EXHIBIT "A"
INDIVIDUAL GRANT DEED

The undersigned grantor(s) declare(s):

 Documentary transfer tax is $4,513.20

(1) is composed of full value of property conveyed, or
(1) is composed of full value less value of lien and encumbrances remaining at time of sale

(b) Unincorporated area ( City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLES R. XLERDE, as Trustee in Bankruptcy of the Estate of Hanan Finance Company Inc., a Hawaii Corporation, who was adjudicated a Bankrupt on June 27, 1983 in the district court of Hawaii, Case No. 83-00585

hereby GRANTS to

SHELON R. BLUM, a married men as his separate property,

the following described real property in the unincorporated area 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 Southwest corner of said Northwest quarter, thence Easterly along the South line of said Northwest quarter, 108 feet; thence Northerly paralleled 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.


__________________________

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

NOTARY PUBLIC

KATHERINE A. DOYLE

[Signature]

Commission Expires August 13, 1988

[Signature]

[Signature]

Mail tax statements as directed above.
Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Cal. 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.

If you answered "Yes," complete the following:

1. If you answered "Yes," complete the following:

a. If you answered "Yes," complete the following:

b. If you answered "Yes," complete the following:

c. If you answered "Yes," complete the following:

2. If you answered "Yes," complete the following:

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

R. Transfer to a revocable trust:

S. Transfer to a trust that is not exceeding 12 years with trustor holding the reversion:

T. Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary:

U. Change of trustee holding title:

V. 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

Sheldon R. Blum

State of California

County of Santa Clara

On: August 18, 1998

before me, 
PATRICIA A. HANSEN

Grantor - Transferor(s)

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 they executed the same in their/their authorized capacity(ies), and that by 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

Sheldon R. Blum

MAIL TAX STATEMENTS TO: Sheldon R. Blum 2242 Camden Ave., #201 San Jose, CA 95124

NAME

ADDRESS

CITY, STATE, ZIP
EXHIBIT "A"

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
Trust Transfer Deed

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)

Consideration conveyed, (Revenue & Tax Code section 11911)

☐ Unincorporated area: ☐ City of

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 wherein 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 for 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

SHELDON R. BLUM

GRANTOR - TRANSFEROR(S)

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 same in his/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.

Title Order No. Eacrow, Loan or Attorney File No.

MAIL TAX STATEMENTS TO: Sheldon R. Blum 2242 Camden Ave., Ste 201 San Jose, CA 95124

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 to his separate property,

hereby GRANT(S) to SHeldon 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

SHeldon R. Blum

Grantor - Transferor(s)

personally appeared before me, PATRICIA A. HANSEN, a person 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 the person(s) executed the same in their authorized capacity(ies), and that by 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.

PATRICIA A. HANSEN
Notary Public - California
SANTA CLARA COUNTY

Title Order No.

MAIL TAX STATEMENTS TO:
Sheldon R. Blum
2242 Camden Avenue Suite 201
San Jose, CA 95124

Escrow, Loan or Attorney File No.

NAME
ADDRESS
CITY, STATE, ZIP
Trust Transfer Deed

This form furnished by trustees' security service

Grant Deed (Excluded from Reappraisal Under Proposition 13, Cal. 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

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 trustees 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

SHELTON R. BLUM

State of California

County of Santa Clara

On August 18, 1998

before me, PATRICIA O. 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 their/their authorized capacity(ies), and that by their/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.

PATRICIA O. HANSEN

Notary Public - California

Santa Clara County

My Comm. Expires DEC 7, 1999

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


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