

BOOK 265 PAGE 325  
 OFFICIAL RECORDS  
 RECORDED AT THE REQUEST OF  
*Government Funding*  
 '94 MAR -1 AM 1:47

EUREKA COUNTY, NEVADA  
 M.N. REBALEATI, RECORDER  
 FILE NO. **151013**  
 FEE \$700

**151013**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY

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

NAME: Carolyn A. Mattazaro  
 ADDRESS: Government Funding Corporation  
 6255 Sunset Blvd., Suite 1402  
 Los Angeles, CA 90028

CITY & STATE: Los Angeles, CA  
 ZIP: 90028

Title (Order No. \_\_\_\_\_) Parcel No. \_\_\_\_\_

# Quitclaim Deed

"The Grantors and the Grantees in this Conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property, K&T 11923(D)." The undersigned declares that the documentary transfer tax is \$ \_\_\_\_\_ and is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in \_\_\_\_\_  unincorporated area  city of \_\_\_\_\_

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

GOVERNMENT FUNDING CALIFORNIA BUSINESS AND INDUSTRIAL DEVELOPMENT CORPORATION, a California corporation do hereby remise, release and forever quitclaim to RMR PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP the following described real property in the state of California:

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.& M. Section 31: N4 N4

EXCEPTING AND EXCLUDING, all petroleum oil, natural gas and products derived therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for, and to drill for, recover and remove the same, as the same has heretofore been excepted and reserved by the SouthernPacfic Land Company, a corporation, by deeds recorded March 9, 1950 in Book 24 of Deeds, page 42, file no. 28271, Eureka County Records.

Reserving an undivided one-half interest in and to any and all minerals not including Petroleum, Oil, Natural Gases and products derived therefrom said land, by reservation contained in deeds from Oscar Rudnick et al to Mary Monson, recorded April 23, 1956 in book 25, page 2 of File No. 32311 of Deeds, and recorded February 1, 1960 in Book 25, page 375 file no. 34643 of Deeds

APN: 5-720-01  
 Dated February 23, 1994

BY: *[Signature]*  
 Sidney Moray  
 Chief Executive Officer  
 GOVERNMENT FUNDING CALIFORNIA BUSINESS AND INDUSTRIAL DEVELOPMENT CORPORATION

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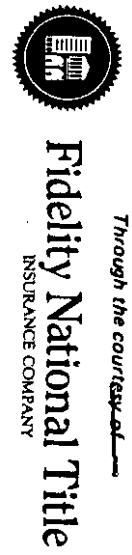
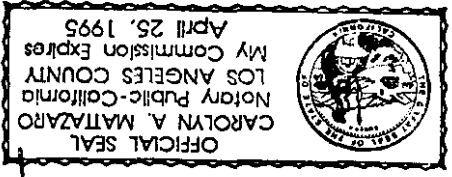
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 Chief Executive Officer  
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State of California }  
 County of Los Angeles }  
 SS. }  
 Title or Type of Document: *Quitclaim Deed*  
 Number of Pages: 1  
 Date of Document: 2/23/94  
 Signer(s) Other than named below: \_\_\_\_\_

On 2/24/94 before me, CAROLYN A. MATAZARO Notary Public, personally appeared SIDNEY MORAY, CEO of 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: *[Signature]* (Seal)



**THIS SPACE FOR RECORDERS USE**

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

THIS REPORT IS NOT A PUBLIC DOCUMENT

(To be completed by transferee (buyer) prior to transfer of the subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

SELLER/TRANSFEROR: **GOVERNMENT FUNDING CALIFORNIA BUSINESS AND INDUSTRIAL DEVELOPMENT CORPORATION**

BUYER/TRANSFEREE: **RMR PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP**

ASSESSOR'S IDENTIFICATION NUMBER(S): **5-720-01**

PROPERTY ADDRESS OR LOCATION: **Map Book Page Parcel**

MAIL TAX INFORMATION TO: **No Street City State Zip Code**

NAME: **RMR PROPERTIES**

ADDRESS: **1027 SUMMIT DRIVE, BEVERLY HILLS, CA 90210**

State Zip Code

City State Zip Code

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. For further information on your supplemental roll obligation, please call the County Assessor at \_\_\_\_\_ County

**PART I: TRANSFER INFORMATION**

Please answer all questions.

- YES NO
- A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc.)
  - B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? (For example, a name change upon marriage)
  - C. Is this document recorded to create, terminate, or convey a lender's interest in the property?
  - D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)?
  - E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
  - F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
  - G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
  - H. Is this transfer of property:
  - 1. to a trust for the benefit of the grantor, or grantor's spouse?
  - 2. to a trust revocable by the transferor?
  - 3. to a trust from which the property reverts to the grantor within 12 years?
  - I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
  - J. Is this a transfer from parents to children or from children to parents?
  - K. Is this transaction to replace a principal residence by a person 55 years of age or older?
- If you checked yes to J or K, an applicable claim form must be filed with the County Assessor.
- Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J OR K, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

**PART II: OTHER TRANSFER INFORMATION**

- A. Date of transfer (if other than recording date) \_\_\_\_\_
- B. Type of transfer. Please check appropriate box.
- Purchase
  - Foreclosure
  - Gift
  - Trade or Exchange
  - Merger, Stock or Partnership Acquisition
  - Contract of Sale - Date of Contract \_\_\_\_\_
  - Inheritance - Date of Death \_\_\_\_\_
  - Other. Please explain: \_\_\_\_\_
  - Creation of a lease;  Assignment of a lease;  Termination of a lease
  - Date lease began \_\_\_\_\_
  - Original term in years (including written options) \_\_\_\_\_
  - Remaining term in years (including written options) \_\_\_\_\_
  - Was only a partial interest in the property transferred?  Yes  No
  - If yes, indicate the percentage transferred \_\_\_\_\_ %.

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PRELIMINARY CHANGE OF OWNERSHIP REPORT

PART III: PURCHASE PRICE & TERMS OF SALE

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ \_\_\_\_\_

B. FIRST DEED OF TRUST @ \_\_\_\_\_% interest for \_\_\_\_\_ years. Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_

C. SECOND DEED OF TRUST @ \_\_\_\_\_% interest for \_\_\_\_\_ years Pymts./Mo. = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? Yes  No  Amount \$ \_\_\_\_\_

E. IMPROVEMENT BOND Yes  No  Outstanding Balance: Amount \$ \_\_\_\_\_

F. TOTAL PURCHASED: (or acquisition price, if traded or exchanged, include real estate commission if paid.) Total items A through E \$ \_\_\_\_\_

G. PROPERTY PURCHASED:  Through a broker;  Direct from seller;  Other (Explain) \_\_\_\_\_

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

A. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE? (other than a mobilehome subject to local property tax?) Yes  No  Attach itemized list of personal property

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes  No

C. TYPE OF PROPERTY TRANSFERRED: If yes, enter date of occupancy \_\_\_\_\_/\_\_\_\_\_/19\_\_\_\_ or intended occupancy \_\_\_\_\_/\_\_\_\_\_/19\_\_\_\_

Multiple-Family residence  Single-Family residence  Commercial/Industrial  Other (Description): \_\_\_\_\_

D. DOES THE PROPERTY PRODUCE INCOME? Yes  No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:  Lease/Rent  Contract  Mineral rights  Other-explain: \_\_\_\_\_

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE? Good  Average  Fair  Poor

Enter here, or on an attached sheet any other information that would assist the Assessor in determining value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief. Signed \_\_\_\_\_

Please Print Name of New Owner/Legal Representative/Corporate Officer \_\_\_\_\_ (New Owner/Legal Representative/Corporate Officer)

Phone No. where you are available from 8:00 a.m. - 5:00 p.m. (213) 463-1234 BY: HAR-SID CORPORATION, ITS GENERAL PARTNER RMR PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP Date 2/24/94

NOTE: The Assessor may contact you for further information. If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a PRELIMINARY CHANGE OF OWNERSHIP REPORT, the recorder may charge an additional recording fee of twenty dollars (\$20). The additional fee shall not be charged if the document is accompanied by an affidavit that the transferee is not a resident of California.

AFFIDAVIT OF NONRESIDENT TRANSFEREE

The Transferee (buyer) named above is a resident of \_\_\_\_\_ State \_\_\_\_\_ and not a resident of the State of California.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ (New Owner/Legal Representative/Corporate Officer)