

Appendix F

EDR® Environmental Lien Search/Activity Use Limitation Report

APN 035-270-016

1245 Oro Dam Boulevard
Oroville, CA 95965

Inquiry Number: 4278511.7
May 01, 2015

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

1245 Oro Dam Boulevard
APN 035-270-016
Oroville, CA 95965

RESEARCH SOURCE

Source 1:

Butte Recorder
Butte, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed: deed
Title is vested in: Robert E Seidenglanz
Title received from: RS Productions Inc
Deed Dated: 12/29/2004
Deed Recorded: 10/4/2006
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: See Exhibit

Legal Current Owner: Robert E Seidenglanz

Parcel # / Property Identifier: 035-270-016

Comments: See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found Not Found

Deed Exhibit 1

AND WHEN RECORDED MAIL THIS DEED TO:

NAME R.E. SEIDENGLANZ
STREET ADDRESS 2107 W. ALAMEDA AVE
STE LADB
CITY, STATE ZIP BURBANK CA 91506

Recorded REC FEE 10.00
Official Records
County of BUTTE
CANDACE J. GRUBBS
County Clerk-Recorder
OVERAGE 1.50
CONFORMED COPY 1.00
MONUMENT PRESER 10.00
09:02AM 04-Oct-2006 CW Page 1 of 2



TITLE ORDER NO. _____ ESCROW NO. _____

A.P.N.: 035-270-016-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT UNDER R & T CODE SECTION 11925(d) *RJ*

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 County \$ 0 City
 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 OROVILLE, and

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

RS PRODUCTIONS, INC., A NEVADA CORPORATION,
hereby GRANT(S) to
ROBERT E. SEIDENGLANZ, AN UNMARRIED MAN, AS TO
AN UNDIVIDED 1/2 INTEREST IN
the following described real property in the CITY OF OROVILLE
County of BUTTE, State of California:

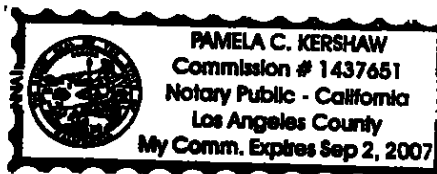
per the attached LEGAL DESCRIPTION

Dated 12-29-2004
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS
On DECEMBER 29, 2004 before me,
PAMELA C. KERSHAW, a Notary Public
personally appeared ROBERT E. SEIDENGLANZ

RS PRODUCTIONS, INC.
BY *[Signature]*
ROBERT E. SEIDENGLANZ

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 *Pamela C. Kershaw*



(This area for official notarial seal)

Mail Tax Statements to:
RSJ Investments, 4801 Feather River Blvd., #3, Oroville, CA 95965
NAME STREET ADDRESS CITY, STATE & ZIP

Description

The land referred to herein is situated in the State of California, County of Butte, City of Oroville, and is described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE OROVILLE BY-PASS ROUTE 24, AT ENGINEER'S STATION 37 +56.95, FROM WHICH POINT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 17 AND 18 BEARS NORTH 33° 22' 21" EAST 1273.58 FEET DISTANT; THENCE SOUTH 0° 02' WEST 895.08 FEET; THENCE SOUTH 89° 49' EAST 150.00 FEET; THENCE SOUTH 89° 52' EAST 550.00 FEET TO A POINT IN THE SECTION LINE COMMON TO SAID SECTIONS 17 AND 18, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHERN PACIFIC CO., BY DEED RECORDED OCTOBER 28, 1907, IN BOOK 100 OF DEEDS, PAGE 241, BUTTE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL SO CONVEYED, SOUTH 89° 52' EAST 367.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE FOR A DISTANCE OF 419 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE WESTERN PACIFIC RAILWAY, AND FROM WHICH POINT SAID POINT OF BEGINNING OF THE COMPOUND CURVE BEARS SOUTH 73° 28' WEST 413.25 FEET DISTANT; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 1° 25' WEST 1328.10 FEET; THENCE SOUTH 67° 40' WEST 53.52 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BY-PASS ROUTE 24; THENCE ALONG SAID BY-PASS ROUTE 24 THE FOLLOWING COURSES AND DISTANCES: SOUTH 1° 25' EAST 17.75 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4070.00 FEET THROUGH A CENTRAL ANGLE OF 3° 27' 26" FOR A DISTANCE OF 245.58 FEET (THE LONG CHORD BEARS SOUTH 69° 30' 17" WEST 245.55 FEET); THENCE ALONG THE TANGENT TO SAID CURVE SOUTH 71° 14' WEST 579.40 FEET; THENCE NORTH 18° 46' WEST 25.00 FEET; THENCE SOUTH 71° 14' WEST 102.92 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3955.00 FEET; THENCE ALONG SAID CURVE TO A CENTRAL ANGLE OF 2° 06' 24" FOR A DISTANCE OF 145.42 FEET; THENCE ALONG THE RADIAL OF SAID CURVE SOUTH 20° 52' 24" EAST 25.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE, AND HAVING A RADIUS OF 3930.00 FEET THROUGH A CENTRAL ANGLE OF 2° 26' 36" FOR A DISTANCE OF 167.59 FEET; THENCE ALONG THE TANGENT TO SAID CURVE, SOUTH 66° 41' WEST 232.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF OROVILLE RECORDED APRIL 30, 1984, IN BOOK 2937, PAGE 592, OFFICIAL RECORDS.

APN 035-270-016-000

MISCELLANEOUS EXHIBITS



2002-0070788

RECORDING REQUESTED BY
MID VALLEY TITLE & ESCROW CO.
AND WHEN RECORDED MAIL TO:
SEIDENGLANZ TRUST
STEBLES TRUST
4514 PACIFIC HEIGHTS RD.
OROVILLE, CA 95965
ESCROW#202334AM-3/ORO-C

Recorded REC FEE 22.00
Official Records
County Of
BUTTE
CANDACE J. GRUBBS
Recorder
ROSEMARY DICKSON
Assistant
09:00AM 26-Dec-2002 Andrew
Page 1 of 6

Space Above This Line for Recorder's Use Only

A.P.N.: 035-270-016-000

Order No.: 202334AM

Escrow No.: 202334AM

Grantor & Grantee The same

GRANT DEED

R&T CODE 11911-

*THE SOLE PURPOSE OF THIS RECORDING IS TO CLARIFY THE TITLE VESTING AND PROPORTIONAL INTEREST. THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$NONE INTEREST.

- 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 OROVILLE, and

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

STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ, TRUSTEES OF THE STEVEN AND CAROL SEIDENGLANZ FAMILY REVOCABLE TRUST, DATED AUGUST 18, 1993, AND JACK M. STEBLES, TRUSTEE OF THE JACK M. STEBLES REVOCABLE LIVING TRUST, DATED APRIL 11, 1993 AND RS PRODUCTIONS, INC., A NEVADA CORPORATION, AS TO AN UNDIVIDED 1/2 INTEREST

hereby GRANT(S) to

STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ, TRUSTEES OF THE STEVEN AND CAROL SEIDENGLANZ FAMILY TRUST, DATED AUGUST 18, 1993, AS TO AN UNDIVIDED 1/4 INTERST, JACK M. STEBLES, TRUSTEE OF THE JACK M. STEBLES REVOCABLE TRUST, DATED APRIL 11, 1993, AS TO AN UNDIVIDED 1/4 INTERST AND RS PRODUCTIONS, INC., A NEVADA CORPORATION, AS TO AN UNDIVIDED 1/2 INTEREST

the following described property in the City of OROVILLE, County of Butte State of California;

SEE ATTACHED LEGAL DESCRIPTION.

STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ, TRUSTEES OF THE STEVEN AND CAROL SEIDENGLANZ FAMILY REVOCABLE TRUST, DATED AUGUST 18, 1993

By: 
STEVEN CONN SEIDENGLANZ, TRUSTEE

By: 
CAROL ANNE SEIDENGLANZ, TRUSTEE

JACK M. STEBLES, TRUSTEE OF THE JACK M. STEBLES REVOCABLE LIVING TRUST, DATED APRIL 11, 1993

By: 
JACK M. STEBLES, TRUSTEE

RS PRODUCTIONS, INC.

By: _____
SIGNED IN COUNTERPART
AUTHORIZED SIGNATURE

GRANT DEED CONTINUED ON NEXT PAGE

A.P.N.:

CONTINUATION OF GRANT DEED

Document Date: December 3, 2002

STATE OF CALIFORNIA)
COUNTY OF Kern)SS

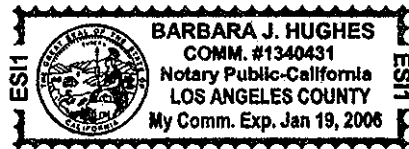
On December 5, 2002 before me, Barbara J. Hughes Notary Public
personally appeared Jack M. Strebles

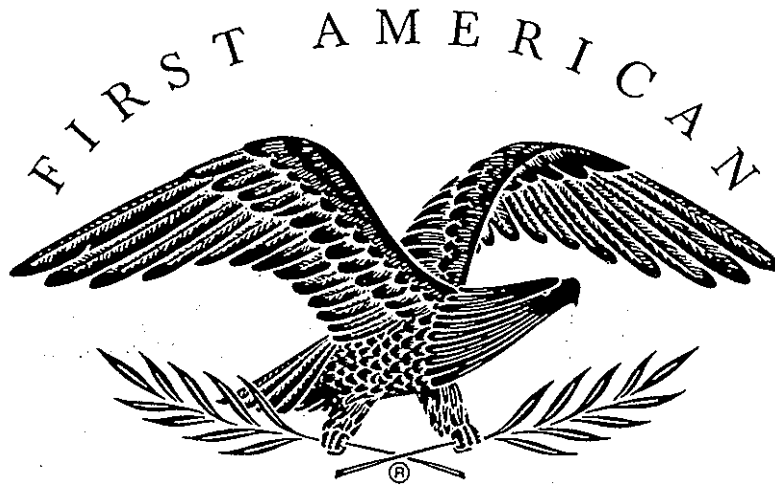
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the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

This area for official notarial seal.





STATE OF CALIFORNIA
COUNTY OF _____

BUTTE

} ss.

On DECEMBER 23, 2002, before me, ANGELA D. MASTELOTTO-NOTARY PUBLIC,
personally appeared STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ

_____, 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



(This area for official notarial seal)

Title of Document GRANT DEED

Date of Document DECEMBER 3, 2002 No. of Pages _____

Other signatures not acknowledged JACK M. STEBLES

RECORDING REQUESTED BY
MID VALLEY TITLE & ESCROW CO.
AND WHEN RECORDED MAIL TO:
SEIDENGLANZ TRUST
STEBLES TRUST
4514 PACIFIC HEIGHTS RD.
OROVILLE, CA 95965
ESCROW#202334AM-3/ORO-C

Space Above This Line for Recorder's Use Only

A.P.N.: 035-270-016-000

Order No.: 202334AM

Escrow No.: 202334AM

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ NONE

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 OROVILLE, and

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

STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ, TRUSTEES OF THE STEVEN AND CAROL SEIDENGLANZ FAMILY REVOCABLE TRUST, DATED AUGUST 18, 1993, AND JACK M. STEBLES, TRUSTEE OF THE JACK M. STEBLES REVOCABLE LIVING TRUST, DATED APRIL 11, 1993 AND RS PRODUCTIONS, INC., A NEVADA CORPORATION, AS TO AN UNDIVIDED 1/2 INTEREST

hereby GRANT(S) to

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SEE ATTACHED LEGAL DESCRIPTION

STEVEN CONN SEIDENGLANZ AND CAROL ANNE SEIDENGLANZ, TRUSTEES OF THE STEVEN AND CAROL SEIDENGLANZ FAMILY REVOCABLE TRUST, DATED AUGUST 18, 1993

JACK M. STEBLES, TRUSTEE OF THE JACK M. STEBLES REVOCABLE LIVING TRUST, DATED APRIL 11, 1993

By: SIGNED IN COUNTERPART
STEVEN CONN SEIDENGLANZ, TRUSTEE

By: SIGNED IN COUNTERPART
JACK M. STEBLES, TRUSTEE

By: SIGNED IN COUNTERPART
CAROL ANNE SEIDENGLANZ, TRUSTEE

RS PRODUCTIONS, INC.

By: 
AUTHORIZED SIGNATURE-BY: ROBERT EMIL SEIDENGLANZ, PRESIDENT

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

A.P.N.:

CONTINUATION OF GRANT DEED

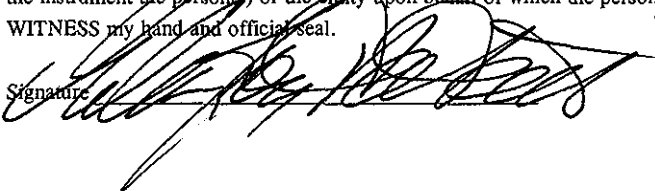
Document Date: December 3, 2002

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

On December 13, 2002 before me, Eileen Joy NATIVIDAD - Notary
personally appeared Robert Binl Seidenglan 2

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/het/their authorized capacity(ies) and that by his/het/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: 

This area for official notarial seal.



Description

The land referred to herein is situated in the State of California, County of Butte, City of Oroville, and is described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE OROVILLE BY-PASS ROUTE 24, AT ENGINEER'S STATION 37 + 56.95, FROM WHICH POINT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 17 AND 18 BEARS NORTH $33^{\circ} 22' 21''$ EAST 1273.58 FEET DISTANT; THENCE SOUTH $0^{\circ} 02'$ WEST 895.08 FEET; THENCE SOUTH $89^{\circ} 49''$ EAST 150.00 FEET; THENCE SOUTH $89^{\circ} 52'$ EAST 550.00 FEET TO A POINT IN THE SECTION LINE COMMON TO SAID SECTIONS 17 AND 18, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHERN PACIFIC CO., BY DEED RECORDED OCTOBER 28, 1907, IN BOOK 100 OF DEEDS, PAGE 241, BUTTE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL SO CONVEYED, SOUTH $89^{\circ} 52'$ EAST 367.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE FOR A DISTANCE OF 419 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE WESTERN PACIFIC RAILWAY, AND FROM WHICH POINT SAID POINT OF BEGINNING OF THE COMPOUND CURVE BEARS SOUTH $73^{\circ} 28'$ WEST 413.25 FEET DISTANT; THENCE ALONG SAID RIGHT OF WAY LINE NORTH $1^{\circ} 25'$ WEST 1328.10 FEET; THENCE SOUTH $67^{\circ} 40'$ WEST 53.52 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BY-PASS ROUTE 24; THENCE ALONG SAID BY-PASS ROUTE 24 THE FOLLOWING COURSES AND DISTANCES: SOUTH $1^{\circ} 25'$ EAST 17.75 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4070.00 FEET THROUGH A CENTRAL ANGLE OF $3^{\circ} 27' 26''$ FOR A DISTANCE OF 245.58 FEET (THE LONG CHORD BEARS SOUTH $69^{\circ} 30' 17''$ WEST 245.55 FEET); THENCE ALONG THE TANGENT TO SAID CURVE SOUTH $71^{\circ} 14'$ WEST 579.40 FEET; THENCE NORTH $18^{\circ} 46'$ WEST 25.00 FEET; THENCE SOUTH $71^{\circ} 14'$ WEST 102.92 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3955.00 FEET; THENCE ALONG SAID CURVE TO A CENTRAL ANGLE OF $2^{\circ} 06' 24''$ FOR A DISTANCE OF 145.42 FEET; THENCE ALONG THE RADIAL OF SAID CURVE SOUTH $20^{\circ} 52' 24''$ EAST 25.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE, AND HAVING A RADIUS OF 3930.00 FEET THROUGH A CENTRAL ANGLE OF $2^{\circ} 26' 36''$ FOR A DISTANCE OF 167.59 FEET; THENCE ALONG THE TANGENT TO SAID CURVE, SOUTH $66^{\circ} 41'$ WEST 232.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF OROVILLE RECORDED APRIL 30, 1984, IN BOOK 2937, PAGE 592, OFFICIAL RECORDS.

APN 035-270-016-000

WHEN RECORDED MAIL TO:

S & S PROPERTY
INVESTMENT GROUP, LP
1245 Oro Dam Blvd., Suite 51-1
Oroville, CA 95965

MAIL TAX STATEMENTS TO:

S & S PROPERTY
INVESTMENT GROUP, LP
1245 Oro Dam Blvd., Suite 51-1
Oroville, CA 95965

APN No. 035-270-016



2004-0026289

Recorded	REC FEE	13.00
Official Records	CONFORM	1.00
County Of	MONUMEN	10.00
BUTTE	PENALTY	9.00
CANDACE J. GRUBBS		
Recorder		
ROSEMARY DICKSON		
Assistant	Jason	
09:02AM 05-May-2004	Page 1 of 3	

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 0

... Tax Computed on Rev & Taxation Code Exemption 11924(d)

The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property.

[Signature]
Signature of Declarant or Agent Determining Tax

GRANT DEED

3*

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

CAROL ANNE SEIDENGLANZ and STEVEN CONN SEIDENGLANZ, Trustees of the STEVEN AND CAROL SEIDENGLANZ FAMILY REVOCABLE TRUST dated August 18, 1993, as to an undivided one quarter; and JACK M. STEBLES, Trustee of the JACK M. STEBLES REVOCABLE LIVING TRUST dated April 11, 1993, as to an undivided one quarter interest hereby GRANT(S) to:

S & S PROPERTY INVESTMENT GROUP, LP, a California limited partnership, an undivided one half interest in the real property in the City of Oroville, County of Butte, State of California, commonly known as 1245 Oro Dam Blvd., Oroville, CA 95965 and more fully described as:

See Exhibit "A" attached hereto and incorporated herein.

Dated: 1/27/03

GRANTOR: STEVEN SEIDENGLANZ AND CAROL SEIDENGLANZ, Husband and Wife

STATE OF CALIFORNIA)
)SS.
COUNTY OF ~~LOS ANGELES~~ BUTTE)

[Signature]
CAROL ANNE SEIDENGLANZ,

On 1/27/03, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Anne Seidenglanz, Steven Conn Seidenglanz and Jack M. Stebles, 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 persons(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

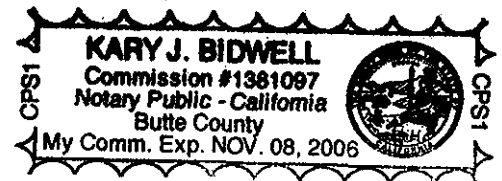
[Signature]
STEVEN CONN SEIDENGLANZ,

GRANTOR: JACK M. STEBLES, an unmarried man

WITNESS my hand and official seal.

[Signature]
JACK M. STEBLES

[Signature]
(Notary)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

County of KERN

On JANUARY 17, 2003 before me, FOREST ANN SJOBERG, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared JACK M. STEBLES
NAME(S) OF SIGNER(S)

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.

Forest Ann Sjoberg
SIGNATURE OF NOTARY

Description

The land referred to herein is situated in the State of California, County of Butte, City of Oroville, and is described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE OROVILLE BY-PASS ROUTE 24, AT ENGINEER'S STATION 37 + 56.95, FROM WHICH POINT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 17 AND 18 BEARS NORTH 33° 22' 21" EAST 1273.58 FEET DISTANT; THENCE SOUTH 0° 02' WEST 895.08 FEET; THENCE SOUTH 89° 49' EAST 150.00 FEET; THENCE SOUTH 89° 52' EAST 550.00 FEET TO A POINT IN THE SECTION LINE COMMON TO SAID SECTIONS 17 AND 18, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHERN PACIFIC CO., BY DEED RECORDED OCTOBER 28, 1907, IN BOOK 100 OF DEEDS, PAGE 241, BUTTE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL SO CONVEYED, SOUTH 89° 52' EAST 367.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE FOR A DISTANCE OF 419 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE WESTERN PACIFIC RAILWAY, AND FROM WHICH POINT SAID POINT OF BEGINNING OF THE COMPOUND CURVE BEARS SOUTH 73° 28' WEST 413.25 FEET DISTANT; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 1° 25' WEST 1328.10 FEET; THENCE SOUTH 67° 40' WEST 53.52 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BY-PASS ROUTE 24; THENCE ALONG SAID BY-PASS ROUTE 24 THE FOLLOWING COURSES AND DISTANCES: SOUTH 1° 25' EAST 17.75 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4070.00 FEET THROUGH A CENTRAL ANGLE OF 3° 27' 26" FOR A DISTANCE OF 245.58 FEET (THE LONG CHORD BEARS SOUTH 69° 30' 17" WEST 245.55 FEET); THENCE ALONG THE TANGENT TO SAID CURVE SOUTH 71° 14' WEST 579.40 FEET; THENCE NORTH 18° 46' WEST 25.00 FEET; THENCE SOUTH 71° 14' WEST 102.92 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3955.00 FEET; THENCE ALONG SAID CURVE TO A CENTRAL ANGLE OF 2° 06' 24" FOR A DISTANCE OF 145.42 FEET; THENCE ALONG THE RADIAL OF SAID CURVE SOUTH 20° 52' 24" EAST 25.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE, AND HAVING A RADIUS OF 3930.00 FEET THROUGH A CENTRAL ANGLE OF 2° 26' 36" FOR A DISTANCE OF 167.59 FEET; THENCE ALONG THE TANGENT TO SAID CURVE, SOUTH 66° 41' WEST 232.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF OROVILLE RECORDED APRIL 30, 1984, IN BOOK 2937, PAGE 592, OFFICIAL RECORDS.

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