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12/07/2010

20101805752

RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED RETURN TO:

Industry Urban-Development Agency
15625 East Stafford Street, Suite 200
City of Industry, California 91744
Attention: Kevin Radecki

APN: 8202-033-015

[SPACE ABOVE FOR RECORDER'S USE ONLY]

WCS 451906

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **RICHARD G. LAPIN,** a married man ("**Grantor**") hereby grants to the **INDUSTRY URBAN-DEVELOPMENT AGENCY**, a public body, corporate and politic ("**Grantee**"), certain real property located in the City of Industry, County of Los Angeles, State of California, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

SUBJECT TO:

General and special real property taxes and assessments and supplemental assessments for the current fiscal year;

All liens, encumbrances, easements, covenants, conditions and restrictions of record; and

All matters which would be revealed or disclosed in an accurate survey of the property.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the date set forth below.

Dated: November 8, 2010

RICHARD G. LAPIN

51644-00003/1754243.1

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

On November 8, 2010, before me, Pryilla Cyndi Pinon, a notary public, personally appeared Richard G. Lapin 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.

Pryilla Cyndi Pinon

Notary Public

SEAL:

PRYCILLA CYNDI PINON
Commission # 1775716
Notary Public - California
Los Angeles County
My Comm. Expires Nov 21, 2011

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Exhibit A
to Grant Deed

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 438 OF TRACT NO. 606, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT, WITH A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 285.73 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT;

THENCE NORTH 48° 07' WEST, ALONG SAID PARALLEL LINE, 457.36 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 470 FEET OF SAID LOT;

THENCE SOUTH 41° 53' WEST ALONG SAID SOUTHEASTERLY LINE, 190.48 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 476.21 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTH 48° 07' EAST, ALONG SAID LAST MENTIONED PARALLEL LINE 457.36 FEET TO A POINT IN SAID SOUTHEASTERLY LINE OF SAID LOT;

THENCE NORTH 41° 53' EAST, ALONG SAID SOUTHEASTERLY LINE, 190.48 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, AS RESERVED BY L & K LAND COMPANY, A COPARTNERSHIP CONSISTING OF ROBERT K. KING AND RICHARD G. LAPIN, IN DEED RECORDED OCTOBER 31, 1974 AS INSTRUMENT NO. 453, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE PRECIOUS METALS AND ORES THEREOF AS RESERVED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

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SAID PARCEL NOW BEING PARCEL 1 AND A PORTION OF LONG LANE (60 FEET WIDE) AS SHOWN ON PARCEL MAP NO. 33 FILED IN BOOK 42 PAGE 97 OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

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CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated November 8, 2010, from Richard G. Lapin, a married man, to the INDUSTRY URBAN-DEVELOPMENT AGENCY, a body politic and corporate, is hereby accepted pursuant to authority conferred by Resolution No. 214, adopted October 10, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: November 30, 2010

Diane M. Schlientz

Deputy Secretary
Industry Urban-Development Agency
CITY OF INDUSTRY, CALIFORNIA