

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY

Recorded in the County of Orange, California  
Gary L. Granville, Clerk/Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:



15.00

19990441519 08:00am 06/15/99

ROBINSON & ROBINSON, LLP  
2301 Dupont Drive, Suite 530  
Irvine, California 92612  
Attn: Gregory E. Robinson, Esq.

004 647601 19 33 IB22  
G02 4 11 NonDis 6.00 9.00 0.00 0.00 NonDis  
0.00 0.00 0.00

MAIL TAX STATEMENTS TO:

401 CAPITOL CITY TOWER CORP.  
1200 N. Main Street, #900  
Santa Ana, California 92701  
Attn: Michael Harrah

#### GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

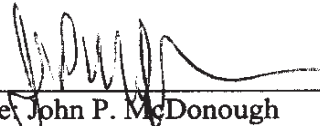
FOR VALUE RECEIVED, **JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation, having as its principal address c/o The Real Estate Investment Group, John Hancock Place, P.O. Box 111, Boston, Massachusetts 02117 ("Grantor"), hereby grants to **401 CAPITOL CITY TOWER CORP.**, a California corporation, having as its principal address 1200 N. Main Street, #900, Santa Ana, California ("Grantee"), the land and buildings known as 401 Civic Center, located at 401 W. Civic Center Drive, Santa Ana, California, and described on Exhibit A hereto and incorporated herein by reference (the "Property"). Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of Grantor, either in law or in equity, of, in, and to the Property, with the said hereditaments and appurtenances.

This Grant Deed is intended to convey title to the Property subject to all matters of record and all matters known to Grantee as of the date that this Grant Deed is recorded in the Official Records of Orange County, California.

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In Witness Whereof, Grantor has executed this grant deed as of the 10<sup>th</sup> day of June, 1999.

JOHN HANCOCK MUTUAL LIFE INSURANCE  
COMPANY

By:   
Name: John P. McDonough  
Title: Investment Officer

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Commonwealth of Massachusetts    )  
                                                  ) ss.  
County of Suffolk                    )

On June 10, 1999, before me, Mary R. Steede, notary public, personally appeared John P. McDonough, personally known to me (or 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.

WITNESS my hand and official seal.

Signature  (Seal)

MARY R. STEEDE, Notary Public  
MY COMMISSION EXPIRES FEBRUARY 4, 2005

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EXHIBIT A

Legal Description

401 WEST CIVIC CENTER DRIVE  
SANTA ANA, CALIFORNIA

**THE REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF ORANGE, DESCRIBED AS FOLLOWS:**

**PARCEL A:**

LOTS 2 THROUGH 8 IN THE BLOCK "B" OF THE SANTA ANA INVESTMENT COMPANY TRACT NO. 2, HATHAWAY'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

**PARCEL B:**

THE EAST 71-1/3 FEET OF LOTS 9 AND 10 IN BLOCK "B" OF THE SANTA ANA INVESTMENT COMPANY, TRACT NO. 2, HATHAWAY'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION OF LOT 10, CONVEYED TO THE CITY OF SANTA ANA, FOR WIDENING OF MICKEY STREET BY DEED RECORDED SEPTEMBER 30, 1902 IN BOOK 80 PAGE 13 OF DEEDS.