

1 **Peter M. Kam**  
2 **1401 Mission Street, Ste C-1**  
3 **South Pasadena, CA 91030**  
4 Telephone: (626) 571-1378  
5 Facsimile: (626) 571-7825  
6 E-mail : pkamesq@gmail.com

7 In Pro Per

8  
9 **STATE WATER RESOURCES CONTROL BOARD**  
10 **FOR STATE OF CALIFORNIA**

11 IN THE MATTER OF INVESTIGATIVE )  
12 ORDER NO.R4-2015-0160; CALIFORNIA )  
13 WATER CODE SECTION 13267, ORDER TO ) **PETITION FOR REVIEW, PURSUANT TO**  
14 PROVIDE A TECHNICAL REPORT ) **WATER CODE SECTION 13320, TITLE 23,**  
15 SUBSURFACE SOIL, SOIL VAPOR, ) **CALIFORNIA CODE OF REGULATIONS**  
16 GROUNDWATER AND INDOOR AIR ) **(CCR) SECTION 2050-2068**  
17 INVESTIGATION )  
18 )  
19 )  
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26 TO THE STATE WATER RESOURCES CONTROL BOARD OF CALIFORNIA AND THE  
27 LOS ANGELES REGIONAL WATER QULAITY CONTROL BOARD:

28 PLEASE TAKE NOTICE THAT the Petitioner, Peter M. Kam, hereby files this petition for  
29 review and request for a hearing by the State Water Quality Control Board of California (“State  
30 Board”) of that certain Investigative Order No. R4-2015-0160 (“Order”) issued by the Water Resource

1 Control Engineer, Gloria Pak, of the Los Angeles Water Quality Control Board ("LARWQCB") on  
2 September 24, 2015 , as served on Petitioner on September 28, 2015. This petition is filed pursuant to  
3 Water Code Section 13320, Title 23, California Code of Regulations (CCR) sections 2050-2068. A  
4 copy of the Order and letter of transmittal are attached hereto as Exhibit A.

5 Petitioner further requests a stay of the Order and also delete Petitioner's name from the list of  
6 responsible parties.

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10 **INTRODUCTION AND FACTUAL BACKGROUND**

11 On or about December 13, 1986, Petitioner, Peter M. Kam ("KAM") in partnership with  
12 Thomas Fann, ("FANN") purchased a commercial property located at 8827 through 8843 Las Tunas,  
13 Temple City, 91780, more specifically identified as Los Angeles County Assessor's Parcel numbers  
14 5387-011, 5387-011-008 and 5387-011-009. (the "Tunas Property"). Thomas Fann and Peter M. Kam  
15 had 55% and 45% interest in the Tunas Property respectively. Between December 13, 1986 to present,  
16 the Tunas Property was rented to commercial offices and in no time between this period was the Tunas  
17 Property rented to Dry Cleaner, Gas Stations or any facilities where chlorinated solvent was used.  
18 Around January 31, 1990, KAM quit-claimed his 45 % interest in the tunas Property to Transponder,  
19 Inc. Then on 01/31/1990, Transponder, Inc. granted the 45% to Kuo Pien Hwang (14%) Thomas Fann  
20 and Mei Luen Fann (9%) and Chen Hai Li & Hui Fang Li (22%) . Ever since KAM quit-claimed all his  
21 interest to FANN, FANN continued to operate the tunas Property as commercial rental. Petitioner  
22 believes at no time between December 11, 1986 to present was the tunas Property rented to any  
23 facilities using chlorinated solvents.

24 Around 2011, the Los Angeles Regional Water Quality Control Board ("LARWQCB")  
25 discovered that the level of perchloroethylene ("PCE") was above the permissible level around the

1 tunas Property area and the adjacent property owned by Calac Investment, LP ("Calac"). The property  
2 owned by Calac is identified as Los Angeles Assessor's Parcel numbers 5387-012-043, 5387-012-028,  
3 5387-012-045 and 5387-012-047. ("calac property"). Further investigation revealed that the presence of  
4 PCE was possibly resulted from the release of chorintated solvents, including, but not limited to PCE,  
5 by the SWEDS Dry Cleaner at the tunas Property during period from 1950 to 1958, and by the Royal  
6 Dry Cleaner at the calac property for unknown duration. Thereafter, LARWQCB named Calac  
7 Investment as responsible party for calac property's contamination and FANN & LI as responsible  
8 parties for tunas property's contamination. Accordingly, LARWQCB required Calac, FANN and LI to  
9 do investigative reports to identify the scope and level of contamination of PCE around the properties.

10           Around or about September 24, 2015, LARWQCB issued an order to submit a report on work  
11 plan for possible remediation of toxic contamination around the two properties. In this order, KAM was  
12 added as responsible party for tunas property. However, for unknown reasons, LI was removed as  
13 responsible party. KAM feels that he is unfairly targeted by LARWQCB, since KAM honestly does not  
14 believe that KAM is responsible for this contamination, as supported by evidence submitted in this  
15 petition. It is for this reason that petitioner KAM wants the State Water Quality Control Board to  
16 consider removing KAM as the responsible party and set aside the order as imposed on him by the  
17 LARWQCB. Furthermore, If it is ruled that KAM is one of the responsible parties, LARWQCB should  
18 include all the names of persons and entities on the chain of title of the Property, as attached.

19           I.     Name and Address of Petitioner

20                     Peter M. Kam

21                     1401 Mission Street, Ste C-1

22                     South Pasadena, CA 91030

23                     Tel: (626)571-1378

24                     Fax: (626)571-7825

1 E-mail: pkamesq@gmail.com

2 **II. The Regional Board Action for Which This Petition for Review is Sought**

3 The Regional Board Action for which this petition is filed is the issuance of a document  
4 labeled: "Investigative Order No. R4-2015-0160, California Water Code section 13267  
5 Order to provide a technical report on Subsurface soil, Soil Vapor, Groundwater and  
6 Indoor Air Investigation.

7  
8 **III. The Date the Regional Board Acted:**

9 The issuance date for the above Order was September 24, 2015 and was served on the  
10 Petitioner on September 28, 2015.

11 **IV. Statement of the Reasons why the Action is Inappropriate and Improper.**

12 **A. PETITIONER DID NOT HAVE NOTICE OF ANY CONTAMINATION**  
13 **ISSUES AT THE TIME OF PURCHASE OF TUNAS PROPERTY**

14 **B. PETITIONER DID NOT HAVE KNOWLEDGE OF OPERATION OF THE**  
15 **SWEDS DRY CLEANER FROM 1950 TO 1958**

16 **C. PETITIONER DID NOT ACTIVELY CAUSE THE CONTAMINATION OF PCE**

17 **D. PETITIONER DID NOT IN ANY CONTRIBUTE TO THE CONTAMINATION**  
18 **OF CHLORINATED SOLVENTS, INCLUDING PCE**

19 **E. PETITIONER TRANSFERRED THE LIABILITY OF THE TUNAS PROPERTY**  
20 **TO FANN WHEN PETITIONER QUIT-CLAIMED THE 45% INTEREST TO**  
21 **FANN.**

22 **F. FANN IMPLICITLY ACCEPTED THE RESPONSIBILITY OF THE**  
23 **PROEPRTY, INCLUDING THE ENVIRONMENTAL ISSUES WHEN HE**  
24  
25

1 ACCEPTED THE QUIT CLAIM DEED THROUGH WHICH PETITIONER  
2 TRANSFER ALL INTEREST IN THE PROPERTY TO FANN.

3 G. THE "FINDINGS OF FACTS" SET FORTH IN THE SEPTEMBER 24, 2015  
4 ORDER ARE CONTRARY TO THE EVIDENCE BASED UPON A  
5 PREPONDERANCE OF THE EVIDENCE IN THE RECORD.

6 H. PETITIONER IS NOT THE "RESPONSIBLE PARTY" TO THE ALLEGED  
7 LIABILITY OF THE CONTAMINATION.

8 I. CALIFORNIA WATER CODE SECTION 13267 MAY NOT APPLIED  
9 RETROACTIVELY ON ENTITIES AND PERSONS WHO DEASED TO BE  
10 PROPERTY OWNER PRIOR TO THE STATUTE'S ENACTMENT.

11 J. THE ORDER IS ARBITRARY AND CAPRICIOUS IN THAT IT SEEKS TO  
12 IMPOSE UPON A SINGLE PERSON FOR ACTIONS OR FAILURE TO ACT BY  
13 MULTIPLE PARTIES AS EVIDENCED BY THE REGIONAL BOARD'S  
14 ADMINISTRATIVE RECORD.

15 K. THE REGIONAL BOARD'S ACTION IS DISCRIMINATORY IN THAT IT  
16 DROPPED HUI FANG LI AS THE RESPONSIBLE PARTY, WHILE ADDED  
17 PETITIONER AS RESPONSIBLE PARTY EVEN THOUGH BOTH ARE  
18 PREVIOUS OWNERS OF THE PROPERTY.

19 L. PETITIONER ONLY CO-OWNED THE PROPERTY FOR 2 YEARS  
20 COMPARED TO FANN WHO OWNS THE PROPERTY FOR OVER 30 YEARS.  
21 DURING THE 2 YEARS OWNERSHIP, PETITIONER DID NOT CAUSE ANY  
22 CONTAMINATION OF THE PROPERTY.

23 M. THE REGIONAL BOARD HAS NOT CONDUCTED AN EVIDENTIARY  
24 HEARING ON THE ALLEGATIONS SET FORTH IN THE ORDER.  
25

1 V. Petitioner is Aggrieved.

2 Petitioner is aggrieved for the reasons set forth in paragraphs III and IV above.

3  
4 VI. Petitioner's Requested Action by the State Board.

5 Petitioner respectively requests that the State Board provide an evidentiary hearing on  
6 the Order pursuant to the United States Constitution, the California Constitution, Water  
7 Code Section 13320, 23 CCR section 648 et seq and Government Code section 11400 et  
8 seq., after full opportunity for discovery, and Recind the Order as to Petitioner.  
9 Petitioner further request that the Regional Board drop Petitioner as one of the  
10 responsible parties.

11 VII. Statement of Points and Authorities.

12 Petitioner will provide detailed statement of points and authorities in the event the  
13 Executive Officer or the Regional Board take further action which necessitate Petitioner  
14 requesting the State Board to convert this petition to active status.

15 VIII. List of Interested Parties.

16 Thomas Fann

17 107 W. Naomi Avenue

18 Arcadia, CA 91007

19  
20 Ms. Susan Lew

21 Calac Investment

22 3709 Convoy Street, Ste 300

23 San Diego, CA 92111  
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**IX. Statement of Transmittal of Petition to the Regional Board**

A copy of this Petition has been transmitted to the Water Resource Control Engineer, Gloria Pak, of the Los Angeles Regional Water Quality Control Board on October 24, 2015.

**X. Request to Regional Board for preparation of the Administrative Record.**

By copy of this Petition to the Water Resource Control Engineer, Petitioner hereby requests the preparation of the administrative record herein.

Respectfully submitted,



Dated: October 24, 2015

By: Peter M. Kam

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**Los Angeles Regional Water Quality Control Board**

**INVESTIGATIVE ORDER NO. R4-2015-0160**

**CALIFORNIA WATER CODE SECTION 13267  
ORDER TO PROVIDE A TECHNICAL REPORT  
SUBSURFACE SOIL, SOIL VAPOR, GROUNDWATER AND INDOOR AIR INVESTIGATION**

**DIRECTED TO  
MR. THOMAS FANN AND MR. PETER KAM**

**FORMER SWEDS CLEANERS  
8841 LAS TUNAS DRIVE, TEMPLE CITY, CALIFORNIA  
WIP FILE NO. 115.0563, SITE ID NO. 2040376**

**ON  
SEPTEMBER 24, 2015**

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) makes the following findings and issues this Order pursuant to California Water Code (CWC) Section 13267, requiring Mr. Thomas Fann and Mr. Peter Kam to further investigate the soil, soil vapor, groundwater, and indoor air at the site located at 8841 Las Tunas Drive in Temple City, California (Site).

1. The groundwater within the San Gabriel Valley Groundwater Basin (Basin) has been impacted by discharges of volatile organic compounds (VOCs), specifically tetrachloroethylene (PCE), trichloroethylene (TCE), and heavy metals, specifically chromium. The Site is located within the Area 3 Operable Unit (Area 3 OU) of the San Gabriel Valley Superfund Site (Superfund Site) in the Basin. The United States Environmental Protection Agency (USEPA) and the Regional Board are evaluating sites that are potential sources of VOCs and chromium waste discharged into the Basin and identifying responsible parties to conduct investigation and remediation.

The Site is located within the Area 3OU of the San Gabriel Valley Superfund Site. The former Sweds Cleaners (Sweds) historically occupied the Site between approximately 1950 and 1958, operating a dry cleaning business which utilized PCE as a cleaning agent. The Site has been occupied by a restaurant since 1980.

A previous 13267 Order for a technical report was issued on November 30, 2009 to Mr. Thomas Fann and Mr. Chen Li requiring a soil and soil vapor investigation. A subsequent 13267 Order was issued on May 4, 2011 to Mr. Thomas Fann requiring additional subsurface soil and soil vapor investigation, groundwater sampling, and development of a conceptual site model (CSM). Summaries of the investigations were presented in reports submitted to the Regional Board dated September 8, 2008 and February 11, 2015. Soil and soil vapor data indicated that releases of PCE had occurred to the subsurface and impacted the soil beneath the Site to depths of at least 180 feet below ground surface (bgs).



The lateral and vertical extent of PCE contamination beneath the Site has not been fully delineated by the previous investigations.

2. CWC Section 13267(b)(1) states, in part:

“In conducting an investigation specified in subdivision (a), the Regional Board may require that any person who has discharged, discharges, or is suspected of having discharged or, discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this State who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires. The burden, including costs, of these reports shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. In requiring those reports, the Regional Board shall provide the person with a written explanation with regard to the need for the reports, and shall identify the evidence that supports requiring that person to provide the reports.”

3. The Regional Board has evidence provided in subsurface investigation reports indicating there has been a discharge of PCE waste to the subsurface from the Site. PCE concentrations were detected at elevated levels in shallow soil and soil vapor (at 5 and 10 feet bgs) and were observed to generally increase with depth. Maximum PCE concentrations in soil vapor were detected at the vertical extent of soil borings in seven out of nine locations as presented in the *Supplemental Site Investigation Soil and Soil Vapor* report dated February 11, 2015.

PCE concentrations in deep soil and soil vapor between 90 feet bgs and the groundwater table are currently unknown, with the exception of two borings that were advanced to 180 feet bgs during recent investigations (SV-09 and SV-10). The Regional Board suspects the discharge of waste at the Site has potentially impacted the groundwater. The depth to groundwater at the Site is approximately 200 feet bgs.

A Vapor Intrusion Risk Evaluation presented in the *Supplemental Site Investigation Soil and Soil Vapor* dated February 11, 2015 concluded that a vapor intrusion health risk is present at the Site. For VOCs detected at depths of 5 and 10 feet, estimated cancer risks were  $3.2 \times 10^{-5}$  and  $4.3 \times 10^{-5}$ , respectively. These values exceed the acceptable cancer risk level of  $1 \times 10^{-5}$  for commercial/industrial sites. Indoor air testing has not been conducted at this Site.

A letter dated June 19, 2015 was submitted to the Regional Board by Waterstone Environmental, Inc. (Waterstone) on behalf of Calac Investments (Calac), which owns the adjacent Former Royal Cleaners property currently being investigated for PCE contamination (File No. 115.0562). Waterstone presented possible evidence of three additional drywells (pits) in the Former Sweds parking lot. A site inspection was conducted by Regional Board staff on August 28, 2015 to evaluate the claims presented by Waterstone. Two out of the three possible drywell locations were identified, as evidenced by a circular pattern of subsidence (see Attachment 1).

4. This Order identifies Mr. Thomas Fann and Mr. Peter Kam as the entities responsible for the unauthorized discharge of waste identified in item three (3). Mr. Fann is the current owner of the property where the former Sweds Cleaners conducted dry cleaning activities that resulted in the discharge of PCE waste to the subsurface. Mr. Kam was a former co-owner of the property.

The Sweds Cleaners business has been dissolved and no information has been found for the operators (previous tenant). Consequently, Sweds Cleaners is not named a responsible entity.

5. This Order requires the entities named herein to prepare and submit a Subsurface Soil, Soil Vapor, and Indoor Air Investigation Work Plan (Work Plan) in order to fully delineate the PCE contamination beneath the Site, particularly in the areas of suspected additional drywells (pits) and in the areas of former sewer lines and sewer line junctions. The Work Plan should include an evaluation of the indoor air concentrations that building occupants are exposed to in the vicinity of the Site at addresses including 8827, 8829, 8831, 8833, 8835, 8837, 8839, 8841, and 8843 Las Tunas Drive. You are expected to submit a complete Work Plan, as required by this Order. The Regional Board may reject the Work Plan if it is deemed incomplete and/or requires revisions under this Order.
6. The burdens, including costs, of these reports bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The information is necessary to determine the full vertical and lateral extent of the PCE plume beneath the Site, to assure adequate cleanup of the facility, if necessary, and to assure that discharges of waste that could impact water quality will be addressed.
7. The issuance of this Order is an enforcement action by a regulatory agency and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321(a)(2), Chapter 3, Title 14 of the California Code of Regulations. This Order requires the submittal of technical and/or monitoring reports, including work plans. The scope of activities required to prepare the reports required by this Order are not yet known. It is unlikely that compliance with this Order, including implementation of the work plans, could result in anything more than minor physical changes to the environment. If the implementation of this Order may result in significant impacts on the environment, the appropriate lead agency will address the CEQA requirements prior to approval of any work plan.
8. Any person aggrieved by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with California Water Code Section 13320 and California Code of Regulations, Title 23, Sections 2050 and following. The State Water Board must *receive* the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or State holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day.

Copies of the law and regulations applicable to filing petitions may be found on the Internet at: [http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

**THEREFORE, IT IS HEREBY ORDERED** that Mr. Thomas Fann and Mr. Peter Kam, pursuant to Section 13267(b) of the CWC, are required to submit the following:

1. By **December 15, 2015**, a Subsurface Soil, Soil Vapor and Indoor Air Investigation Work Plan shall be submitted to the Regional Board. Guidance documents to assist you with this task can be found on the Internet at the following links:

*"Interim Site Assessment & Cleanup Guidebook (May 1996),"*

[http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/remediation/may1996\\_voc\\_guidance.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/remediation/may1996_voc_guidance.shtml)

*"Quality Assurance Project Plan"*

[http://www.waterboards.ca.gov/rwqcb4/water\\_issues/programs/remediation/Board\\_SGV-SFVCleanupProgram\\_Sept2008\\_QAPP.pdf](http://www.waterboards.ca.gov/rwqcb4/water_issues/programs/remediation/Board_SGV-SFVCleanupProgram_Sept2008_QAPP.pdf)

- a. The Work Plan must include a proposed subsurface (soil and soil vapor) investigation protocol to fully assess, both laterally and vertically, the impact of PCE that was released to the subsurface at, and emanated from, the Site, particularly in the areas of possible drywells and in the areas of former sewer lines and sewer line junctions. At least three (3) groundwater samples shall be collected.
- b. The Work Plan must include a proposed indoor air sampling protocol for the commercial and residential units in the vicinity of the Site, including 8841 and 8843 Las Tunas Drive.
- c. The Work Plan must include an updated conceptual site model (CSM) that includes a written presentation with graphic illustrations of discharge scenario, geology and hydrogeology, waste fate and transport in soil matrix, soil vapor and groundwater, distribution of wastes, exposure pathways, sensitive receptors and other relevant information.
- d. The Work Plan must include the scope of work and methodology for a Human Health Risk Assessment in accordance with the Department of Toxic Substances Control (DTSC) and federal Environmental Protection Agency (EPA) guidelines. The Office of Environmental Health Hazard Assessment (OEHHA) will review the scope of work and methodology, through coordination by the Regional Board.
- e. The Work Plan must include a health and safety plan (HASP).
- f. The Work Plan must include a detailed schedule of the implementation of work, including field work and reporting of the results to the Regional Board.

The above items shall be submitted to:

**Ms. Gloria Pak**  
Water Resource Control Engineer  
Los Angeles Regional Water Quality Control Board  
320 West 4<sup>th</sup> Street, Suite 200  
Los Angeles, California 90013  
Phone: (213) 576-6731  
E-mail: [gloria.pak@waterboards.ca.gov](mailto:gloria.pak@waterboards.ca.gov)

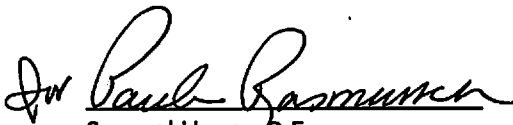
2. Pursuant to CWC Section 13268 (a), any person who fails to submit reports in accordance with the Order is guilty of a misdemeanor. Pursuant to Section 13268 (b) (1) of the CWC, failure to submit the required technical report described above by the specified due date(s) may result in the imposition of administrative civil liability by the Regional Board in an amount up to one thousand dollars (\$1,000) per day for each day the report is not received after the above due date. These civil liabilities may be assessed by the Regional Board for failure to comply, beginning with the date that the violations first occurred, and without further warning.
3. The State Water Resources Control Board adopted regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, California Code of Regulation) requiring the electronic submittals of information (ESI) for all site cleanup programs, starting January 1, 2005. Currently, all of the information on electronic submittals and GeoTracker contacts can be found on the Internet at the following link: [http://www.waterboards.ca.gov/ust/electronic\\_submittal/index.shtml](http://www.waterboards.ca.gov/ust/electronic_submittal/index.shtml).

To comply with the above referenced regulation, you are required to upload all technical reports, documents, and well data to GeoTracker by the due dates specified in the Regional Board letters and orders issued to you or for the Site. However, the Regional Board may request that you submit hard copies of selected documents and data in addition to electronic submittal of information to GeoTracker. For your convenience, the GeoTracker Global ID for this site is T10000000940.

4. The Regional Board, under the authority given by the CWC Section 13267, subdivision (b)(1), requires you to include a perjury statement in all reports submitted under the 13267 Order. The perjury statement shall be signed by a senior authorized representative (not by a consultant). The perjury statement shall be in the following format:

"I, [NAME], certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

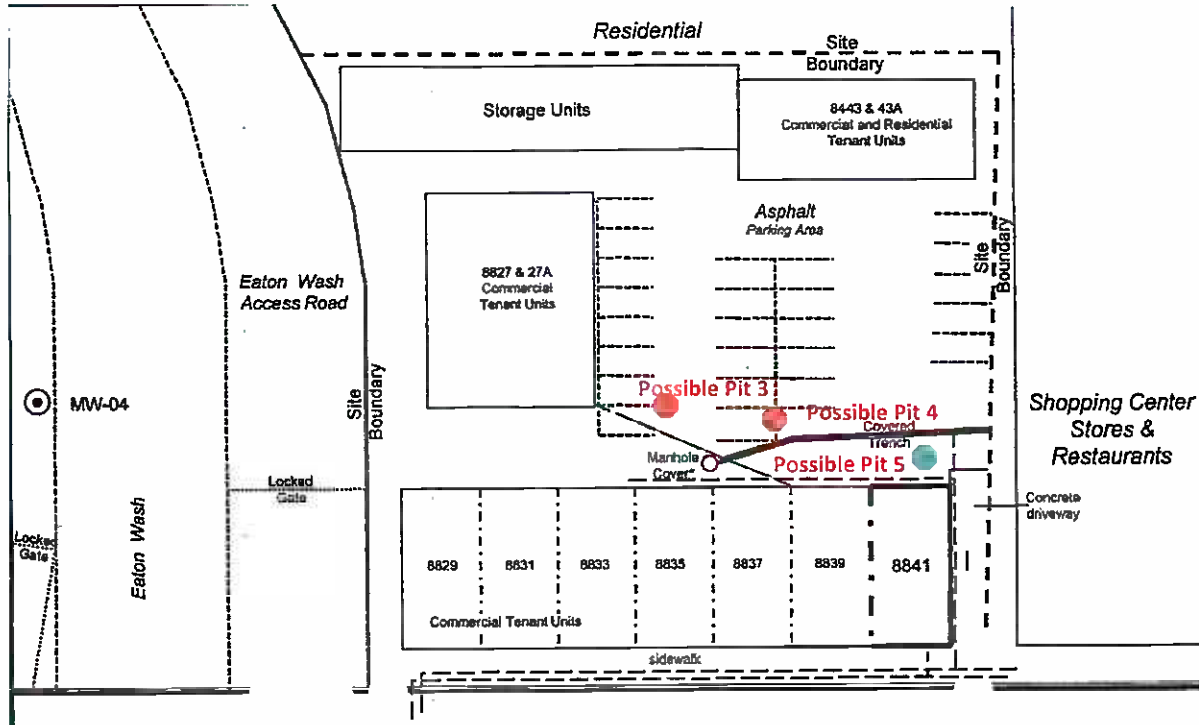
SO ORDERED.

  
Samuel Unger, P.E.  
Executive Officer

9-24-2015  
Date

**CWC SECTION 13267  
ORDER NO. R4-2015-0160  
ATTACHMENT 1**

**Possible Additional Former Drywells at the Sweds Site**



- Possible former drywells – location confirmed by Regional Board
- Possible former drywell – identified by Calac Investments



FIGURE 1 – Possible former drywell location in southwest area of parking lot (Pit 3).



FIGURE 2 – Possible former drywell location in southern area of parking lot, with an unidentified cover underneath a parking block (Pit 4).



EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

---

## Los Angeles Regional Water Quality Control Board

September 24, 2015

Mr. Thomas Fann  
107 West Naomi Avenue  
Arcadia, California 91007

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7014 2870 0001 4537 5398

Mr. Peter Kam  
230 South Garfield Avenue  
Monterey Park, California 91754

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7012 3460 0002 9486 1625

**SUBJECT: REQUIREMENT FOR TECHNICAL REPORT PURSUANT TO CALIFORNIA WATER CODE SECTION 13267 ORDER NO. R4-2015-0160**

**SITE: FORMER SWEDS CLEANERS, 8841 LAS TUNAS DRIVE, TEMPLE CITY, CALIFORNIA (SCP FILE NO. 115.0563; SITE ID NO. 2040376)**

Dear Messrs. Fann and Kam:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within major portions of the Los Angeles and Ventura counties, including the above-referenced site (Site). The San Gabriel Valley Groundwater Basin has been identified by the United States Environmental Protection Agency (USEPA) to be impacted with volatile organic compounds (VOCs) to the extent that it has been listed as a Federal Superfund Site and placed on the National Priority List (NPL) under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

Regional Board files indicate that the Site is located in the immediate area where an undefined tetrachloroethylene (PCE) groundwater plume is present. PCE is a chlorinated solvent historically used in the dry cleaning industry in the United States. The Former Sweds Dry Cleaner business operated as a dry cleaning facility from approximately 1950 to 1958.

The Regional Board has reviewed the recent *Supplemental Site Investigation Soil and Soil Vapor* report (Report) dated February 11, 2015, submitted by Accord Engineering on behalf of Mr. Thomas Fann. The Report indicates that elevated tetrachloroethylene (PCE) concentrations were detected in the soil and soil vapor between 5 to 180 feet below ground surface (bgs) beneath the Site that generally increase with depth. Groundwater beneath the Site is present at approximately 200 feet bgs.

Based on review of the recent data and Regional Board files, we have determined that further subsurface investigation is required to fully define the lateral and vertical extent of the PCE plume in the

CHARLES STRINGER, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

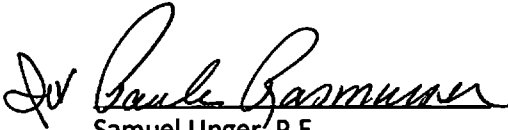
320 West 4th St., Suite 200, Los Angeles, CA 90013 | [www.waterboards.ca.gov/losangeles](http://www.waterboards.ca.gov/losangeles)

vadose zone at the Site, particularly in areas of possible additional former drywells (pits) and areas of former sewer lines and sewer line junctions. Additionally, indoor air sampling is required to evaluate the PCE exposure concentrations for building occupants in the vicinity of the Site.

Enclosed is a Regional Board Order for technical report requirements pursuant to CWC Section 13267 Order No. R4-2015-0160 (Order). The Order requires you to conduct a subsurface soil investigation to determine the extent of PCE contamination in soil and soil vapor beneath the Site and whether or not the discharge has contributed to the PCE groundwater plume. As the responsible party, you are required to comply with the Order and prepare a Subsurface Soil, Soil Vapor, and Indoor Air Investigation Work Plan for the Site.

Should you have any questions related to this project, please contact Ms. Gloria Pak at (213) 576-6731 or [gloria.pak@waterboards.ca.gov](mailto:gloria.pak@waterboards.ca.gov).

Sincerely,



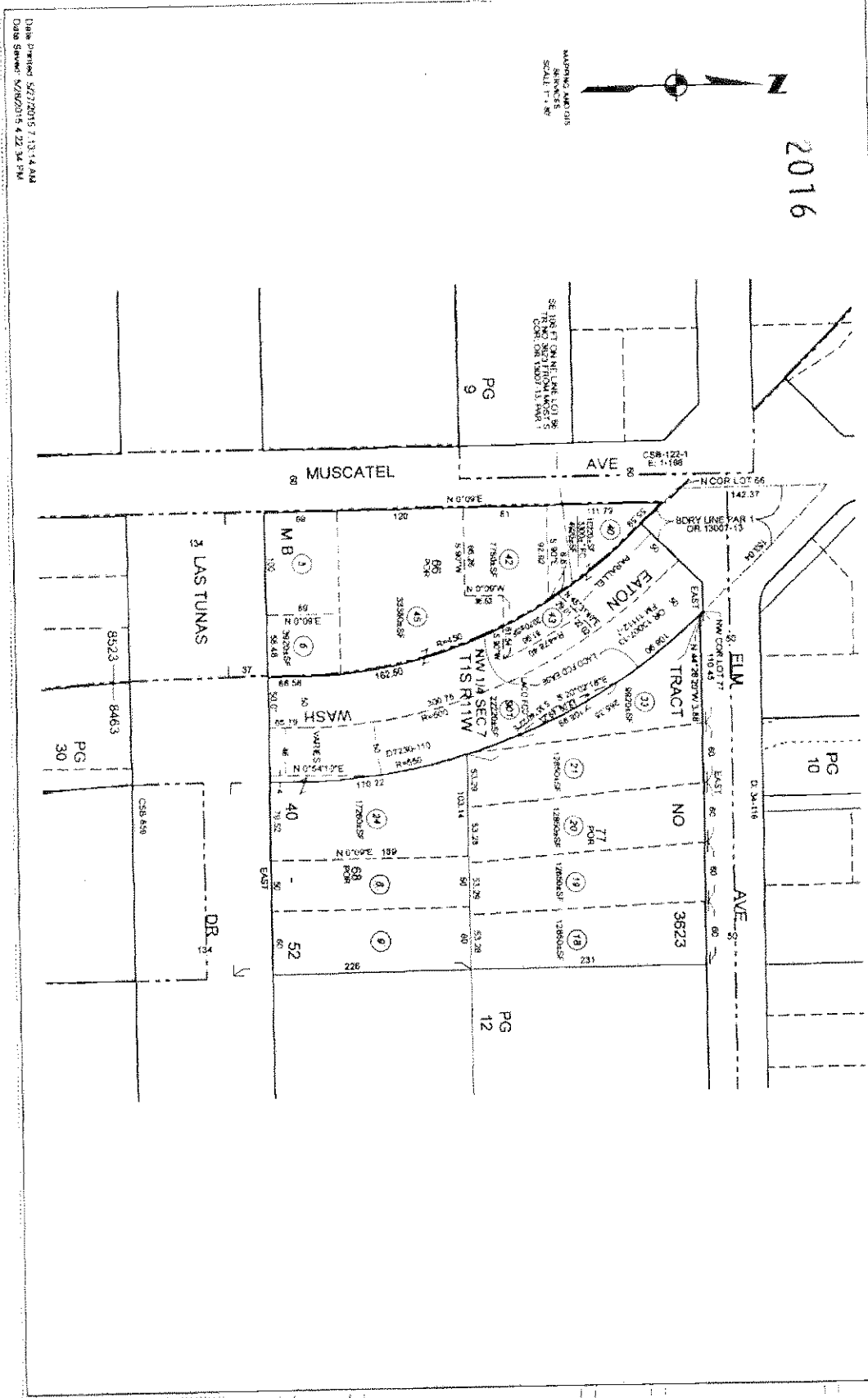
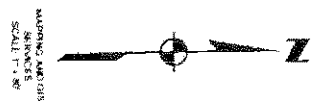
Samuel Unger, P.E.  
Executive Officer

Enclosures: California Water Code Section 13267 Order No. R4-2015-0160  
Attachment 1 – Possible Additional Former Drywells at the Sweds Site

cc: Ms. Frances McChesney, State Water Resources Control Board  
Ms. Mariam Fawaz, USEPA Region IX  
Mr. Jeff O'Keefe, Department of Toxic Substances Control  
Mr. Kenneth R. Manning, San Gabriel Basin Water Quality Authority  
Mr. Tony Zampielo, Main San Gabriel Basin Watermaster  
Ms. Susan Lew, Calac Investments  
Mr. Peter Niemiec, Esq.  
Ms. Nancy Beresky, Waterstone Environmental  
Mr. Mark Shifflett, Waterstone Environmental

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			8923					

2016



Date Plotted: 10/22/2015 7:13:14 AM  
Date Entered: 10/22/2015 4:22:34 PM



PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

# Joint Tenancy Grant Deed

Affix I. R. S. \$ none required

Form 926 5-7

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

ULA C. PORTER, a widow

do es hereby

GRANT to PAUL C. WILLIAMS and JULIA R. WILLIAMS' his wife

the real property in the state of California, described as:

county of AS JOINT TENANTS, Los Angeles

Lot 68 of Tract 3623, as per map recorded in Book 40 Page 52 of Maps, in the office of the County Recorder of said County. EXCEPT the east 110 feet thereof.

Dated: March 8, 1950

*Ula B. Porter*

STATE OF CALIFORNIA }  
COUNTY OF }  
Los Angeles, } SS.

On March 8, 1950 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ula C. Porter

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.  
WITNES my hand and official seal.

(Seal) *Lina Paulin*  
My Commission Expires Dec. 19, 1953

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 1523  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.

MAR 10 1950 AT 8 A.M.

IN OFFICIAL RECORDS  
County of Los Angeles, California

Fee \$  
MAME B. BEATTY, County Recorder

By \_\_\_\_\_ Deputy

*160/13*

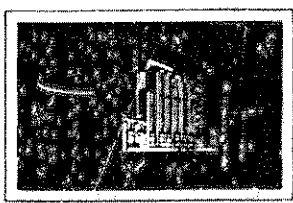
10/1

(Seal) *Kina Paulin*  
Notary Public for the County and State.  
My Commission Expires Dec. 19, 1953

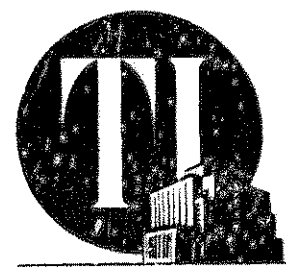
IN OFFICIAL RECORDS  
County of Los Angeles, California  
Fee \$ \_\_\_\_\_  
MAME B. BEATTY, County Recorder  
By \_\_\_\_\_ Deputy

Instrument No. ....  
Title Order No. 3185260  
Escrow or Loan No. ....  
Recorded at the request of:

WHEN RECORDED MAIL TO  
Paul C. Williams  
1431 1/2 E. Las Tunas  
Temple City, California



**TITLE INSURANCE  
AND  
TRUST COMPANY**  
INCORPORATED 1893  
HOME OFFICE  
433 SOUTH SPRING STREET, LOS ANGELES 13  
U. S. A.



**TITLE INSURANCE  
AND  
TRUST COMPANY**

- INYO-MONO COUNTIES**  
149 NORTH EDWARDS STREET, INDEPENDENCE
- KERN COUNTY**  
1715 CHESTER AVENUE, BAKERSFIELD
- RIVERSIDE COUNTY**  
3940 MAIN STREET, RIVERSIDE
- SAN DIEGO COUNTY**  
1028 SECOND AVENUE, SAN DIEGO 12
- SAN LUIS OBISPO COUNTY**  
777 HIGGERS STREET, SAN LUIS OBISPO
- SANTA BARBARA COUNTY**  
920 STATE STREET, SANTA BARBARA
- TULARE COUNTY**  
204 WEST MAIN STREET, VISALIA
- VENTURA COUNTY**  
141 EAST MAIN STREET, VENTURA

# Affidavit—Death of Joint Tenant

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES

} ss.

JULIA A. WILLIAMS

of legal age, being first duly sworn, deposes and says:  
 That Paul Chandler Williams, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Paul C. Williams named as one of the parties in that certain Grant Deed dated April 3, 1946, executed by H. P. Carnahan and Melona M. Carnahan, husband and wife, to Paul C. Williams and Julia A. Williams, husband and wife, as joint tenants, recorded as Instrument No. 1034, on May 31, 1946, in book 23176, page 404, of Official Records of Los Angeles County, California, covering the following described property situated in the Los Angeles county of Los Angeles, state of California:

All of Lot 68 except the East 110 feet thereof in Tract No. 3623, as per map recorded in Book 40, Page 52 of maps, in the office of the County Recorder of said County.

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 75,000.00

Dated December 12th, 1952

*Julia A. Williams*

SPACE BELOW FOR RECORDER'S USE ONLY

2537

DOCUMENT No. 2537  
 RECORDED AT REQUEST OF

DEC 19 1952  
 46 11 AM

OFFICIAL RECORDS  
 County of Los Angeles, California

FILE #  
 NAME B. BEATTY, County Recorder

By \_\_\_\_\_ Deputy

SUBSCRIBED AND SWORN TO before me

this 12th day of December, 1952

*[Signature]*

2537

2537  
 12/12/52

**CERTIFICATE OF DEATH**

STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH      REGISTRAR'S OFFICE      REGISTERED NUMBER 981

1. NAME OF DECEASED (FIRST NAME) <b>Paul</b>		2. LAST NAME <b>Chandler Williams</b>		3. DATE OF DEATH <b>August 2, 1952</b>	4. HOUR <b>1:30 PM</b>
5. COLOR OR RACE <b>White</b>	6. SEX <b>Male</b>	7. DATE OF BIRTH <b>October 29 1902</b>	8. AGE <b>49</b>	9. PLACE OF BIRTH <b>Indiana</b>	10. CITIZENSHIP <b>United States</b>
11. NAME AND BIRTHPLACE OF FATHER <b>(Unknown) Williams - Unknown</b>		12. MOTHER'S NAME AND BIRTHPLACE OF MOTHER <b>Nora Snowden - Unknown</b>		13. NAME OF PRESENT SPOUSE <b>Julia Williams</b>	
14. WAS DECEASED EVER IN U.S. ARMED FORCES? <b>Yes</b>		15. SERVICE NUMBER <b>World War - II</b>		16. SOCIAL SECURITY NUMBER <b>091-12-2803</b>	
17. COUNTY <b>Los Angeles</b>		18. CITY OR TOWN <b>Pasadena</b>		19. LENGTH OF STAY IN THIS CITY OR TOWN <b>4 hours</b>	
20. NAME OF HOSPITAL OR INSTITUTION <b>St. Luke Hospital</b>			21. ADDRESS <b>2632 East Washington Street</b>		
22. STATE <b>California</b>	23. COUNTY <b>Los Angeles</b>	24. CITY OR TOWN <b>San Gabriel</b>	25. STREET OR RURAL ADDRESS <b>83 1/2 Longden Avenue</b>		
26. CORONER (HONORARY CERTIFICATE THAT DEATH OCCURRED AT THE HOUR DATE AND PLACE STATED ABOVE FROM THE CAUSES STATED BELOW AND THAT I HAVE HELD ON THE REMAINS OF DECEASED AS REQUIRED BY LAW)		27. PHYSICIAN (HONORARY CERTIFICATE THAT DEATH OCCURRED AT THE HOUR DATE AND PLACE STATED ABOVE FROM THE CAUSES STATED BELOW AND THAT I HAVE HELD ON THE REMAINS OF DECEASED AS REQUIRED BY LAW)		28. SIGNATURE OF LOCAL REGISTRAR	
29. SIGNATURE <b>Paul W. Tully, M.D.</b>		30. ADDRESS <b>Temple City</b>		31. DATE SIGNED <b>August 4 - 1952</b>	
32. GENERAL DIRECTOR <b>Pierce Brothers-Alhambra</b>		33. DATE RECEIVED BY LOCAL REGISTRAR <b>AUG 5 1952</b>		34. SIGNATURE OF LOCAL REGISTRAR <b>Ernest W. Mitchell 3916</b>	
35. DISEASE OR CONDITION DIRECTLY LEADING TO DEATH <b>Coronary Thro-bosis</b>		36. APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH <b>4 1/2 hours</b>		37. ANTECEDENT CAUSES	
38. DATE OF OPERATION		39. MAJOR FINDINGS OF OPERATION		40. AUTOPSY	
41. PLACE OF INJURY		42. LOCATION		43. TIME OF INJURY	
44. INJURY OCCURRED		45. HOW DID INJURY OCCUR		46. DEATH DUE TO EXTERNAL VIOLENCE	

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 75,000.00

Dated December 12th, 1952

*Julia A. Williams*

2031

DESCRIBED AND SWORN TO before me  
 this 12th day of December, 1952  
*[Signature]*

SPACE BELOW FOR RECORDER'S USE ONLY

2537

DOCUMENT RECORDED AT REQUEST OF

DEC 19 1952  
 46 AM 11 AM

OFFICIAL RECORDS  
 County of Los Angeles, California

FEE \$  
 WALTER R. ALLEN, County Recorder

2-12-52

SPACE ABOVE THIS LINE



# Grant Deed

AMERICAN R. S. # 26,40

THE 10-34

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

87

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 GRANVILLE C. BRIANT, a married man, who acquired title as GRANVILLE C. BRIANT,  
 an unmarried man  
 hereby GRANT(S) to CLARICE BLOOM, a widow

the following described real property in the state of California, county of Los Angeles:

The East 60 feet of Lot 68 of Tract No. 3623 as per map recorded in book 40 page 52 of Maps, in the office of the county recorder of said county.

**SUBJECT TO:**

- 1 - Second installment taxes for the fiscal year 1955-1956.
- 2 - Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

Dated: January 27, 1956

STATE OF TEXAS  
COUNTY OF

*Dallas*

} ss.

On Jan. 30, 1956  
before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared

Granville C. Briant

*Granville C. Briant*  
Granville C. Briant

Known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
he executed the same  
WITNESS my hand and official seal.

*[Signature]*

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. \_\_\_\_\_  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.

MAR 26 1956 AT 8 A.M.

Mrs. Clarice Bloom  
2167 1/2 Riverside Drive  
Los Angeles, 39, California

Title Order No. 4475412  
Escrow or Loan No. 5010

OFFICIAL RECORDS  
RAY E. LEE, RECORDER  
LOS ANGELES COUNTY, CALIF.

FILED \$2.00 1J

1000

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

# Grant Deed

ABx I. R. S. §

DM 11 55

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

JULIA A. BLACK, a married woman, who acquired title as Julia A. Williams, a widow,

hereby GRANT(S) to

JAMES ROBERT BLACK, and JULIA A. BLACK, husband and wife, each an undivided one-half (1/2) interest as their separate property, as tenants in common, the following described real property in the state of California, county of Los Angeles:

"All of Lot 68, except the East 110 feet thereof, in Tract No. 3623, as per map recorded in Book 40, page 52 of Maps, in the office of the County Recorder of said County."

Dated: November 2, 1956

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

ss.

On November 2, 1956 before me the undersigned, a Notary Public in and for said County and State, personally appeared Julia A. Black,

*Julia A. Black*  
Julia A. Black

I know to me to be the person whose name is subscribed to the within instrument and I know that she executed the same

WITNESSE my hand and official seal this 2nd day of November 1956  
*Chatterbox*  
Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF

Nov 15 3 04 AM '56

OFFICIAL RECORDS  
RAY E. LEF, RECORDER  
LOS ANGELES COUNTY, CALIF.

2155  
FEE \$2.00 1G

RECORDED AT

*Parish & Powell*  
249 So. Olive

Title Order No. *FA*

Escrow or Loan No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE



REVENUE STAMPS IN THIS SPACE

876  
200  
20.90

# Grant Deed

ABx I. R. S. § 20.90

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**BENJAMIN L. BINGHAM and MADENE HASLAM BINGHAM, husband and wife,**  
 hereby GRANT(S) to **JAMES ROBERT BLACK and JULIA A. BLACK, husband and wife, each an undivided one-half interest as their separate property as TENANTS IN COMMON**  
 the following described real property in the state of California, county of **Los Angeles**  
 The East 110 feet of Lot 68 of Tract No. 3623, as per map recorded  
 in Book 40 page 52 of Maps, in the office of the County Recorder of  
 said County.  
 EXCEPT therefrom the Easterly 60 feet.

It is mutually agreed by and between James Robert Black and Julia A. Black, his wife, the grantees herein, that the above-described property shall become vested an undivided one-half interest in James Robert Black, as his separate property, and an undivided one-half interest in Julia A. Black, as her separate property, and this deed is so accepted by said grantees whose signatures are subscribed in confirmation thereof.

*James Robert Black*  
*Julia A. Black*

STATE OF CALIFORNIA  
 COUNTY OF }  
 LOS ANGELES } SS

On November 6, 1956  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
James Robert Black and  
Julia A. Black

*X Benjamin L. Bingham*  
*Madene Haslam Bingham*

known to me to be the person 2 whose name is subscribed to the within instrument and acknowledged that they executed the same.  
 WITNESS my hand and official seal.

(Seal) *[Signature]*  
 Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO.  
 RECORDED AT THE OFFICE OF  
 TITLE INSURANCE & TRUST CO.  
 NOV 23 1956 T.B.A.M.

FEE \$2.80 20

WHEN RECORDED MAIL TO  
 James Robert Black  
 8342 E. Longden  
 San Gabriel, California  
 Title Order No. 4457-512-3  
 Earnw or Loan No. 3227

OFFICIAL RECORDS  
 RAY E. LEE, RECORDER  
 LOS ANGELES COUNTY, CALIF.

SPACE ABOVE THIS LINE FOR RECORDER'S USE



REVENUE STAMPS IN THIS SPACE

826  
288

# Grant Deed

AMERICAN RECORDED BOOKS COMPANY

706 11-55

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

**BENJAMIN L. BINGHAM and MADENE HASLAM BINGHAM, husband and wife,**

hereby GRANT(S) to **JAMES ROBERT BLACK and JULIA A. BLACK, husband and wife,** each an undivided one-half interest as their separate property as TENANTS IN COMMON

the following described real property in the state of California, county of **Los Angeles**

The East 110 feet of Lot 68 of Tract No. 3623, as per map recorded in Book 40 page 52 of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom the Easterly 60 feet.

It is mutually agreed by and between James Robert Black and Julia A. Black, his wife, the grantees herein, that the above-described property shall become vested an undivided one-half interest in James Robert Black, as his separate property, and an undivided one-half interest in Julia A. Black, as her separate property, and this deed is so accepted by said grantees whose signatures are subscribed in confirmation thereof.

*James Robert Black*  
*Julia A. Black*

Dated: November 2, 1956

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

SS.

On NOVEMBER 7, 1956  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin L. Bingham and Madene Haslam Bingham**

*X Benjamin L. Bingham*  
*Madene Haslam Bingham*

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

(Seal) *Edythe E. Freminger*  
Notary Public in and for said County and State.  
Exp. 12-17-1959

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO.  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.

NOV 23 1956 T.B.A.M.

OFFICIAL RECORDS  
RAY E. LEE, RECORDER  
LOS ANGELES COUNTY, CALIF.

FEE \$2.80 20

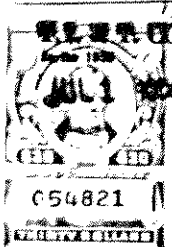
1317

WHEN RECORDED MAIL TO  
James Robert Black  
8342 E. Longden  
San Gabriel, California

Title Order No. 4667 52 3  
4667-9207  
E. row or Loan No.



USE THIS LINE FOR RECORDER'S USE



STAMPS IN THIS SPACE

FEES \$2 P

# Grant Deed

Affix I. R. S. \$ 90.20

398 4-57

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

**JAMES ROBERT BLACK and JULIA A. BLACK, husband and wife,**

hereby GRANT(S) to **SAM NICASSIO and FRANCES NICASSIO, husband & wife, as JOINT TENANTS, an undivided one-half interest, and MIKE MONTELEONE and ANTOINETTE MONTELEONE, husband and wife, as JOINT TENANTS, an undivided one-half interest,**

the following described real property in the state of California county of **Los Angeles**

Lot 68 of Tract No. 3623, as per map recorded in Book 40 page 52

of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom the Easterly 60 feet.

SUBJECT TO: General and special taxes for the fiscal year 1958-1959  
Conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated: May 20, 1958

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

} SS.

On May 29, 1958  
before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
James Robert Black and  
Julia A. Black

*James Robert Black*  
*Julia A. Black*

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal) *John McPherson*  
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO

Sam Nicassio  
2116 McPherson Place  
Los Angeles 32, Calif.

Title Order No. 1971284  
Electric of Loan No. 422-3700

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
FOR TITLE INSURANCE & TRUST CO.  
MAY 1 1958 AT 8 A.M.  
RAY L. LEE, COUNTY RECORDER

9262  
3302

THE COUNTY OF LOS ANGELES



BOARD OF SUPERVISORS  
501 HALL OF RECORDS  
LOS ANGELES 12, CALIFORNIA

GORDON T. NEAVIG CLERK OF THE BOARD

MEMBERS OF THE BOARD  
FRANK G. BONELLI  
CHAIRMAN  
KENNETH HAHN  
ERNEST E. DEBS  
BURTON W. CHACE  
WARREN M. DORN

FEE \$ 5 20 51

TUESDAY, MAY 12, 1959

The Board of Supervisors of Los Angeles County Flood Control District met in regular session. Present: Supervisors Frank G. Bonelli, Chairman presiding, Kenneth Hahn, Ernest E. Debs, Burton W. Chace and Warren M. Dorn; and Harold J. Ostly, Clerk, by Gordon T. Neavig, Deputy Clerk.

\* \* \* \*

136  
IN RE FLOOD CONTROL: ORDER DECLARING PARCEL NO. 420, EATON WASH, TO BE EXCESS PROPERTY, APPROVING SALE, AND APPROVING AND AUTHORIZING EXECUTION AND DELIVERY OF QUITCLAIM DEED.

On motion of Supervisor Hahn, unanimously carried (Supervisor Debs being temporarily absent), this Board hereby declares Parcel No. 420, Eaton Wash, to be excess property; and it is ordered that sale of said parcel to Sam Nicassio and Frances Nicassio, husband and wife, as joint tenants, and to Mike Monteleone and Antionette Monteleone, husband and wife, as joint tenants, for the sum of \$200.00, be and the same is hereby approved.

It is further ordered that the following described Quitclaim Deed be and the same is hereby approved, and that the Chairman of this Board be and he is hereby instructed to sign the same in behalf of the Los Angeles County Flood Control District, to wit:

Quitclaim Deed, dated May 12, 1959, wherein Los Angeles County Flood Control District remises, releases and forever quitclaims to Sam Nicassio and Frances Nicassio, husband and wife, as joint tenants, as to an undivided 1/2 interest, and to Mike Monteleone and Antionette Monteleone, husband and wife, as joint tenants, as to an undivided 1/2 interest, all its right, title and interest in and to the real property in the County of Los Angeles, State of California, described as follows:

That portion of that 100-foot wide strip of land in Section 7, T. 1 S., R. 11 W. S.B.M., designated "Not a part of this Tract," and adjoining the westerly line of Lot 68, Tract No. 3623, as shown on map recorded in Book 40, page 52, of Maps, in the office of the Recorder of the County of Los Angeles, lying easterly of a line parallel with and westerly 4 feet, measured at right angles, from that line having a bearing and length of "N. 0° 54' 10" E. 58.09 feet" in the westerly boundary of said lot.

The area of the above described parcel of land is 261 square feet, more or less.

(Parcel No. 420, Eaton Wash, also affecting Parcel 1)

EXCEPTING AND RESERVING to Los Angeles County Flood Control District, its successors and assigns, all oil, gas, hydrocarbons, and other minerals, together with the right to explore for and remove said oil, gas, hydrocarbons, and other minerals by wells, the derricks and equipment of which are to be set upon property other than the above described property, and further excepting and reserving to said District, its successors and assigns,

RECORDING REQUESTED BY AND MAIL TO

A.V. Randolph  
649 So Olive  
L.A. 14

RECORDED IN  
OFFICIAL RECORDS  
LOS ANGELES COUNTY, CALIF.  
PAYEE RECORDER

1959 JUN 19 AM 9:02

the right to drill through and under the above described land for the purpose of exploring for and/or removing and extracting oil, gas, hydrocarbons, and other minerals from property other than the above described, by slant drilling from property other than the above described property, provided, however, that no casing shall be located under the above described property at a depth of less than 400 feet from the surface of said property.

It is further ordered that delivery to Sam Nicassio and Frances Nicassio, and Mike Monteleone and Antionette Monteleone, c/o Anthony V. Randles, 649 South Olive Street, Los Angeles 14, California, be and the same is hereby authorized.

I hereby certify that the foregoing is a full, true and correct copy of an order which was adopted by the Board of Supervisors of Los Angeles County Flood Control District, on May 12, 1959, and entered in the minutes of said Board.

HAROLD J. OSTLY, County Clerk of the  
County of Los Angeles, State of  
California, and ex officio Clerk of  
the Board of Supervisors of Los  
Angeles County Flood Control District.

By *Jane Mason*  
Deputy clerk

EATON WASH  
Affects Parcel 1  
CI 44  
24-RW 10-1  
First District

420

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to SAM NICASSIO and FRANCES NICASSIO, husband and wife, as joint tenants, as to an undivided 1/2 interest and MIKE MONTELEONE and ANTONIETTE MONTELEONE, husband and wife, as joint tenants, as to an undivided 1/2 interest, all its right, title and interest in and to the real property in the County of Los Angeles, State of California, described as follows:

That portion of that 100-foot wide strip of land in Section 7, T. 1 S., R. 11 W., S.B.M., designated "Not a part of this Tract," and adjoining the westerly line of Lot 68, Tract No. 3623, as shown on map recorded in Book 40, page 22, of Maps, in the office of the Recorder of the County of Los Angeles, lying easterly of a line parallel with and westerly 4 feet, measured at right angles, from that line having a bearing and length of "N. 0° 54' 10" E. 58.09 feet" in the westerly boundary of said lot.

The area of the above described parcel of land is 261 square feet, more or less.

EXCEPTING AND RESERVING to said Grantor, its successors and assigns, all oil, gas, hydrocarbons, and other minerals, together with the right to explore for and remove said oil, gas, hydrocarbons, and other minerals by wells, the derricks and equipment of which are to be set upon property other than the above described property, and further excepting and reserving to said Grantor, its successors and assigns, the right to drill through and under the above described land for the purpose of exploring for and/or removing and extracting oil, gas, hydrocarbons, and other minerals from property other than the above described, by slant drilling from property other than the above described property, provided, however, that no casing shall be located under the above

described property at a depth of less than 400 feet from the surface of  
said property.

**MAY 12 1950**

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By Frank S. Bonally  
Chairman, Board of Supervisors

ATTEST:

HAROLD J. OSTLY, County Clerk  
and ex officio Clerk of the  
Board of Supervisors

By James J. King  
Deputy

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES | ss.

On this 12<sup>th</sup> day of May, 1959, before me  
HAROLD J. OSTLY, County Clerk of the County of Los Angeles, State of  
California, personally appeared FRANK G. BONELLI, known  
to me to be the Chairman of the Board of Supervisors of the LOS ANGELES  
COUNTY FLOOD CONTROL DISTRICT, the District that executed the within  
instrument, and known to me to be the person who executed the same on be-  
half of said District and acknowledged to me that said District executed the same.

HAROLD J. OSTLY  
County Clerk of Los Angeles County  
California

By Virginia M. Miller Deputy

Approved as to form  
HAROLD W. KENNEDY, County Counsel  
By Edward W. Nugent Assistant  
Deputy

Approved as to description  
LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT  
By W. C. Porter Civil Engineer  
Right of Way Engineering Division

Approved as to title  
LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT  
By W. A. Douglas Title Officer  
Right of Way Engineering Division

78

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Mr. and Mrs. Fred J. Sliney  
Address: 3230 Menlo Drive  
City & State: Glendale, California 91208

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FOR THE STATEMENT TO: DOCUMENTARY TRANSFER TAX \$67.10

Name: SAME AS ADDRESS SHOWN ABOVE  
Address: San Marino Escrow Company  
City & State:

TO 461 CA (11-66)

## Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CLARICE BLOOM, a widow,

hereby GRANT(S) to FRED J. SLINEY and MARGARET G. SLINEY, husband and wife,  
AS JOINT TENANTS,

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

The east 60 feet of lot 68 of Tract No. 3623, in the city of Temple City, county of Los Angeles, state of California, as per map recorded in book 40 page 52 of Maps, in the office of the county recorder of said county.

SUBJECT TO:  
1 - Second installment real property taxes for the fiscal year 1968-1969.  
2 - Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.

Dated: October 30, 1968

*Clarice Bloom*  
Clarice Bloom

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On October 30, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared Clarice Bloom

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.

Signature: *Georgia L. Meenan*  
Name (Typed or Printed): \_\_\_\_\_  
(This area for official notarial seal)

Official Seal: GEORGIA L. MEENAN, Notary Public, California, Principal Office in Los Angeles County, My Commission Expires March 19, 1970

Title Order No. 6884811 Escrow or Loan No. 16389 gms

MAIL TAX STATEMENTS AS DIRECTED ABOVE

T. I. REC.

NOV 27 1968

78

SEP 1 - 1971

Order Number 7114623 Escrow Number Z-6018-C

RECORDING REQUESTED BY

137

WHEN RECORDED, PLEASE MAIL TO

Sam Nicassio et al.  
1505 Regfair Lakes Drive  
Pasadena, California 91103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on full value less liens and encumbrances remaining at time of sale Documents Transfer Tax \$11.40

*Fred J. Slincy*  
(Signed - Party or Agent) Fred J. Slincy  
(Print Name)  
(City or "Unincorporated")

CITY OF TEMPLE CITY

TI REC

SEP 1 - 71

### Grant Deed

FRED J. SLINCY and MARGARET C. SLINCY, husband and wife

For a Valuable Consideration, the receipt of which is hereby acknowledged, do hereby GRANT to SAM NICASSIO and FRANCES NICASSIO, husband and wife as joint tenants as to an undivided one-half interest, and MIKE MONTELEONE and ANTOINETTE MONTELEONE, husband and wife as joint tenants as to an undivided one-half interest

all that real property situated in the County of Los Angeles State of California, described as follows: The East 60 feet of Lot 68 of Tract No. 3623, in the City of Temple City, as per Map recorded in Book 40 Page 52 of Maps, in the office of the County Recorder of said county.

Dated July 28, 1971

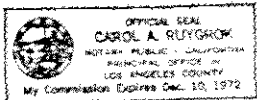
STATE OF CALIFORNIA COUNTY OF Los Angeles

On August 19, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared Fred J. Slincy and Margaret G. Slincy

*Fred J. Slincy*  
Fred J. Slincy  
*Margaret G. Slincy*  
Margaret G. Slincy

knows to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature *Carol A. Ruffenow*



(This area for official notarial seal)

Mail Tax Statements to: Persons named at above address (Name)

9429 SAC 2864 7000 P.S. (Address - Number, Street, City, State, and ZIP Code)

137



77-1232184

ANY OTHERS REQUESTED BY  
AND WHEN REQUESTED MAIL THIS DEED AND LICENSE  
STAMPING AS SHOWN BELOW TO THE ATTORNEY'S OFFICE

NAME: I. C. Atkins, et al  
ADDRESS: 800 South Fais, Suite 11  
Alhambra, California  
91803

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
NOV 7 1977 AT 8 AM  
Recorder's Office

Fee  
\$4  
\$1

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

This space for Recorder's use

Grant Deed

THIS UNDERWRITER GRANT(S) (SEE ABOVE)  
DOCUMENTARY TRANSFER TAX \$44.00  
IF computed on full value less value of tenor or encumbrances remaining at time of sale and  
Payable to: [Circular stamp]

FIVE & VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SAN RICASSIO and FRANCES RICASSIO, husband and wife, and MIKE  
MONTBLONK and ANTOINETTE MONTBLONK, husband and wife  
hereby GRANT(S) to: I. CECIL ATKINS and SHIRLEY A. ATKINS, husband and  
wife, CHARLES E. GIBSON, JR. and DORINEY GIBSON, husband and wife,  
and DAVID A. DEPASQUALE and THERESA DEPASQUALE, husband and wife,  
AS TENANTS IN COMMON

the following described real property in the  
county of Los Angeles, state of California

(MORE PARTICULARLY DESCRIBED AS PER EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF)

Dated: September 16, 1977

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On, October 18, 1977

before me, \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared San Ricasso, Frances Ricasso, Mike Montblonk, Antoinette Montblonk and \_\_\_\_\_

San Ricasso  
San Ricasso  
Frances Ricasso  
Frances Ricasso  
Mike Montblonk  
Mike Montblonk  
Antoinette Montblonk  
Antoinette Montblonk

Witness to me  
to be the person whose name appears subscribed to the within  
in testimony and a true and correct copy thereof, I have caused the same  
Patsy S Rowland  
Patsy S Rowland  
Notary Public in and for said County and State

OFFICIAL SEAL  
PATSY S ROWLAND  
NOTARY PUBLIC - CALIFORNIA  
EXPIRES OCT 31, 1978  
LOS ANGELES COUNTY  
My Commission Expires Sept 18, 1978

MAIL THE STATEMENT TO PARTY KNOWN IN FOLLOWING LINE. IF NO PARTY IS KNOWN MAIL AT ADDRESS ABOVE

1-100 (9-73)

700560

Exhibit "A"

PARCEL 1: The East 60 feet of lot 68, of Tract No. 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 2: The West 50 feet of the East 110 feet of lot 68 of Tract No. 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

PARCEL 3: Lot 68 of Tract 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Except the East 110 feet thereof.

PARCEL 4: That portion of that 100-foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "not a part of this tract", and adjoining the Westerly line of lot 68, Tract No. 1623, as shown on Map recorded in Book 40, page 52 of Maps, in the office of the Recorder of the County of Los Angeles, lying Easterly of a line parallel with and Westerly 4 feet, measured at right angles, from that line having a bearing a length of "North 0°54'10" West, 58.09 feet" in the Westerly boundary of said lot.

77-1232184

UNRECORDED DOCUMENT

RECORDING REQUESTED BY  
 DAVID A. DePASQUALE

THE DEED RECORDED WAS TO

David A. DePasquale  
 c/o Allan F. Connelly  
 1284 Sunset Boulevard  
 Los Angeles, California 90026

David A. DePasquale  
 c/o Allan F. Connelly  
 1284 Sunset Boulevard  
 Los Angeles, California 90026

78-1177487

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CA  
 1 MIN  
 PART 3 P.M. OCT 23 1978  
 Recorder's Office

TELETYPE UNIT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Quitclaim Deed**

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

The undersigned grantor(s) declare(s):  
 Herewith transfers to    
 compared on full value of property transferred to  
 compared on full value less value of liens and encumbrances existing at time of sale.  
 This is a partial interest in the City of Temple City and

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

THERESA L. DePASQUALE

herby REMISES, RELEASES AND FOREVER QUITS UPON  
 DAVID A. DePASQUALE

the following described real property in the City of Temple City county of Los Angeles  
 (more particularly described as Exhibit A attached hereto and made  
 a part of hereof)

Dated *Oct 19<sup>th</sup> 1978* *Theresa L. DePasquale*

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles  
 on Oct. 19, 1978  
 I, Theresa L. DePasquale

THERESA L. DePASQUALE

OFFICIAL SEAL  
 FRENCO J. SAN  
 NOTARY PUBLIC  
 My Comm. Expires 12/31/1980

MAKE TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

PARCEL 1: The East 60 feet of Lot 68, of Tract No. 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 2: The West 50 feet of the East 110 feet of Lot 68 of Tract No. 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

PARCEL 3: Lot 68 of Tract 1623, in the City of Temple City, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Except the East 110 feet thereof.

PARCEL 4: That portion of that 100-foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "Not a part of this tract", and adjoining the Westerly line of Lot 68, Tract No. 1623, as shown on Map recorded in Book 40, page 52 of Maps, in the office of the Recorder of the County of Los Angeles, lying Easterly of a line parallel with and Westerly 4 feet measured at right angles, from that line having a bearing a length of "North 0°54'18" East, 58.09 feet" in the Westerly boundary of said lot.

78-1177487

END OF RECORDED DOCUMENT

79-708954

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Mr. & Mrs. Clifford Douglas  
Street Address: 1606 North Boylston Street  
City & State: Los Angeles, California 90012

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JUN 29 1979 AT 8 A.M.  
Recorder's Office

MAIL TAX STATEMENTS TO  
Name: (above)  
Street Address:  
City & State:

FEE  
\$5  
3R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

THIS FORM FURNISHED BY TICO TITLE INSURERS A.P.N.

The undersigned grant or(s) declare(s):  
Documentary transfer tax is \$ 330.00  
 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 Temple City, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
I, CECIL ATKINS and SHIRLEY A. ATKINS, husband and wife, CHARLES E. GIBSON, JR. and DORTHEY M. GIBSON, husband and wife, and DAVID A. DE PASQUALE, an unmarried man,

hereby GRANT(S) to CLIFFORD DOUGLAS and MARY ANN DOUGLAS, husband and wife, as community property, as to an undivided two-thirds (2/3) interest; CLIFFORD DOUGLAS, Trustee under The Profit Sharing Plan of Clifford Douglas, A Professional Law Corporation, as to an undivided three-fifteenths (3/15) interest, and CLIFFORD DOUGLAS, Trustee under the Pension Plan of Clifford Douglas, A Professional Law Corporation, as to an undivided two-fifteenths (2/15) interest  
the following described real property in the  
County of Los Angeles, State of California:

(MORE PARTICULARLY DESCRIBED AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated June 14, 1979

[Signature]  
I, Cecil Atkins  
[Signature]  
Shirley A. Atkins  
[Signature]  
Charles E. Gibson, Jr.  
[Signature]  
Dorothy M. Gibson  
[Signature]  
David A. DePasquale

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }  
On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ known to me to be the person whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for official notarial seal)

Title Order No. 78-15-044 16-FOI Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

79- 708954

On June 27, 1979 before me, the undersigned a Notary Public in and for said State, personally appeared I, Cecil Atkins and Shirley A. Atkins David A. De Pasquale

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

Signature

*Patsy S. Rowland*

Patsy S. Rowland

Name (Typed or Printed)



(This area for official notarial seal)

PR-44 1979 CA 10-124

(Individual)

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

79- 708954



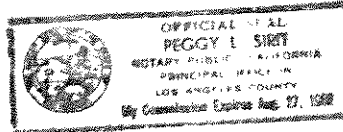
On June 22, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles E. Gibson, Jr. + Dorothy M. Gibson

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

*Peggy L. Sivit*



(This area for official notarial seal)

EXHIBIT "A"

Parcel 1:  
The east 60 feet of Lot 68 of Tract No. 3623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County

Parcel 2:  
The west 50 feet of the east 110 feet of Lot 68, of Tract No. 3623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County

Parcel 3:  
Lot 68 of Tract No. 3623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County  
**County**  
EXCEPT the east 110 feet thereof.

Parcel 4:  
That portion of that 100-foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "not a part of this Tract", and adjoining the westerly line of Lot 68 of Tract No. 3623, as shown on Map recorded in Book 40, Page 52 of Maps, in the office of the Recorder of the County of Los Angeles, lying easterly of a line parallel with and westerly 4 feet, measured at right angles from that line having a bearing and length of North 0° 54' 10" East, 58.09 feet in the westerly boundary of said lot.

RECORDING REQUESTED BY

THE WORK BELONGS ONLY TO

Temple City West  
1381 E. Las Tunas # 9  
San Gabriel, Calif. 91776

Temple City West  
1381 E. Las Tunas # 9  
San Gabriel, Calif. 91776

80-865941

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
SEP 8 1980 AT 8 A.M.  
Recorder's Office

FEE  
\$4  
2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

THIS FORM FURNISHED BY THE COUNTY TREASURER

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 16.50 74

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 \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I, Cecil Atkins and Shirley A. Atkins

hereby GRANT(S) to Temple City West, A California Limited Partnership

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

See attached.

Dated August 20, 1980

*[Signature]*  
I, CECIL ATKINS  
and SHIRLEY A. ATKINS

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

On SEPTEMBER 1, 1980 before me the undersigned a Notary Public in and for said State personally appeared I, Cecil Atkins and Shirley A. Atkins

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged it to be his/her/their act and deed. I, the undersigned, a Notary Public in and for said State, do hereby certify that the foregoing is true and correct.

Signature Patsy S. Rowland  
Patsy S. Rowland



Title Order No. \_\_\_\_\_ Estate or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE



2

The real property is described as a leasehold interest in the land described on Exhibit "A" hereto, said leasehold interest by virtue of that certain Ground Lease entered into June 27, 1979 and that certain Improvements Lease entered into June 27, 1979 between Clifford Douglas, Mary Ann Douglas, Clifford Douglas, Trustee Of The Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation and Clifford Douglas, Trustee Under the Pension Plan of Clifford Douglas, a Professional Law Corporation, Lessor and I. Cecil Atkins, Shirley A. Atkins and David DePasquale, Lessees.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The East 60 feet of Lot 68, Tract 1623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Parcel 2:

The West 50 feet of the East 110 feet of Lot 68, Tract 1623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Parcel 3:

Lot 68, Tract 1623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Except the East 100 feet thereof.

Parcel 4:

That portion of that 100 foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "not a part of this tract", and adjoining the westerly line of Lot 68, Tract 1623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of Los Angeles lying easterly of a line parallel with and westerly 1 foot measured at right angles from that line having a bearing a length of North 0°54'10" East 50.09 feet in the westerly boundary of said lot.

80- 865941

RECORDING REQUESTED BY

80- 865942

AND WHEN RECEIVED MAIL TO

Temple City West  
1301 E. Las Tunas  
San Gabriel, Calif. 91776  
Suite B

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
SEP 8 1980 AT 8 AM.  
Recorder's Office

Temple City West  
1301 E. Las Tunas  
San Gabriel, Calif. 91776  
Suite B

FEE  
\$4  
25

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

FORM GR-100 (REVISED BY TITLE INSURERS)

A.P.N.

10-1000 (11-79)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 18.30

- (X) 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: (X) City of Temple City and

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

has by GRANT(S) to Temple City West, a California Limited Partnership

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

See attached.

Dated September 2, 1980

*David A. DePasquale*  
DAVID A. DEPASQUALE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES }  
On September 2, 1980 before me the under-  
signed, a Notary Public in and for said State personally appeared  
David A. DePasquale

known to me  
to be the person whose name is subscribed to the within-  
instrument and acknowledged that he executed the same  
WITNESS my hand and official seal

Signature *Patsy E. Rowland*



Title Order No. \_\_\_\_\_ Parcel or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

The real property is described as a leasehold interest in the land described on Exhibit "A" hereto, said leasehold interest by virtue of that certain Ground Lease entered into June 27, 1979 and that certain Improvements Lease entered into June 27, 1979 between Clifford Douglas, Mary Ann Douglas, Clifford Douglas, Trustee of the Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation and Clifford Douglas, Trustee Under the Pension Plan of Clifford Douglas, a Professional Law Corporation, Lessor and I. Cecil Atkirk, Shirley A. Atkirk and David DePasquale, Lessees.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The East 50 feet of Lot 68, Tract 3623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Parcel 2:

The West 50 feet of the East 110 feet of Lot 68, Tract 3623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Parcel 3:

Lot 68, Tract 3623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of said County.

Except the East 100 feet thereof.

Parcel 4:

That portion of that 100 foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "not a part of this tract", and adjoining the Westerly line of Lot 68, tract 3623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of Los Angeles lying Easterly of a line parallel with and Westerly 4 feet measured at right angles from that line having a bearing a length of North 0°54'10" East 58.09 feet in the Westerly boundary of said lot.

80-865942

RECORDING REQUESTED BY

81- 275216

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA  
MAR 18 1981 AT 8 A.M.  
Recorder's Office

A-D Associates Ltd., IV  
1181 E. Lee Tunas Drive, #8  
San Gabriel, California 91776

A-D Associates LTD., IV  
1181 E. Lee Tunas Drive  
Suite 8  
San Gabriel, California 91776

FEES \$5 20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

The undersigned grantor (s) declare (s):  
 ( ) Declaratory transfer tax is \$ 33.00  
 ( ) computed on full value of property conveyed;  
 ( ) computed on full value less value of liens and encumbrances remaining at time of sale;  
 ( ) Unincorporated area: (X) City of Temple City, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Temple City West,  
A California Limited Partnership

hereby GRANTS to A-D Associates Limited IV

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

See attached.

Witness my hand and official seal this 17th day of March, 1981.

*[Signature]*  
DORIS STEINS, General Partner

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

81- 275216

March 17th day of March 1981

I, Cecil Bessine

Witness my hand and official seal this 17th day of March, 1981.

WITNESSE my hand and official seal this 17th day of March, 1981.

*[Signature]*  
PASEY S. BOWLAND

OFFICIAL SEAL  
PASEY S. BOWLAND  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires NOV 21, 1982

2

The said property is described as a leasehold interest in the land described on Exhibit "A" hereto, said leasehold interest by virtue of that certain Ground Lease entered into June 27, 1979 and that certain Improvement Lease entered into June 27, 1979 between Clifford Douglas, Mary Ann Douglas, Clifford Douglas, Trustee of the Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation and Clifford Douglas, Trustee under the Pension Plan of Clifford Douglas, a Professional Law Corporation, Lessor and F. Cecil Atkins, Shirley A. Atkins and David DePasquale, Lessee.

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

The East 50 feet of Lot 48, Tract 3623, as per Map recorded in Book 40, Page 52 of Maps in the office of the County Recorder of said County.

Parcel 2:

The West 50 feet of the East 120 feet of Lot 48, Tract 3623, as per Map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

Parcel 3:

Lot 48, Tract 3623 as per Map recorded in Book 40 Page 52 of Maps in the office of the County Recorder of said County.

EXCEPT the East 100 feet thereof.

Parcel 4:

That portion of that 100 foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "part a part of this tract", and adjoining the westerly line of Lot 48, Tract 3623, as per Map recorded in Book 40, page 52 of Maps in the office of the County Recorder of Los Angeles lying easterly of a line parallel with and westerly 4 feet measured at right angles from that line having a bearing a length of North 0° 34' 10" East 58.09 feet to the westerly boundary of said lot.

81- 275216

RECORDING REQUESTED BY  
**AMERICAN TITLE COMPANY**  
 Clifford Douglas  
 621685-61  
 Clifford Douglas  
 316 Edgemont Drive  
 Redlands, CA 92321

82- 954365

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CA  
 SEP 21 1982, AT 8 A.M.  
 Recorder's Office

FEE \$8 0  
 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Individual Quitclaim Deed**  
THIS FORM FURNISHED BY AMERICAN TITLE INSURANCE CO.

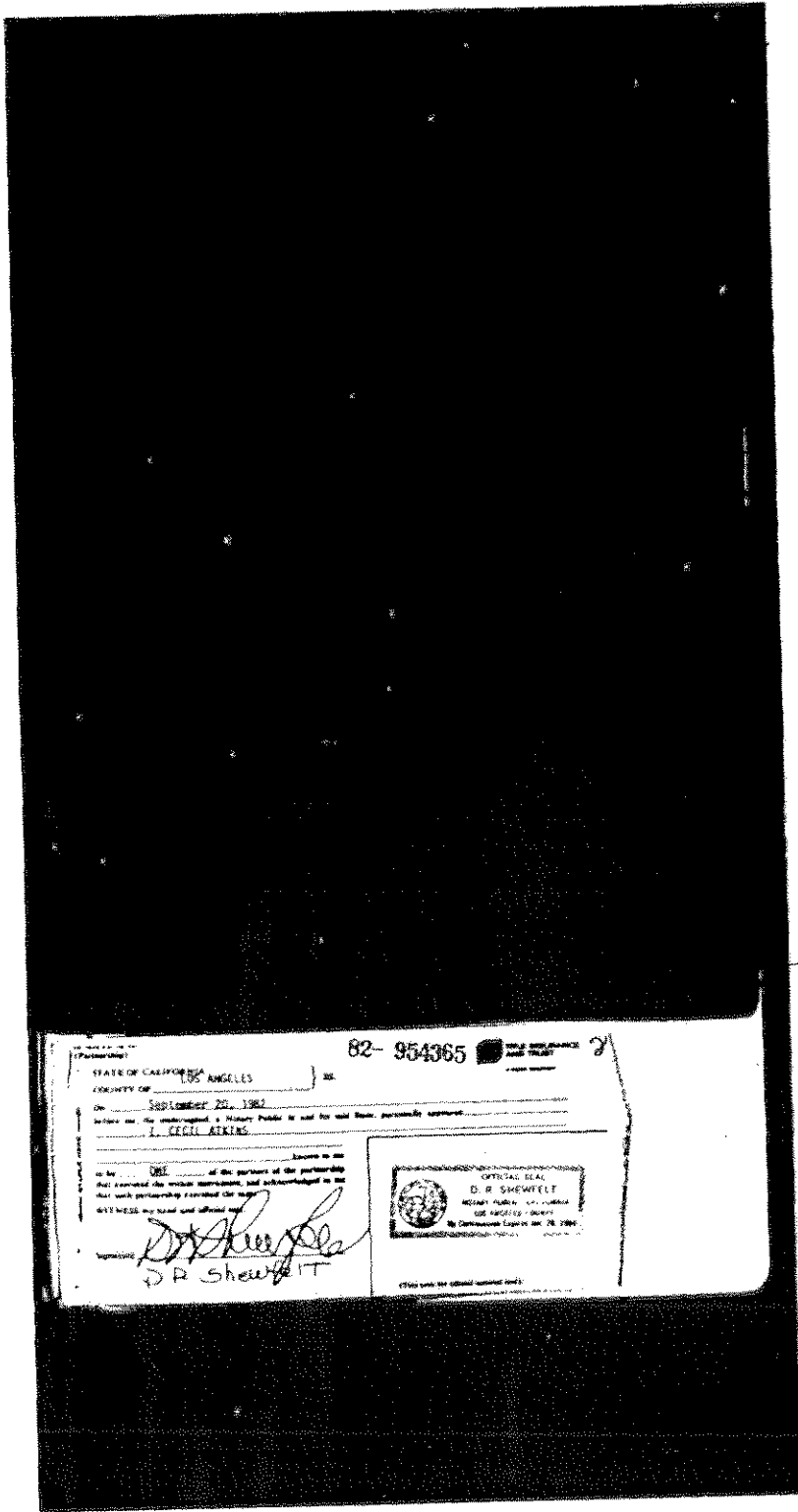
The undersigned grantor declares:  
 1. Donoratory transfer tax is \$ \_\_\_\_\_  
 2. Computed on full value of property conveyed, or  
 3. Computed on full value less value of liens and encumbrances remaining at time of sale.  
 4. Unincorporated area (A) City of TEMPLE CITY, and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,  
 A-D Associates Limited IV  
 hereby REMUSES, RELEASES AND FOREVER QUITCLAIMS to  
 See list of grantees attached hereto  
 the following described real property in the Temple City County of Los Angeles  
 State of California:  
 Please refer to Exhibits "A" and "B" attached hereto  
*Ordered in for Exemption of base recorded 6-27-79  
 then was 98 years 11 months # 716817*

Dated September 16, 1982 A-D Associates Limited IV  
 by: *[Signature]*  
 STATE OF CALIFORNIA  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_, being the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
 known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same  
 WITHIN his legal mind and without duress.

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

MAX. TAX STATEMENTS AS DIRECTED ABOVE



82- 954365 2

STATE OF CALIFORNIA  
 COUNTY OF ANGELES

On September 22, 1982

I, J. STELL ATKINS

Know all things that I, the undersigned, a Notary Public in and for said State, personally saw and know to be true, and that the said instrument, and acknowledgment on the part of the said party, are true and correct.

*D. R. Shewfelt*  
 D. R. Shewfelt

NOTARY SEAL  
 D. R. SHEWFELE  
 NOTARY PUBLIC - CALIFORNIA  
 LOS ANGELES COUNTY  
 My Commission Expires Dec. 28, 1984

(This seal is valid through 1984)

3

EXHIBIT "A"

PARCEL 1: The East 60 feet of Lot 68 of Tract No. 1623, in the City of Temple, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 2: The West 50 feet of the East 110 feet of Lot 68 of Tract No. 1623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 3: Lot 68 of Tract 1623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

EXCEPT the East 110 feet thereof.

RECORDER'S MEMO  
THIS IS DUE TO  
QUALITY OF ORIGINAL DOCUMENT

PARCEL 4: That portion of that 100-foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "part of this tract", and adjoining the Westerly side of Lot 68, Tract No. 1623, as shown on map recorded in Book 40 Page 52 of Maps, in the office of the Recorder of the County of Los Angeles, lying Easterly of a line parallel with and Westerly 4 feet, measured at right angles, from that line having a bearing and length of "North 0° 5' 10" East 58.09 feet" is the Westerly boundary of said lot.

EXCEPTING and reserving to Los Angeles County Flood Control District, its successors and assigns, all oil, gas, hydrocarbons and other minerals, together with the right to explore for and remove said oil, gas, hydrocarbons, and other minerals by wells, the devices and equipment of which are to be set upon property other than the above described land for the purpose of exploring for and/or removing and extracting oil, gas, hydrocarbons, and other minerals from property other than the above described property, and also drilling from property other than the above described property, provided, however, that no casing shall be located under the above described property at a depth of less than 400 feet from the surface of said property, recorded June 19, 1932 as Instrument No. 2242, Official Records.

82- 954365



4

EXHIBIT "B"

Two leasehold Estates in the following described land, said leasehold interests by virtue of that certain Ground Lease entered into June 27, 1979 and that certain Improvements Lease entered into June 27, 1979 between Clifford Douglas, Mary Ann Douglas, Clifford Douglas, Trustee of the Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation and Clifford Douglas, Trustee Under the Pension Plan of Clifford Douglas, a Professional Law Corporation, Lessee and I. Cecil Atkins, Shirley A. Atkins and David DePasquale, Lessees, the Improvements Lease being recorded on June 29, 1979 as Document No. 19-716817, and the ground lease being recorded on June 29, 1979 as Document No. 19-716818:

PARCEL 1: The East 60 feet of Lot 68 of Tract No. 3623, in the City of Temple, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 2: The West 50 feet of the East 110 feet of Lot 68 of Tract No. 3623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

PARCEL 3: Lot 68 of Tract 3623, in the City of Temple City, County of Los Angeles, State of California, as per map recorded in Book 40, Page 52 of Maps, in the office of the County Recorder of said County.

EXCEPT the East 110 feet thereof.

PARCEL 4: That portion of that 100-foot wide strip of land in Section 7, Township 1 South, Range 11 West, San Bernardino Meridian, designated "not a part of this tract", and adjoining the Westerly line of Lot 68, Tract No. 3623, as shown on map recorded in Book 40 Page 52 of Maps, in the office of the Recorder of the County of Los Angeles, lying Westerly of a line parallel with and Westerly 4 feet, measured at right angles, from that line having a bearing and length of "North 0° 57' 18" East 38.09 feet" in the Westerly boundary of said lot.

EXCEPTING and reserving to Los Angeles County Flood Control District, its successors and assigns, all oil, gas, hydrocarbons and other minerals, together with the right to explore for and remove said oil, gas, hydrocarbons, and other minerals by wells, the devices and equipment of which are to be set upon property other than the above described land for the purpose of exploring for and/or removing and extracting oil, gas, hydrocarbons, and other minerals from property other than the above described, by silent drilling from property other than the above described property, provided, however, that no casing shall be located under the above described property at a depth of more than 400 feet from the surface of said property, recorded June 19, 1952 as Instrument No. 3262, Official Records.

82- 954365

5

List of Grantees

CLIFFORD DOUGLAS and MARY ANN DOUGLAS, husband and wife, as Community property, as to an undivided two-thirds interest;  
CLIFFORD DOUGLAS, TRUSTEE under The Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation, as to an undivided three-fifteenths interest; and  
CLIFFORD DOUGLAS, Trustee under the Pension Plan of Clifford Douglas, a Professional Law Corporation, as to an undivided two-fifteenths interest.

82- 954365

86 1838512

RECORDING REQUESTED BY

300353

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: THOMAS S. T. FANN  
ADDRESS: 1754 Bedford  
San Marino, California 91108  
CITY STATE ZIP

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
DEC 11 1986 AT 8 A.M.  
Recorder's Office

FEES \$9 L  
3

Title Order No. Exem No. 30062-R

This space for Recorder's Use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 146.50  
 incorporated etc. City of  
Parcel No 5387-011-005, 5387-011-009 & 5387-011-004  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CLIFFORD DOUGLAS and MARY ANN DOUGLAS, husband and wife, and CLIFFORD DOUGLAS, Trustee under the Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation and CLIFFORD DOUGLAS, Trustee under the Pension Plan of Clifford Douglas, a Professional Law Corporation

hereby GRANT(S) to  
A-D ASSOCIATES LIMITED IV, a California partnership  
the following described real property in the City of Temple City  
county of Los Angeles, state of California:

AS ATTACHED HERETO AS EXHIBIT "A" COMPRISED OF ONE (1) PAGE:

Dated October 21, 1986

STATE OF CALIFORNIA } ss.  
COUNTY OF SAN DIEGO

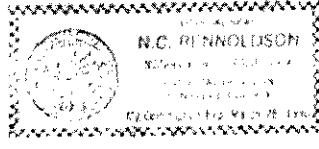
On this 31st day of October, 1986, before me the undersigned, a Notary Public in and for said County and State, personally appeared

CLIFFORD DOUGLAS AND  
MARY ANN DOUGLAS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same.

Signature: N.C. RENNOLDSON  
N.C. RENNOLDSON  
Notary Public in and for said County and State

Clifford Douglas  
Mary Ann Douglas  
Clifford Douglas  
Clifford Douglas, Trustee under the Profit Sharing Plan of Clifford Douglas, a Professional Law Corporation  
Clifford Douglas, Trustee under the Pension Plan of Clifford Douglas, a Professional Law Corporation



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

1-301 1084 (REV. 8-82)

CAT. NO. NN00627  
TO 1962 CA 19-841

**TICOR TITLE INSURANCE**

(Individual)

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

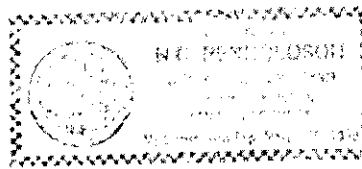
86 1838512

On October 31, 1986 before me, the undersigned, a Notary Public in and for  
said State, personally appeared

CLIFFORD DOUGLAS

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 that he exe-  
cuted the same.  
WITNESS my hand and official seal.

Signature N. C. McInoldson



(This area for official notarial seal)

STAPLE HERE

CAT. NO. NN00627  
TO 1962 CA 19-841

**TICOR TITLE INSURANCE**

(Individual)

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS

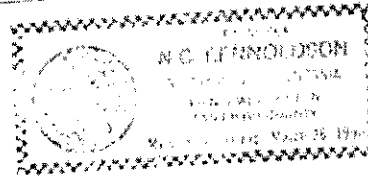
86 1838512

On October 31, 1986 before me, the undersigned, a Notary Public in and for  
said State, personally appeared

CLIFFORD DOUGLAS

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 that he exe-  
cuted the same.  
WITNESS my hand and official seal.

Signature N. C. McInoldson



(This area for official notarial seal)

STAPLE HERE

EXHIBIT "A"

3

PARCEL 1:

THE EAST 60 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 110 FEET THEREOF.

PARCEL 4:

THAT PORTION OF THAT 100 FOOT WIDE STRIP OF LAND IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, DESIGNATED "NOT A PART OF THIS TRACT", AND ADJOINING THE WESTERLY LINE OF LOT 68, TRACT NO. 3623, AS SHOWN ON MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, LYING EASTERLY OF A LINE PARALLEL WITH THE WESTERLY 4 FEET, MEASURED AT RIGHT ANGLES, FROM THAT LINE HAVING A BEARING AND LENGTH OF NORTH 0 DEGREES 5 MINUTES 10 SECONDS EAST 58.09 FEET IN THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, RECORDED JUNE 19, 1932 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

86 1838512

PAGE 2

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY

80300333

86 1838514

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: FANN & KAM, ET AL  
ADDRESS: c/o Thomas S. T. Fann  
1754 Bedford  
CITY: Monterey Park, Calif. 91108

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA

DEC 31 1986 AT 8 A.M.

Recorder's Office

FEE \$7 L  
2

Title Order No. Escrow No. 32095-R

This space for Recorder's use

### Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 729.85

Parcel No. 5387-011-000, 5387-011-009 & 5387-011-024

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

A-D ASSOCIATES LIMITED IV, a California Limited Partnership

hereby GRANT(S) to THOMAS S. T. FANN AND MEI LUEN FANN, husband and wife, as joint tenants, as to an undivided one-half interest and PETER KAM AND SHUNSEI S. KAM, husband and wife, as to an undivided one-half interest

the following described real property in the city of Temple City county of Los Angeles state of California:

PORTIONS OF LOT 68, Tract No. 3623, as per map recorded in Book 40 Page 52 of Maps, more particularly described as per attached.

Dated December 26, 1986

A-D Associates Limited IV  
a California Limited Partnership

CAT No. 4400030  
TO 1946 CA 19-847  
(Partnership)

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

I, CECIL ATKINS  
GENERAL PARTNER

On December 29, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared I, CECIL ATKINS

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same WITNESS my hand and official seal

Signature Jayren Kimsey



(This area for official notarial seal)

EXHIBIT "A"

2

86-1838514

PARCEL 1:

THE EAST 60 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 110 FEET THEREOF

PARCEL 4:

THAT PORTION OF THAT 100 FOOT WIDE STRIP OF LAND IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, DESIGNATED "NOT A PART OF THIS TRACT", AND ADJOINING THE WESTERLY LINE OF LOT 68, TRACT NO. 3623, AS SHOWN ON MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, LYING EASTERLY OF A LINE PARALLEL WITH THE WESTERLY 4 FEET, MEASURED AT RIGHT ANGLES, FROM THAT LINE HAVING A BEARING AND LENGTH OF NORTH 0 DEGREES 5 MINUTES 10 SECONDS EAST 58.09 FEET IN THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, RECORDED JUNE 19, 1952 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

86-1838514

END OF RECORDED DOCUMENT

8030033-3  
RECORDING REQUESTED BY

87 17975

*Alameda*  
AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JAN 7 1987 AT 8 AM  
Recorder's Office

Name: Thomas S. T. Fann  
1754 Bedford  
Street Address: Monterey Park, California 91008  
City & State: L

FEE \$7 V  
2

MAIL TAX STATEMENTS TO  
Name: Same as above.  
Street Address:  
City & State: L

SHRVTY TITL IDENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CA 1 NO 8806987  
REV 8/83 CA 17 831

### Individual Grant Deed

FORM FURNISHED BY LICOR TITLE INSURANCE

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ NO STAMPS DUE This conveyance changes manner in which  
( ) computed on full value of property conveyed, or title is held, R & T, 11911.  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of \_\_\_\_\_ and \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THOMAS S. T. FANN and HEI LUEN FANN, husband and wife, and PETER KAM and SHUMEI  
S. KAM, husband and wife

hereby GRANT(S) to THOMAS S. T. FANN and HEI LUEN FANN, husband and wife, as joint  
tenants, as to an undivided 55% interest and PETER KAM and SHUMEI S. KAM, husband and  
wife, as joint tenants, as to an undivided 45% interest  
the following described real property in the City of Temple City  
County of Los Angeles, State of California:

(MORE PARTICULARLY DESCRIBED PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF)

Dated: January 2, 1987

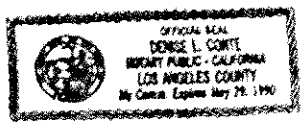
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On January 3, 1987 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared Thomas S. T. Fann, Hei Luen  
Fann, Peter Kam and Shumei S. Kam

personally known to me or proved to me on the basis of sat-  
isfactory evidence to be the person whose name are  
subscribed to the within instrument and acknowledged  
that they executed the same.  
WITNESS my hand and official seal.

Signature: *Dennis R. Conte*  
Dennis R. Conte

*Thomas S. T. Fann*  
Thomas S. T. Fann  
*Hei Luen Fann*  
Hei Luen Fann  
*Peter Kam*  
Peter Kam  
*Shumei S. Kam*  
Shumei S. Kam



(This area for official notarial seal)

File Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE



EXHIBIT "A"

PARCEL 1:

THE EAST 60 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 68, OF TRACT 3623, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 110 FEET THEREOF.

PARCEL 4:

THAT PORTION OF THAT 100 FOOT WIDE STRIP OF LAND IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, DESIGNATED "NOT A PART OF THIS TRACT", AND ADJOINING THE WESTERLY LINE OF LOT 68, TRACT NO. 3623, AS SHOWN ON MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, LYING EASTERLY OF A LINE PARALLEL WITH THE WESTERLY 4 FEET, MEASURED AT RIGHT ANGLES, FROM THAT LINE HAVING A BEARING AND LENGTH OF NORTH 0 DEGREES 5 MINUTES 10 SECONDS EAST 58 09 FEET IN THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, RECORDED JUNE 19, 1992 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

87 17975

END OF RECORDED DOCUMENT

90-5566 19

ORDER #  
APN 5387-11-9 & 5387-11-8 & 5387-11-24  
ESCROW NO. 15149-KT  
WHEN RECORDED MAIL TO

THOMAS FANN  
1754 BEDFORD ROAD  
SAN MARINO, CA 91108

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. PAST 4 P.M. MAR 21 1990

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

ALL  
PTN  
9  
5387

FEE \$7 K  
2

The undersigned grantor(s) declare (s):  
Documentary transfer tax is \$ 834.90  
( ) 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 ( X ) City of Temple City  
( ) Realty not sold

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.  
PETER KAM AND SHUMEI S. KAM, HUSBAND AND WIFE AS TO THEIR  
UNDIVIDED 45% INTEREST  
hereby GRANT(S) to TRANSPONDER, INC., A CALIFORNIA CORPORATION

(that property in Los Angeles County, State of California, described  
as:

PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF...

Property address commonly known as 6833 LAS TUNAS DRIVE, TEMPLE CITY,  
CALIFORNIA

Mail tax statements to same as above  
Date January 31, 1990  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES SS  
On January 31, 1990 before me, the undersigned,  
a Notary Public, in and for said State, personally appeared,  
PETER KAM AND SHUMEI S. KAM

Peter K  
PETER KAM  
Shumei S. Kam  
SHUMEI S. KAM

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person SS whose name are  
subscribed to the within instrument and acknowledged that  
they executed the same. Witness my hand and official seal.

Signature [Signature]  
SIDNEY WANG  
Name (Typed or Printed)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

PARCEL 1:

THE EAST 60 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 110 FEET THEREOF.

PARCEL 4:

THAT PORTION OF THAT 100 FOOT WIDE STRIP OF LAND IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, DESIGNATED "NOT A PART OF THIS TRACT" AND ADJOINING THE WESTERLY LINE OF LOT 68 OF TRACT NO. 3623, AS SHOWN ON MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, LYING EASTERLY OF A LINE PARALLEL WITH THE WESTERLY 4 FEET MEASURED AT RIGHT ANGLES, FROM THAT LINE HAVING A BEARING AND LENGTH OF NORTH 0° 5' 10" EAST 58.09 FEET IN THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY RECORDED JUNE 19, 1952 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

90- 555619

Southlark

90- 556620

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

Mr. Thomas Fann  
7754 Bedford Road  
San Marino, Ca. 91108

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
MIN. 31 PAST 4 P.M. MAR 21 1990

ESCHOWING NO 15149-AT  
TITLE ORDER NO 88562-10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Corporation Grant Deed

FEE \$7 K  
2

APN 5387-11-9 & 5387-11-8 &  
5387-11-24  
Documentary transfer tax is \$ 834.90  
 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 Temple City and

5387-11-9

By this instrument dated January 31, 1990 for a valuable consideration

TRANSPONDER, INC., A CALIFORNIA CORPORATION AS TO ITS UNDIVIDED 45% INTEREST

a corporation organized under the laws of the State of California hereby GRANTS to

KUO PIEN HWANG, A SINGLE WOMAN AS TO AN UNDIVIDED 14% INTEREST,  
THOMAS S. T. FANN AND MEL LUEN KUO FANN, HUSBAND AND WIFE AS  
JOINT TENANTS AS TO AN UNDIVIDED 9 % INTEREST AND CHEN HAI LI AND  
HUI FANG LI, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED  
22% INTEREST

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

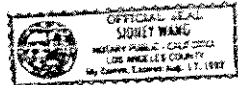
AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART  
HEREOF MARKED EXHIBIT "A"

COMMONLY KNOWN AS: 8833 LAS TUNAS DRIVE, TEMPLE CITY, CA

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On MARCH 20, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the \_\_\_\_\_ and \_\_\_\_\_  
"ALICE TSANG" \_\_\_\_\_

TRANSPONDER, INC.  
A CALIFORNIA CORPORATION  
By \_\_\_\_\_ President  
By Alice Tsang Secretary



SIDNEY WANG

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

ORDER

EXHIBIT "A"

PARCEL 1:

THE EAST 60 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT THEREFROM THE EAST 110 FEET THEREOF.

PARCEL 4:

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EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY RECORDED JUNE 19, 1952 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

90-556620

1



01-2492385

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
10:01 AM DEC 28 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

D.T.T.

FEE \$30	MM
A.F.N.F. 94	2

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT - SA ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

*5387 011 009*

*003*

THIS FORM IS NOT TO BE DUPLICATED

01-2492385

2

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Thomas S. T. Fann  
Mei Luen Kuo Fann  
1754 Bedford Road  
San Marino, CA 91108

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO.

TITLE ORDER NO.

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is 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 Temple City, AND

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

KUO PIEN HWANG, A SINGLE WOMAN AS TO AN UNDIVIDED 14% INTEREST

hereby GRANT(s) to:

THOMAS S. T. FANN AND MEI LUEN KUO FANN, HUSBAND AND WIFE AS JOINT TENANTS

the real property in the city of South El Monte, County of Los Angeles, State of California, described as:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

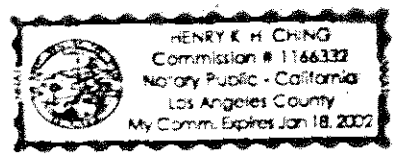
ALSO KNOWN AS: 8833 LAS TUNAS DRIVE, TEMPLE CITY, CA 91780  
A.P. # 5387-011-009 & 5387-011-008 & 5387-011-024

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911

DATED December 26, 2001  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On DEC. 27, 2001  
before me, HENRY K. H. CHING  
a Notary Public in and for said State, personally appeared  
KUO PIEN HWANG BY RAY HWANG,  
her attorney in fact

*Kuo Pien Hwang, by Ray Hwang,*  
*her attorney in fact*  
\_\_\_\_\_  
KUO PIEN HWANG, BY RAY HWANG, HER  
ATTORNEY IN FACT

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)

Mail tax statements to: 1754 BEDFORD ROAD, SAN MARINO, CA 91108

## PARCEL 1:

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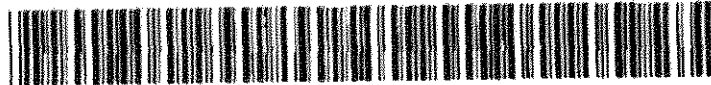


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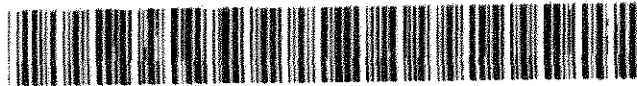
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

11/14/14 AT 03:30PM

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TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201411143310104

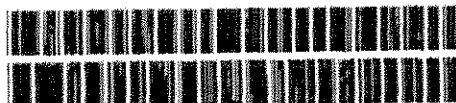
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SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

240901

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO



Hui Fang Li  
107 W. Naomi Avenue  
Arcadia CA 91007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT - DEATH OF JOINT TENANT**

A.P.N. 5387-011-009

Address: 8833 Las Tunas Drive, Temple City, California 91780-1821

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

**HUI FANG LI**, of legal age, being first duly sworn, deposes and says:

That **CHEN-HAI LI**, the decedent mentioned in the attached certified copy of *Report of Death of an American Citizen Abroad*, is the same person as **CHEN HAI LI** named as one of the parties in that certain Corporation Grant Deed dated March 20, 1990, executed by Transponder, Inc., a California corporation, to **CHEN HAI LI** and **HUI FANG LI**, husband and wife as joint tenants, recorded on March 21, 1990, as Instrument Number 90-556620 in the Official Records of Los Angeles County California, State of California, covering the property commonly known as 8833 Las Tunas Drive, City of Temple City, situated in the County of Los Angeles, State of California, and more particularly described on Exhibit "A" attached hereto.

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that the Affidavit was signed on November 11, 2014, at San Marino, California.

*Hui Fang Li by Thomas S. T. Fann*  
*Her attorney in fact*  
HUI FANG LI by THOMAS S. T. FANN  
Her Attorney in Fact

SUBSCRIBED AND SWORN TO before me on this 11<sup>th</sup> day of November 2014 by THOMAS S. T. FANN, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

*Molly Chang*  
\_\_\_\_\_  
NOTARY PUBLIC

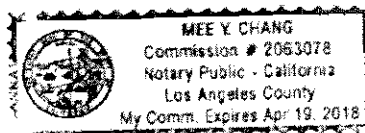


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# REPORT OF THE DEATH OF AN AMERICAN CITIZEN ABROAD

American Institute in Taiwan, Taipei, Taiwan 1/31/2002

(Post & date of issue)

SSA No. [REDACTED] 2074

Name in full Chen-Hai Li Age 59

Date (mm-dd-yyyy) and Place of Birth 03-16-1942 China

Evidence of U.S. Citizenship US passport #054740929, issued on 12/23/1996, at San Francisco.

Address in U.S.A. 5835 Glen Eagles Drive, San Jose, CA 95138

Permanent or Temporary Address Abroad 7F, #12, Lane 331, Sec. 2, Tun-Hua S. Road, Taipei, Taiwan

Date of death February 9 7:55 a.m. 2001  
(Month) (Day) (Hour) (Minute) (Year)

Place of death Chang Gung Memorial Hospital, Taipei City, Taiwan  
(Number and street) or (Hospital or hotel) (City) (Country)

Cause of death Lung Heart Failure, certified by Wang, Chin-Ying, Forensic Doctor  
(Including authority for statement - if physician, include full name and official title, if any)

Disposition of the remains Cremated.

Local law governing disinterment of remains provides that N/A

Disposition of the effects In possession of Hui-Fang Li, wife.

Person or official responsible for custody of effects and accounting therefore N/A

Traveling/residing abroad with relatives or friends as follows:

NAME	ADDRESS	DATE NOTIFIED (mm-dd-yyyy)
Hui-Fang Li, wife	7F, #12, Lane 331, Sec. 2, Tun-Hua S. Rd., Taipei, Taiwan	

NAME	ADDRESS	DATE NOTIFIED (mm-dd-yyyy)
N/A		

NAME	ADDRESS	DATE SENT (mm-dd-yyyy)
Hui-Fang Li, wife	7F, #12, Lane 331, Sec. 2, Tun-Hua S. Rd. Taipei, Taiwan	01-31-2002

Notification or copy sent to Federal Agencies: SSA  VA  CSC  Other  (State Agency)

The original copy of this document and information concerning the effects are being placed in the permanent files of the Department of State, Washington, D.C. 20520

Remarks:  
US passport #054740929, issued to Chen-Hai Li, on 12/23/96, at San Francisco, was cancelled and returned to Hui-Fang Li, Wife.

(Continue on reverse if necessary.)

Michael B. Goldman

(Signature on all copies)

[SEAL]

Special Notary (PL96-8)

of the United States of America.

Additional certified copies available from the Correspondence Branch, Passport Services, Department of State, Washington, D.C. 20520. Each copy \$10.00

LAST NAME: Chen-Hai  
FIRST NAME:  
DATE OF DEATH (mm-dd-yyyy): 02-09-2001

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20141280176

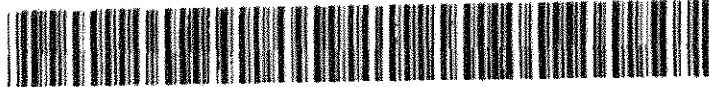


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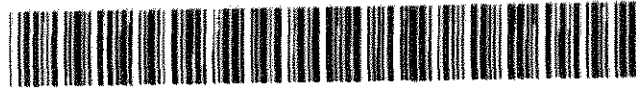
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

11/26/14 AT 12:02PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201411263280049

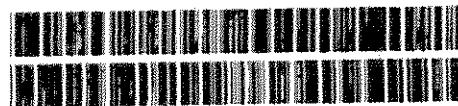
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006517419

SEQ:  
02

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

EQM71

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
Thomas S. T. Fann and Mei Luen Fann  
107 W. Naomi Avenue  
Arcadia CA 91007



**MAIL TAX STATEMENTS TO:**  
Thomas S. T. Fann and Mei Luen Fann  
107 W. Naomi Avenue  
Arcadia CA 91007

A.P.N. 5387-011-008, 5387-011-009 and 5387-011-024

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**DEED IN CORRECTION OF FORMER DEED.** This deed is executed, delivered and accepted in correction of that certain *Grant Deed* dated December 26, 1986, between the parties hereto, recorded as Instrument No. 86 1838514 on December 31, 1986, in the office of the county recorder of said county, in which said deed the property sought to be conveyed was incorrectly described, as an undivided one-half interest, when the undersigned Grantors were actual holders of an undivided 45% interest.

The undersigned Grantors, PETER KAM and SHUMEI S. KAM, declare under penalty of perjury under the laws of the State of California that the following is true and correct:

Documentary transfer tax is \$ NONE.

This is a bonafide gift and the grantor received nothing in return, R & T 11911.

GRANTORS: PETER KAM and SHUMEI S. KAM, husband and wife, as to an undivided 5% interest, hereby GRANT to:

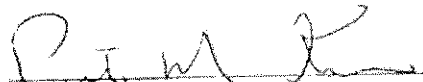
GRANTEE: THOMAS S. T. FANN and MEI LUEN FANN, husband and wife, as joint tenants,

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

PORTIONS OF LOT 68, Tract No. 3623, as per map recorded in Book 40, Page 52 of Maps, and more particularly described on Exhibit "A" attached hereto.

Commonly known as 8829, 8835 and 8843 Las Tunas Drive, Temple City, California 91780-1821.

Dated: November 21, 2014

  
PETER KAM

  
SHUMEI S. KAM

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )

On November 21, 2014, before me, Susan Lidia Aragon a notary public, personally appeared PETER KAM and SHUMEI S. KAM, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the GRANT DEED, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



EXHIBIT "A"

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THE EAST 60 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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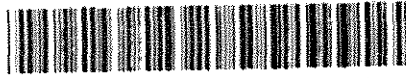
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20141304984

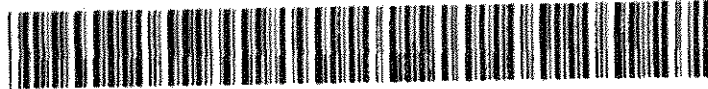


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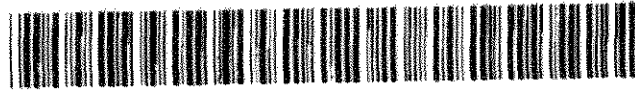
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/04/14 AT 08:21AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201412043340015

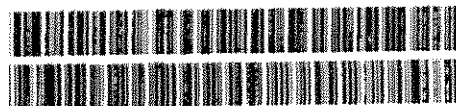
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006526115

SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

649873

2

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO**

MEI LUEN FANN  
107 W. Naomi Avenue  
Arcadia CA 91007



**MAIL TAX STATEMENTS TO:**

THOMAS S. T. FANN  
107 W. Naomi Avenue  
Arcadia CA 91007

A.P.N. 5387-011-008, 5387-011-009 and 5387-011-024

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

The undersigned Grantor, MEI LUEN FANN, declares under penalty of perjury under the laws of the State of California that the following is true and correct:

Documentary transfer tax is \$ NONE.

This conveyance establishes sole and separate property of a spouse, R & T 11911.

GRANTOR: MEI LUEN FANN, as to an undivided 39% interest, hereby GRANTS to:

GRANTEE: THOMAS S. T. FANN, as his sole and separate property

all the real property in the City of Temple City, County of Los Angeles, State of California, described more fully on Exhibit "A" attached hereto.

Commonly known as 8829, 8835 and 8843 Las Tunas Drive, Temple City, California 91780-1821

Dated: November 26, 2014

\_\_\_\_\_  
MEI LUEN FANN

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On November 26, 2014, before me, MEE Y. CHANG, a Notary Public, personally appeared MEI LUEN FANN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the QUITCLAIM DEED, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mee Y. Chang  
Notary Public

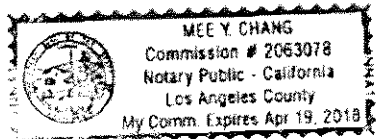


EXHIBIT "A"

PARCEL 1:

THE EAST 60 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 110 FEET OF LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 68 OF TRACT NO. 3623, IN THE CITY OF TEMPLE CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 110 FEET THEREOF.

PARCEL 4:

THAT PORTION OF THAT 100 FOOT WIDE STRIP OF LAND IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, DESIGNATED "NOT A PART OF THIS TRACT" AND ADJOINING THE WESTERLY LINE OF LOT 68 OF TRACT NO. 3623, AS SHOWN ON MAP RECORDED IN BOOK 40 PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, LYING EASTERLY OF A LINE PARALLEL WITH THE WESTERLY 4 FEET MEASURED AT RIGHT ANGLES, FROM THAT LINE HAVING A BBEARING AND LENGTH OF NORTH 0° 5' 10" EAST 58.09 FEET IN THE WESTERLY BOUNDARY OF SAID LOT.

EXCEPT THEREFROM TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED LAND FOR THE PURPOSES OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY RECORDED JUNE 19, 1952 AS INSTRUMENT NO. 3262 OFFICIAL RECORDS.

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20141339207



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/10/14 AT 12:31PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201412103340051

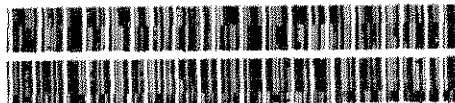
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SEQ:  
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

L406971

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO**

THOMAS S. T. FANN  
107 W. Naomi Avenue  
Arcadia CA 91007



**MAIL TAX STATEMENTS TO:**

TEMPLE TUNAS GROUP LLC  
107 W. Naomi Avenue  
Arcadia CA 91007

A.P.N. 5387-011-008, 5387-011-009 and 5387-011-024

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

The undersigned Grantor, THOMAS S. T. FANN, declares under penalty of perjury under the laws of the State of California that the following is true and correct:

Documentary transfer tax is \$ NONE.

This grantor and the grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

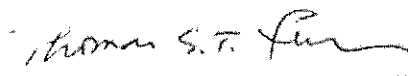
GRANTOR: THOMAS S. T. FANN, as to an undivided 78% interest, hereby GRANTS to:

GRANTEE: TEMPLE TUNAS GROUP, LLC

all the real property in the City of Temple City, County of Los Angeles, State of California, described more fully on Exhibit "A" attached hereto.

Commonly known as 8829, 8835 and 8843 Las Tunas Drive, Temple City, California 91780-1821

Dated: December 4, 2014

  
\_\_\_\_\_  
THOMAS S. T. FANN

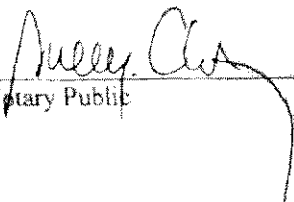
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STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )

On December 4, 2014, before me, Mee Y. Chang, a Notary Public, personally appeared THOMAS S. T. FANN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the QUITCLAIM DEED, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



4

EXHIBIT "A"

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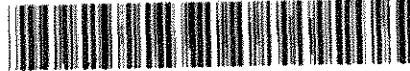
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20141339208



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/10/14 AT 12:31PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAYD:	31.00



LEADSHEET



201412103340051

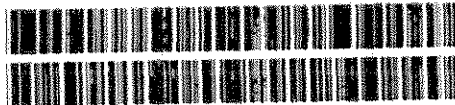
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SEQ:  
02

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THIS FORM IS NOT TO BE DUPLICATED

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**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO**

HUI FANG LI  
107 W. Naomi Avenue  
Arcadia CA 91007



**MAIL TAX STATEMENTS TO:**

TEMPLE TUNAS GROUP LLC  
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Arcadia CA 91007

A.P.N. 5387-011-008, 5387-011-009 and 5387-011-024

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

The undersigned Grantor, HUI FANG LI, declares under penalty of perjury under the laws of the State of California that the following is true and correct:

Documentary transfer tax is \$ NONE.

This grantor and the grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

GRANTOR: HUI FANG LI, as to an undivided 22% interest, hereby GRANTS to:

GRANTEE: TEMPLE TUNAS GROUP, LLC

all the real property in the City of Temple City, County of Los Angeles, State of California, described more fully on Exhibit "A" attached hereto.

Commonly known as 8829, 8835 and 8843 Las Tunas Drive, Temple City, California 91780-1821

*Hui Fang Li / by Thomas S. T. Fann  
Her Attorney in fact*

Dated: December 4, 2014

\_\_\_\_\_  
HUI FANG LI by Thomas S. T. Fann  
Her Attorney in fact

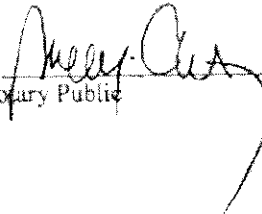
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
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4

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