

RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 12-558926-CG
Locate No.: CAFNT0901-0938-0019-0001172937
Title No.: 12-1172937-JJ

**When Recorded Mail Document
and Tax Statement To:**

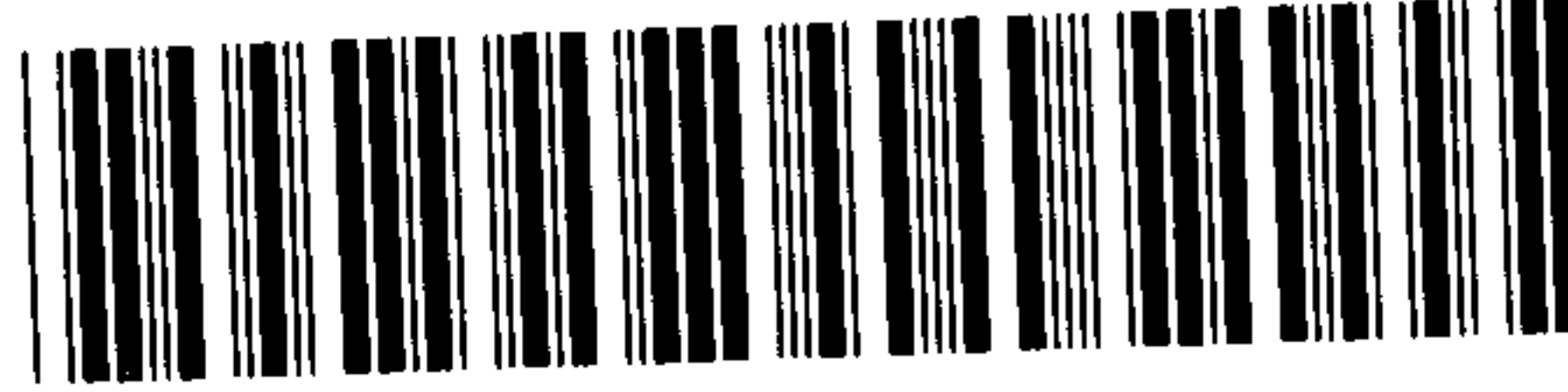
475 Lesser Street LLC
731 Sansome St., Second Floor
San Francisco, CA 94111



2012356768

10/30/2012 08:30 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 37.00



5 PGS

Handwritten notes:
K-Su
P-3
T-P
M-P

APN: 034-2304-004-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

RET 11932 - Tax not shown

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$

- 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 **Oakland,**

City Tax \$

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Flavor Right Foods Northwest, Inc., a California Corporation. successor by merger to Tip Top Foods, Inc., a California corporation,

hereby GRANT(S) to 475 Lesser Street LLC, a California Limited Liability Company

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDED

APN: 034-2304-004-02

the following described real property in the City of Oakland, County of Alameda, State of California:

SEE EXHIBIT "A" (the "Real Property") ATTACHED HERETO AND MADE A PART HEREOF; together with all improvements, structures and fixtures (other than trade fixtures) (collectively, the "Improvements") located thereon, together with but without warranty, any beneficial easements and appurtenances belonging or appertaining to the Real Property and Improvements.

This Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to (a) any and all matters of record, including any and all covenants, restrictions, encumbrances, liens, easements and rights of way of record, (b) real estate taxes and assessments not yet due or payable, (c) any state of facts that would be disclosed by an inspection of and/or a survey of the Property, (d) all laws, statutes, codes, ordinances, rules and regulations and (e) any portion of the Property lying within the bounds of any public road, street or highway and (f) all matters shown as exceptions in the Grantee's policy of owner's title insurance covering the Property including those matters described on Exhibit "B" attached hereto.

DATED: October 22, 2012

State of California)
County of San Francisco)

On October 29, 2012 before me,
Morgan J. Pierce Williamson, Notary Public
(here insert name and title of the officer), personally appeared
Daniel Rabin

who 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.

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.

Signature *Morgan J. Pierce Williamson* (Seal)

GRANTOR:

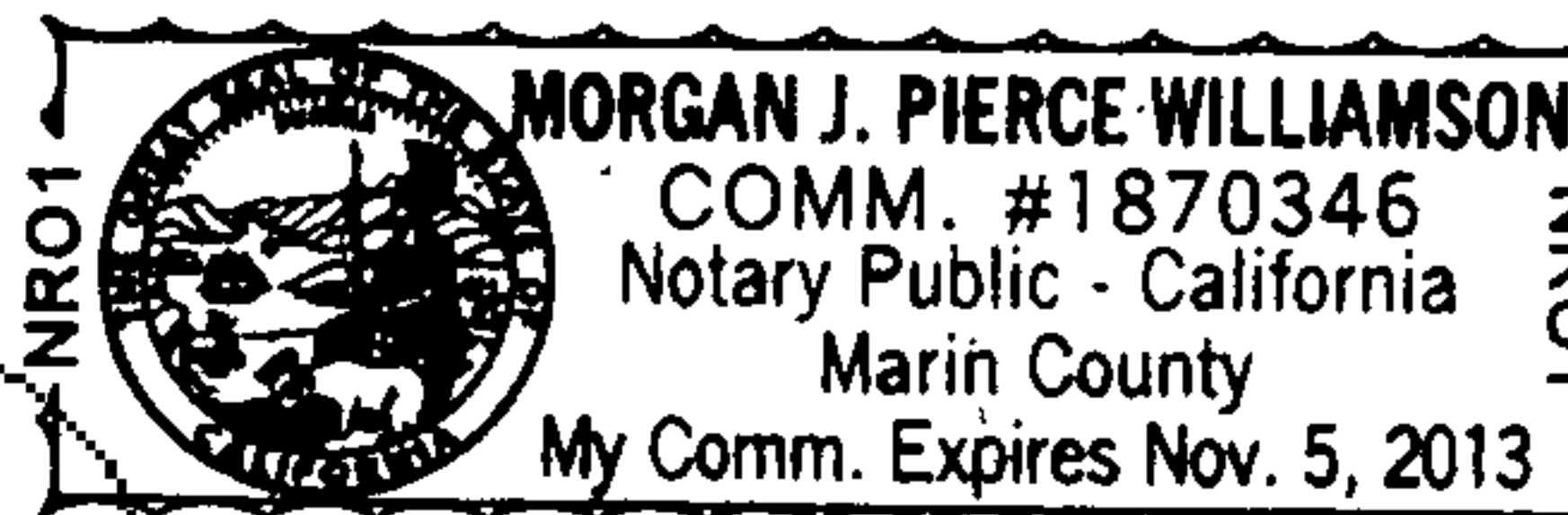
Flavor Right Foods Northwest, Inc., a California corporation, successor by merger to Tip Top Foods, Inc., a California corporation

By: SIGNED IN COUNTERPART
William E. Grieshaber, Jr., Vice President

GRANTEE:

475 Lesser Street LLC, a California Limited Liability Company

By: *Daniel Rabin*
Daniel Rabin, Manager



MAIL TAX STATEMENTS AS DIRECTED ABOVE

DUPLICATE

APN: 034-2304-004-02

the following described real property in the City of Oakland, County of Alameda, State of California:

SEE EXHIBIT "A" (the "Real Property") ATTACHED HERETO AND MADE A PART HEREOF; together with all improvements, structures and fixtures (other than trade fixtures) (collectively, the "Improvements") located thereon, together with but without warranty, any beneficial easements and appurtenances belonging or appertaining to the Real Property and Improvements.

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DATED: October 22, 2012

State of ~~California~~ New York
County of ~~Alameda~~ Erie

On October 25, 2012 before me,
Jenna Engel, Notary Public
(here insert name and title of the officer), personally appeared
William E. Grieshaber, Jr.

who 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.

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.

Signature Jenna Engel (Seal)

Jenna E. Engel
Notary Public State of New York
Qualified in Genesee County
My Commission Expires 08/09/14

GRANTOR:

Flavor Right Foods Northwest, Inc., a California corporation, successor by merger to Tip Top Foods, Inc., a California corporation

By: William E. Grieshaber, Jr.
William E. Grieshaber, Jr., Vice President

GRANTEE:

475 Lesser Street LLC, a California Limited Liability Company

By: SIGNED IN COUNTERPART
Daniel Rabin, Manager

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DO NOT SIGN

Escrow No.: 12-558926-CG
Locate No.: CAFNT0901-0938-0019-0001172937
Title No.: 12-1172937-JJ

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The Northeastern 80-foot, right-angle measurement of Lot 6, as said Lot is shown on the Map of Tract No. 2660, Oakland, Alameda County, California, filed June 25, 1965, in Book 50 of Maps, Pages 28 and 29, in the Office of the County Recorder of Alameda County.

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EXHIBIT "B"

1. Property taxes, which are a lien not yet due or payable, including any assessments collected with taxes to be levied for the fiscal year 2012-2013.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. Covenants, conditions and restrictions in the declaration of restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded June 25, 1965, Instrument No. AX-87976, Book/Reel 1537, Page/Image 188, of Official Records, and Modification of said covenants, conditions and restrictions recorded May 25, 1967, Instrument No. AZ/49276, Book/Reel 1970, Page/Image 360, of Official Records.
4. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document:

The Coliseum Area Redevelopment Plan and amendment of the Elmhurst Redevelopment Plan, Recorded July 31, 1995, Instrument No. 95-167161, of Official Records.