



Commonwealth
A LANDAMERICA COMPANY

1455 Hazee Road, Suite 600
San Diego, CA 92108
(619) 686-6000

ESCROW AMENDMENT/SUPPLEMENT

Escrow Officer : B.Wissbaum/G.Elliott
Re: 5335 Market Street, San Diego, CA

Escrow No.: 1037983-BW
April 19, 2000

TO: COMMONWEALTH LAND TITLE COMPANY

My previous instructions in the above numbered escrow are hereby modified and/or supplemented in the following particulars only:

DOUBLE ESCROW DISCLOSURE: Seller and Buyer herein acknowledge, understand and agree that the subject property of this escrow is being acquired by Caravan Properties, LLC, a California limited liability company and Artie M. Owen, an individual and single man, from Federated Industries, Inc., prior to the conveyance herein from Caravan Properties, LLC and Artie M. Owen, an individual and single man to Redevelopment Agency of the City of San Diego and that all, or a portion of the Buyer's funds deposited in this transaction will be used to consummate the initial purchase of subject property by Caravan Properties, LLC and Artie M. Owen, an individual and single man.

HOLD HARMLESS: Seller and Buyer herein hold Commonwealth Land Title Company harmless from any loss or liability incurred as a result of closing this escrow transaction.

All other terms and conditions not in direct conflict with the foregoing remain unchanged.

SELLERS:

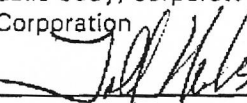
Caravan Properties, LLC, a Limited Liability Company

BY: _____
A. M. Owen Manager

Artie M. Owen, an individual

BUYERS:

Redevelopment Agency of the City of San Diego, a public body, corporate and politic, a California Corporation

BY:  _____