNS N.P.

personally appeared CHARLES E. JAMES

personally known to me - OR - X proved to me on the basis of satisfactory evidence to be the person whose name is 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) of the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary Public: Sean Ronald Burns

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT Deed

Document Date: 05/24/97 Number of Pages: 1

Signer(s) Other Than Named Above: DONALD MANNING

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles E. James

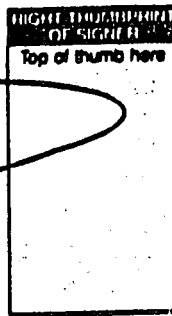
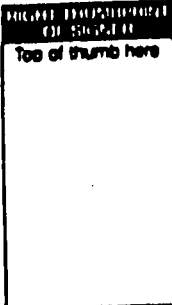
- Individual (checked)
Corporate Officer
Title(s):
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

Signer is Representing:

Signer's Name:

- Individual
Corporate Officer
Title(s):
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

Signer is Representing:



CERTIFIED COPY:

G240818

AUG 31 1990

EXHIBIT "A"
LEGAL DESCRIPTION

700762

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF FAIRFAX AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF FAIRFAX AVENUE 150 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 200 FEET TO THE SOUTHWESTERLY LINE OF EVANS AVENUE; THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF EVANS AVENUE 150 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF GRIFFITH STREET 200 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO BLOCK NO. 102.

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 275 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 200 FEET TO THE SOUTHWESTERLY LINE OF CALVEZ AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG LAST MENTIONED STREET LINE 275 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG SAID LINE OF GRIFFITH STREET 200 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF FRACTIONAL BLOCK NO. 145, AS SHOWN ON "MAP OF THE PROPERTY OF THE SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION", FILED APRIL 15, 1867, IN BOOK "A" AND "B" OF MAPS, AT PAGES 38 AND 39, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND A PORTION OF FRACTIONAL LOTS 31 AND 32, IN BLOCK 145 OF SALT MARSH AND TIDE LANDS.

PARCEL THREE:

LOT 2, AS SAID PARCEL IS SHOWN ON THE MAP OF PARCEL MAP BOOK 23, PAGE 27, FILED MARCH 26, 1987, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL FOUR:

LOT 15, PARCEL MAP OF A PORTION OF ASSESSOR'S BLOCK 4645, FILED AUGUST 17, 1984, IN BOOK 29 OF PARCEL MAPS, PAGE 22, CITY AND COUNTY OF SAN FRANCISCO RECORDS.

PARCEL FIVE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 225 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 225 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 100 FEET TO THE POINT OF BEGINNING.

BEING LOTS 1, 2 AND 3, BLOCK 160, SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD

CERTIFIED COPY

G240818

EXHIBIT "A" CONTINUED

AUG 31 1990

700762

ASSOCIATION.

PARCEL SIX:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF GRIFFITH STREET, DISTANT THEREON 75 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 16, BLOCK 160, SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION.

PARCEL SEVEN:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF GRIFFITH STREET WITH THE NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 25 FEET TO THE SAID LINE OF GRIFFITH AVENUE; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LAST NAMED LINE 75 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHT:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 25 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 117 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 33 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 59 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

PARCEL TEN:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 75 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 42 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 41 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

All that property in the City and County of San Francisco,
State of California, described as follows:

G246818

PARCEL ONE:

LOT 15, PARCEL MAP OF A PORTION OF ASSESSOR'S BLOCK 4645,
FILED AUGUST 17, 1984, IN BOOK 29 OF PARCEL MAPS, PAGE 22, CITY
AND COUNTY OF SAN FRANCISCO RECORDS.

(Assessor's Block 4645; Lot 15)

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE
SOUTHWESTERLY LINE OF HUDSON AVENUE AND THE
NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE
NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 225
FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET;
THENCE AT A RIGHT ANGLE SOUTHEASTERLY 225 FEET TO THE
NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT
ANGLE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH
STREET 100 FEET TO THE POINT OF BEGINNING.

BEING LOTS 1, 2 AND 3, BLOCK 160, SOUTH SAN FRANCISCO
HOMESTEAD AND RAILROAD ASSOCIATION.

(Assessor's Block 4646; Lot 1)

PARCEL THREE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF GRIFFITH
STREET, DISTANT THEREON 75 FEET NORTHEASTERLY FROM THE
NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE
NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 25
FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET;
THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A
RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE POINT OF
BEGINNING.

BEING A PORTION OF LOT 16, BLOCK 160, SOUTH SAN FRANCISCO
HOMESTEAD AND RAILROAD ASSOCIATION.

(Assessor's Block 4646; Lot 2)



CERTIFIED COPY

G240818

BEGINNING AT THE POINT OF INTERSECTION OF THE
NORTHWESTERLY LINE OF GRIFFITH STREET WITH THE
NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE
NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 25 FEET;
THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A
RIGHT ANGLE SOUTHEASTERLY 25 FEET TO THE SAID LINE OF
GRIFFITH STREET; AND THENCE AT A RIGHT ANGLE
SOUTHWESTERLY ALONG SAID LAST NAMED LINE 75 FEET TO THE
POINT OF BEGINNING.

(Assessor's Block 4646; Lot 3)

PARCEL FIVE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES
AVENUE, DISTANT THEREON 25 FEET NORTHWESTERLY FROM THE
NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE
NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 50 FEET;
THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A
RIGHT ANGLE SOUTHEASTERLY 50 FEET; AND THENCE AT A RIGHT
ANGLE SOUTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

(Assessor's Block 4646; Lot 3A)

PARCEL SIX:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES
AVENUE, DISTANT THEREON 75 FEET NORTHWESTERLY FROM THE
NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE
NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 42 FEET;
THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A
RIGHT ANGLE NORTHWESTERLY 33 FEET; THENCE AT A RIGHT ANGLE
SOUTHEASTERLY 41 FEET; THENCE AT A RIGHT ANGLE
SOUTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE
SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

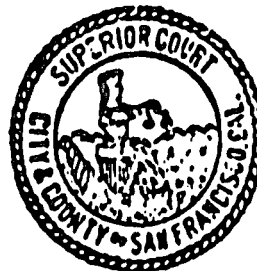
BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND
RAILROAD ASSOCIATION BLOCK NO. 160.

(Assessor's Block 4646; Lot 19)

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///

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BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 117 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 39 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 33 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 39 FEET TO THE POINT OF BEGINNING.

G240818

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

(Assessor's Block 4646; Lot 20)

PARCEL EIGHT:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 275 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 200 FEET TO THE SOUTHWESTERLY LINE OF GALVEZ AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY [sic] AND ALONG LAST MENTIONED STREET LINE 275 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG SAID LINE OF GRIFFITH STREET 200 FEET TO THE POINT OF BEGINNING.

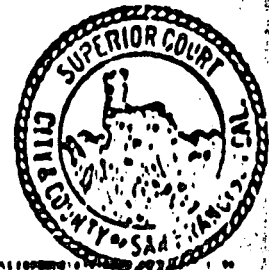
BEING A PORTION OF FRACTIONAL BLOCK NO. 145, AS SHOWN ON "MAP OF THE PROPERTY OF THE SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION", FILED APRIL 15, 1867, IN BOOK "A" AND "B" O. MAPS, AT PAGES 38 AND 39, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND A PORTION OF FRACTIONAL LOTS 21 AND 22, IN BLOCK 145 OF SALT MARSH AND TIDE LANDS.

(Assessor's Block 4629A; Lot 10)

PARCEL NINE:

LOT 2, A SAID PARCEL IS SHOWN ON THE MAP OF PARCEL MAP BOOK 23, PAGE 27, FILED MARCH 26, 1982, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

(Assessor's Block 4630; Lot 2)



CERTIFIED COPY

San Francisco Co Assessor-Recorder
Doris M. Ward, Assessor-Recorder

M. MANUEL
P.O. Box 22003
Oakland, CA 94623

DOC - 97-0240817-00
Tuesday, OCT 07, 1997 15:55:56
REC \$11.00; PAG \$7.00; MIC \$1.00
STP \$6.00
Ttl Pd \$25.00
REEL 0983 IMAGE 0877
Nbr: 0000886171
OCT/JUL/1-7

DOCUMENTARY TRANSFER TAX \$
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE
Signature of declarant or agent determining tax - firm name

QUITCLAIM DEED

A298-10
R298-04

THIS QUITCLAIM DEED, Executed this 24th day of May, 1997

by first party, DONALD MANNING, a married man, and CHARLES E. JAMES, a married man,
whose post office address is 1152 Sherman Street, Vallejo, Ca. 94591
and 42 Everett Road, Petaluma, Ca. 94952, respectively,
to second party, M. Manuel, or assigns
whose post office address is P. O. Box 22003, Oakland, Ca. 94623

WITNESSETH, That the said first party, for good consideration and for the sum of five
and 00/100 Dollars (\$ 5.00) paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, inter-
est and claim which the said first party has in and to the following described parcel of land, and improvements and
appurtenances thereto in the County of San Francisco State of California to wit:
APNS: 5-4605, 1-4605, 2-4605, 3-4605, 4-4605, 24-4605, 19-4646,
10-4629A, 2-4630, 15-4645, 1-4646, 2-4646, 3-4646, 3A-4646,
20-4646 See also attached Exhibit A
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first
above written. Signed, sealed and delivered in presence of:

Frank G. Rodgers
Signature of Witness

Jarrod Rodgers
Print name of Witness

Becky A. Wyles
Signature of Witness

BECKY A. WYLES
Print name of Witness

Donald Manning
Signature of First Party

Donald Manning
Print name of First Party

Charles E. James
Signature of First Party

CHARLES E. JAMES
Print name of First Party

State of CA
County of Solano
On 6/11/97

before me, Frank G. Rodgers NOTARY PUBLIC

appeared DONALD MANNING
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.

Frank G. Rodgers
Signature of Notary



Affiant Known Produced ID
Type of ID CDL

(Seal)
Revised 12/95

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

G240817

County of SONOMA

On JUNE 26, 1997 before me, SEAN RONALD BURNS N.P.

personally appeared CHARLES E. James

~~personally known to me~~ - OR - proved to me on the basis of satisfactory evidence to be the person whose name is 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.

Sean Ronald Burns
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 05/24/97 Number of Pages: 1

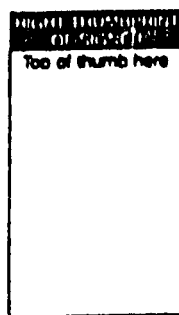
Signer(s) Other Than Named Above: DONALD MANNING

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles E. James

- Individual
- Corporate Officer
- Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

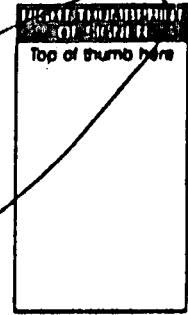
Signer is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



CERTIFIED COPY

G240817

AUG 31 1970

EXHIBIT "A"
LEGAL DESCRIPTION

700762

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF FAIRFAX AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF FAIRFAX AVENUE 150 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 200 FEET TO THE SOUTHWESTERLY LINE OF EVANS AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF EVANS AVENUE 150 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF GRIFFITH STREET 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO BLOCK NO. 102.

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 275 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 300 FEET TO THE SOUTHWESTERLY LINE OF GALVEZ AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG SAID MENTIONED STREET LINE 275 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG SAID LINE OF GRIFFITH STREET 200 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF FRACTIONAL BLOCK NO. 145, AS SHOWN ON "MAP OF THE PROPERTY OF THE SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION", FILED APRIL 15, 1867, IN BOOK "A" AND "B" OF MAPS, AT PAGES 38 AND 39, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND A PORTION OF FRACTIONAL LOTS 21 AND 22, IN BLOCK 145 OF BALT MARSH AND TIDE LANDS.

PARCEL THREE:

LOT 2, AS SAID PARCEL IS SHOWN ON THE MAP OF PARCEL MAP BOOK 23, PAGE 27, FILED MARCH 26, 1982, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL FOUR:

LOT 15, PARCEL MAP OF A PORTION OF ASSessor'S BLOCK 4645, FILED MARCH 17, 1984, IN BOOK 29 OF PARCEL MAPS, PAGE 22, CITY AND COUNTY OF SAN FRANCISCO RECORDS.

PARCEL FIVE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 225 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 225 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 100 FEET TO THE POINT OF BEGINNING.

BEING LOTS 1, 2 AND 3, BLOCK 160, SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD

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EXHIBIT "A" CONTINUED

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DECLARATION.

PARCEL SIX:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF GRIFFITH STREET, DISTANT THEREON 15 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 16, BLOCK 160, SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION.

PARCEL SEVEN:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF GRIFFITH STREET WITH THE NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 25 FEET TO THE SAID LINE OF GRIFFITH AVENUE; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LAST NAMED LINE 75 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHT:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 25 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 117 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 33 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 59 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

PARCEL TEN:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 75 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 42 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 41 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

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804 Inner Avenue

All that property in the city and County of San Francisco,
State of California, described as follows:

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PARCEL ONE:

LOT 15, PARCEL MAP OF A PORTION OF ASSESSOR'S BLOCK 4645,
FILED AUGUST 17, 1984, IN BOOK 29 OF PARCEL MAPS, PAGE 22, CITY
AND COUNTY OF SAN FRANCISCO RECORDS.

(Assessor's Block 4645; Lot 15)

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE
SOUTHWESTERLY LINE OF HUDSON AVENUE AND THE
NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE
NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 225
FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET;
THENCE AT A RIGHT ANGLE SOUTHEASTERLY 225 FEET TO THE
NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT
ANGLE NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH
STREET 100 FEET TO THE POINT OF BEGINNING.

BEING LOTS 1, 2 AND 3, BLOCK 160, SOUTH SAN FRANCISCO
HOMESTEAD AND RAILROAD ASSOCIATION.

(Assessor's Block 4646; Lot 1)

PARCEL THREE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF GRIFFITH
STREET, DISTANT THEREON 75 FEET NORTHEASTERLY FROM THE
NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE
NORTHEASTERLY AND ALONG SAID LINE OF GRIFFITH STREET 25
FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET;
THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A
RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE POINT OF
BEGINNING.

BEING A PORTION OF LOT 16, BLOCK 160, SOUTH SAN FRANCISCO
HOMESTEAD AND RAILROAD ASSOCIATION.

(Assessor's Block 4646; Lot 2)



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PARCEL FOUR:

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BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF GRIFFITH STREET WITH THE NORTHEASTERLY LINE OF INNES AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 25 FEET TO THE SAID LINE OF GRIFFITH STREET; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LAST NAMED LINE 75 FEET TO THE POINT OF BEGINNING.

(Assessor's Block 4646; Lot 3)

PARCEL FIVE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 25 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

(Assessor's Block 4646; Lot 3A)

PARCEL SIX:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 75 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 42 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 41 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

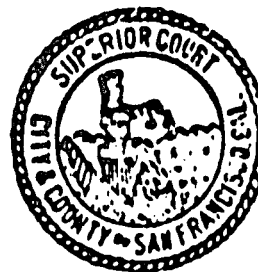
BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

(Assessor's Block 4646; Lot 19)

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BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF INNES AVENUE, DISTANT THEREON 117 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF INNES AVENUE 33 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 59 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 33 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 59 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION BLOCK NO. 160.

(Assessor's Block 4646; Lot 20)

PARCEL EIGHT:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF HUDSON AVENUE AND THE NORTHWESTERLY LINE OF GRIFFITH STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF HUDSON AVENUE 275 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 200 FEET TO THE SOUTHWESTERLY LINE OF GALVEZ AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY [sic] AND ALONG LAST MENTIONED STREET LINE 275 FEET TO THE NORTHWESTERLY LINE OF GRIFFITH STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY AND ALONG SAID LINE OF GRIFFITH STREET 200 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF FRACTIONAL BLOCK NO. 145, AS SHOWN ON "MAP OF THE PROPERTY OF THE SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION", FILED APRIL 15, 1867, IN BOOK "A" AND "B" O. MAPS, AT PAGES 38 AND 39, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND A PORTION OF FRACTIONAL LOTS 21 AND 22, IN BLOCK 145 OF SALT MARSH AND TIDE LANDS.

(Assessor's Block 4629A; Lot 10)

PARCEL NINE:

LOT 2, A; SAID PARCEL IS SHOWN ON THE MAP OF PARCEL MAP BOOK 23, PAGE 27, FILED MARCH 26, 1982, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

(Assessor's Block 4630; Lot 2)



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This is a true certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Assessor-Recorder

OCT 16 1997

DORIS M. WARD



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ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA
BY Stella Chow

Stella Chow