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LEADSHEET



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SEQ:
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DAR - Title Company (Hard Copy)



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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: 8264-001-133

[SPACE ABOVE FOR RECORDER'S USE ONLY]

NCS 397787 - GW

GRANT DEED

**TRANSFER TAX
NOT A PUBLIC RECORD**

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 acknowledge **EDWARD P. ROSKI, JR., TRUSTEE OF THE EDWARD P. ROSKI, JR. TRUST, DATED NOVEMBER 1, 1987, AS AMENDED** and **EDWARD P. ROSKI, JR., AS TRUSTEE OF THE ROSKI COMMUNITY PROPERTY TRUST, DATED NOVEMBER 1, 1987, AS AMENDED** (collectively "**Grantor**") hereby grants to **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:

1. General and special real property taxes and assessments and supplemental assessments for the current fiscal year;
2. All liens, encumbrances, easements, covenants, conditions and restrictions of record; and
3. 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: July 27, 2009



**EDWARD P. ROSKI, JR. TRUST,
DATED NOVEMBER 1, 1987, AS
AMENDED**

By: [Signature]
Edward P. Roski, Jr., Trustee

**ROSKI COMMUNITY PROPERTY
TRUST DATED NOVEMBER 1, 1987,
AS AMENDED**

By: [Signature]
Edward P. Roski, Jr., Trustee

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

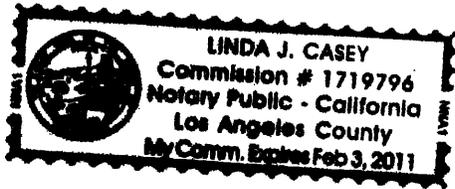
On July 27, 2009, before me, LINDA J. CASEY,
a notary public, personally appeared **EDWARD P. ROSKI, JR.**, who proved to me on
the basis of satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity,
and that by his signature on the instrument the person or the entity upon behalf of which
the person 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.

Linda J. Casey
Notary Public

SEAL:



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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:

PARCEL 1

THAT PORTION OF LOT 12 OF THE ROWLAND TRACT, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 3 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY OF GALE AVENUE AS DESCRIBED IN PARCEL 914-A IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES SUPERIOR COURT CASE NO. C106096 A CERTIFIED COPY OF WHICH WAS RECORDED MAY 22, 1975, AS INSTRUMENT NO. 3851, IN BOOK D-6662 PAGE 229 OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING AND LENGTH OF "SOUTH 64 DEGREES 06 MINUTES 14 SECONDS EAST 598.93 FEET"; THENCE ALONG SAID SOUTHERLY BOUNDARY AND ALONG SAID COURSE SOUTH 64 DEGREES 06 MINUTES 14 SECONDS EAST 522.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AS FOLLOWS SOUTH 64 DEGREES 06 MINUTES 14 SECONDS EAST 76.82, SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 270 FEET THROUGH CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 46 SECONDS AN ARC DISTANCE OF 210.70, AND SOUTHEASTERLY ALONG A REVERSE CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 28 DEGREES 05 MINUTES 37 SECONDS 161.81 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 23, 1964, AS INSTRUMENT NO. 1521 IN BOOK D-2520 PAGE 13 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40 FEET A RADIAL LINE THAT BEARS AND PASSES THROUGH SAID POINT SOUTH 34 DEGREES 05 MINUTES 13 SECONDS EAST; THENCE ALONG SAID LAST MENTIONED CURVE AND ALONG SAID NORTHERLY BOUNDARY AS FOLLOWS SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 42 DEGREES 33 MINUTES 49 SECONDS AN ARC DISTANCE OF 29.72 FEET, AND NORTH 81 DEGREES MINUTES 24 SECONDS WEST 311.12 FEET TO A POINT, SAID LAST MENTIONED POINT

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BEING DISTANT THEREON SOUTH 81 DEGREES 31 MINUTES 24 SECONDS EAST 478.80 FEET FROM THE NORTHWEST CORNER OF SAID DEED TO THE STATE OF CALIFORNIA; THENCE NORTH 8 DEGREES 28 MINUTES 36 SECONDS EAST 284.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED LAND INCLUDED WITHIN THE DEED TO THE CITY OF INDUSTRY RECORDED AUGUST 23, 2002 AS INSTRUMENT NO. 02-1985275, OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OILS, MINERALS, HYDROCARBONS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY, AS RESERVED TO LOUISA M. VEJAR, ET AL., IN FINAL JUDGMENT ENTERED IN CASE NO. C-106096 A CERTIFIED COPY THEREOF RECORDED MAY 22, 1975 AS INSTRUMENT NO. 3851.

PARCEL 2

THAT PORTION OF LOT 12 AS SHOWN ON MAP OF ROWLAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 3, PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 8, 1977, AS INSTRUMENT NO. 77-996036 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING IN THE SOUTHERLY LINE OF GALE AVENUE, 60 FEET WIDE, AS DESCRIBED IN PARCEL B CONVEYED TO THE CITY OF INDUSTRY FOR STREET AND HIGHWAY PURPOSES, PER INSTRUMENT NO. 82-501310 RECORDED MAY 14, 1982, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID GALE AVENUE, SOUTH 64° 06' 14" EAST, 76.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 41' 17", AN ARC DISTANCE OF 149.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY LINE OF GALE AVENUE, AS DESCRIBED IN SAID INSTRUMENT NO. 82-501310, SOUTH 51° 36' 14" EAST 91.65 FEET OF THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 39.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 61.26 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 38° 23' 46" WEST, 22.70 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET AND A RADIAL LINE TO SAID POINT THAT BEARS SOUTH 56° 07' 03" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF

14° 29' 29", AN ARC DISTANCE OF 83.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A RADIAL LINE TO SAID POINT THAT BEARS NORTH 70° 36' 32" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 01' 29", AN ARC DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

EXCEPT, ALL OILS, MINERALS, HYDROCARBONS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF THE SUBJECT PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY, AS PROVIDED IN FINAL ORDER OF CONDEMNATION RECORDED MAY 22, 1975 AS INSTRUMENT NO. 3851, OF OFFICIAL RECORDS.

CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated July 27, 2009, from EDWARD P. ROSKI, JR., Trustee of the Edward P. Roski Jr. Trust, dated November 1, 1987, as amended and EDWARD P. ROSKI, JR., as Trustee of the Roski Community Property Trust dated November 1, 1987, as amended, 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: August 3, 2009



Secretary

Industry Urban-Development Agency
CITY OF INDUSTRY, CALIFORNIA