

180 28

EXHIBIT "A"

This Deed is delivered on the condition that the fee title and the leasehold estate of the lessee under the lease which was disclosed by a Memorandum of which was recorded September 24, 1976 in book 1043 page 477 by and between Donald J. Davenport, Patricia A. Davenport, Desmond D. Cummings and Lois I. Cummings, Lessor and ARA Services, Inc., Lessee shall not merge but shall always remain separate and distinct but not withstanding the union of such estates either in the lessee or a third party unless the Mortgagee shall expressly consent in writing to the contrary.

This conveyance is made subject to a first mortgage in the amount of \$535,300.00 to American United Life Insurance Company dated September 20, 1976 recorded September 24, 1976 in Book 1378 page 645 and said mortgage being rerecorded December 15, 1976 in Book 1385 page 250, aforesaid record, the indebtedness of which the Grantee hereby assumes and agrees to pay.

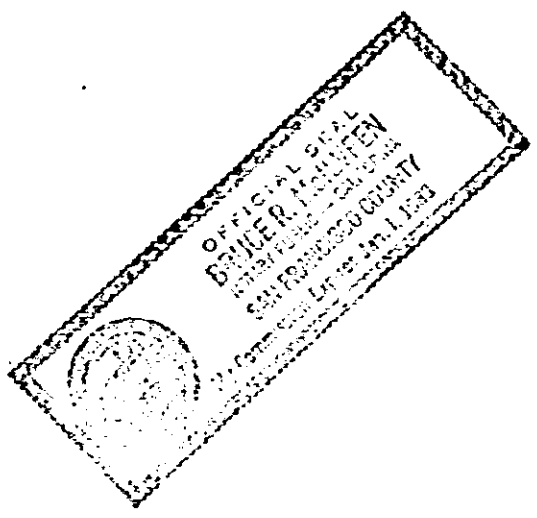
21
00

State of California
County of San Francisco

SS

- ACKNOWLEDGMENT - General -

On this 4th day of December A. D. 1980 before me, Bruce R. McIlveen a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Jack Cooper



known to me to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Bruce R. McIlveen
Notary Public in and for said County and State of California

My Commission Expires

NP 2 2/70 070

Recorded Dec. 17, 1980 at 11:50 A/M

18080

4328 RV-2