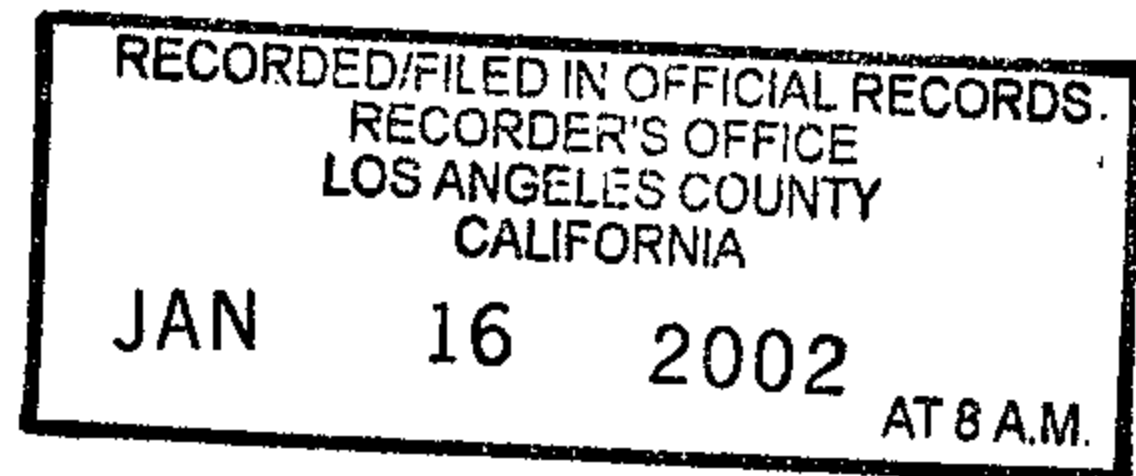




LEAD SHEET

02-0117352



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

D.T.T.

FEE \$ 48⁰⁰ MM 8

A. F. N F CODE 94

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-24 ©

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

7003 009 005

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Pillsbury Winthrop LLP
725 South Figueroa Street, Suite 2800
Los Angeles, California 90017
Attention: William S. Waller, Esq.

MAIL TAX STATEMENTS TO:

The Abbey Company
12383 Lewis Street, #200
Garden Grove, California 92840-4643

GRANT DEED

Assessor's Parcel Number: 7003-009-005

The undersigned Grantor declares that the transfer tax is \$0.00. The grantor and grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, Revenue and Taxation Code section 11923(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, AP-VICTORIA LLC, a California limited liability company ("Grantor"), hereby grants to APR-III LLC, a Delaware limited liability company ("Grantee"), that certain real property in the City of La Mirada, County of Los Angeles, State of California described in Exhibit A attached hereto and incorporated herein, together with all buildings and improvements located thereon (the "Property").

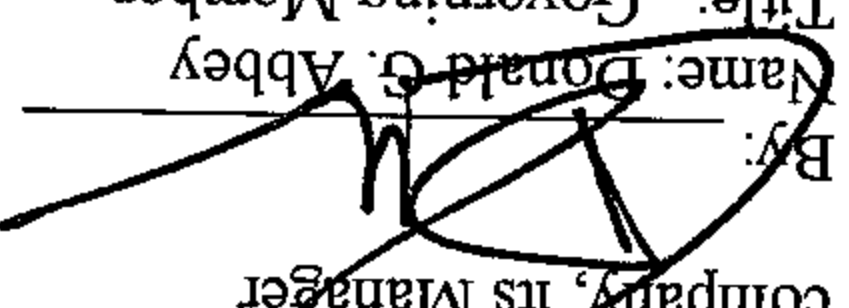
Dated: January 11, 2002

AP-VICTORIA LLC,
a California limited liability company

By: DA Properties LLC,
a Delaware limited liability company,
its Manager

02 0117352

MAIL TAX STATEMENTS AS SET FORTH ABOVE

By: Abbey-Properties LLC,
a California limited liability
company, its Manager
By: 
Name: Donald G. Abbey
Title: Governing Member

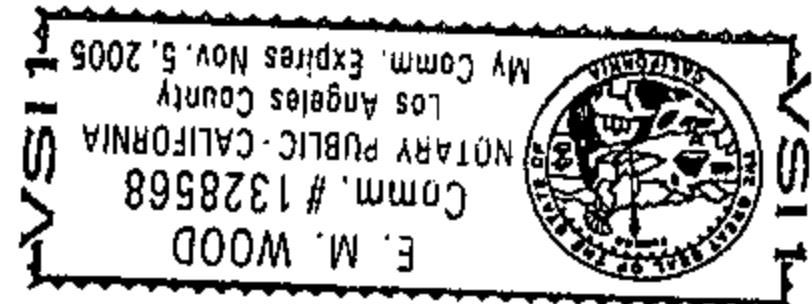
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)
) ss.
)

On January 7, 2002, before me, EMWOOD, a Notary Public in and for the State

of California, personally appeared **DONALD G. ABBEY**, 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 or she executed the same in his or her authorized capacity and that, by his or her signature on the instrument, the person or the entity upon behalf of which he or she acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said State

(Notarial Seal)

02 0117352

Grant Deed

La Mirada
APR III

02 0117352

DESCRIPTION OF PROPERTY

GRANT DEED

TO

EXHIBIT "A"

6
"EXHIBIT A"
La Mirada Commerce Center
AP-APR III-LLC

Page 1

PARCEL 1:

THAT PORTION OF THAT PART OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO LOS COYOTES, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 41819, PAGES 141 THROUGH 185, INCLUSIVE, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS "PARCEL NO. 241" IN A FINAL ORDER OF CONDEMNATION HAD IN SUPERIOR COURT CASE NO. 730,768, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK D1064, PAGE 134, OF SAID OFFICIAL RECORDS, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT 100-FOOT WIDE STRIP OF LAND SHOWN AS "SOUTHERN PACIFIC RAILROAD" ON MAP OF TRACT NO. 7521, FILED IN BOOK 90, PAGES 16 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID RECORDER, DISTANT ALONG SAID LINE SOUTH 57 DEGREES 01 MINUTES 47 SECONDS EAST, 19.59 FEET FROM THE CURVED NORTHWESTERLY LINE OF SAID PARCEL NO. 241; THENCE NORTH 29 DEGREES 44 MINUTES 59 SECONDS EAST 60.08 FEET; THENCE SOUTH 60 DEGREES 48 MINUTES 32 SECONDS EAST 25.69 FEET; THENCE NORTH 28 DEGREES 35 MINUTES 03 SECONDS EAST, 246.10 FEET; THENCE NORTH 1 DEGREE 32 MINUTES 33 SECONDS WEST 7.54 FEET, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF PARCEL NO. 241.

EXCEPT THEREFROM THE HEREINABOVE DESCRIBED PROPERTY TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, AND ASSIGNS, ALL OIL, GAS, HYDROCARBONS, AND OTHER MINERALS TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS, AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, AND FURTHER EXCEPTING AND RESERVING TO SAID DISTRICT, ITS SUCCESSORS, AND ASSIGNS, THE RIGHT TO DRILL THROUGH AND UNDER THE ABOVE DESCRIBED LAND FOR THE PURPOSE OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS, AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED, HOWEVER, THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH OF LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, BY DEED RECORDED FEBRUARY 13, 1976 AS INSTRUMENT NO. 4500, LOS ANGELES COUNTY OFFICIAL RECORDS.

PARCEL 2:

THOSE PORTIONS OF LOTS 64 AND 65 OF THE SUBDIVISION OF THE LANDS OF F. R. MINER, IN THE RANCHO LOS COYOTES, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 1, PAGE 46, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WESTERN AVENUE, (NOW LEMONT AVENUE), AS SHOWN ON THE MAP OF TRACT NO. 7521, RECORDED IN BOOK 90, PAGES 16 THROUGH 20, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF FIRESTONE BOULEVARD, 190 FEET WIDE, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 17926, PAGE 105, OF OFFICIAL RECORDS, OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57 DEGREES 29 MINUTES 15 SECONDS WEST 1046.59 FEET; THENCE AT RIGHT ANGLES, SOUTH 32 DEGREES 30 MINUTES 45 SECONDS WEST 369.62 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 65; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOTS, 1293.04 FEET TO SAID WESTERLY LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE 450.49 FEET TO THE POINT OF BEGINNING.

02 0117352

02 0117352

DESCRIPTION

Page 2
Order No. 11045760

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE
SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA,
RECORDED NOVEMBER 1, 1949, IN BOOK 31376, PAGE 365, OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHEASTERLY OF THE
NORTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL NO. 241, IN A FINAL ORDER OF
CONDEMNATION, HAD IN SUPERIOR COURT CASE NO. 730768, A CERTIFIED COPY OF WHICH
IS RECORDED DECEMBER 13, 1960, IN BOOK D-1064, PAGE 134, OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL NO. 575, IN
A FINAL ORDER OF CONDEMNATION, HAS IN SUPERIOR COURT, CASE NO. 877970, A
CERTIFIED COPY OF WHICH IS RECORDED MAY 7, 1968, AS INSTRUMENT NO. 3945,
OFFICIAL RECORDS.

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WESTERN AVENUE, (NOW LEMONT AVENUE), AS SHOWN ON THE MAP OF TRACT NO. 7521, RECORDED IN BOOK 90, PAGES 16 THROUGH 20, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF FIRESTONE BOULEVARD, 190 FEET WIDE, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 17926, PAGE 105, OF OFFICIAL RECORDS, OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57 DEGREES 29 MINUTES 15 SECONDS WEST 1046.59 FEET; THENCE AT RIGHT ANGLES, SOUTH 32 DEGREES 30 MINUTES 45 SECONDS WEST 369.62 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 65; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOTS, 1293.04 FEET TO SAID WESTERLY LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE 450.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THOSE PORTIONS OF LOTS 64 AND 65 OF THE SUBDIVISION OF THE LANDS OF F. R. MINER, IN THE RANCHO LOS COYOTES, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 1, PAGE 46, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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241.

BEGINNING AT A POINT IN THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT 100-FOOT WIDE STRIP OF LAND SHOWN AS "SOUTHERN PACIFIC RAILROAD" ON MAP OF TRACT NO. 7521, FILED IN BOOK 90, PAGES 16 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID RECORDER, DISTANT ALONG SAID LINE SOUTH 57 DEGREES 01 MINUTES 47 SECONDS EAST, 19.59 FEET FROM THE CURVED NORTHWESTERLY LINE OF SAID PARCEL NO. 241; THENCE NORTH 29 DEGREES 44 MINUTES 59 SECONDS EAST 60.08 FEET; THENCE SOUTH 60 DEGREES 48 MINUTES 32 SECONDS EAST 25.69 FEET; THENCE NORTH 28 DEGREES 35 MINUTES 03 SECONDS EAST, 246.10 FEET; THENCE NORTH 1 DEGREE 32 MINUTES 33 SECONDS WEST 7.54 FEET, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF PARCEL NO.

PARCEL 1:

THAT PORTION OF THAT PART OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO LOS COYOTES, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 41819, PAGES 141 THROUGH 185, INCLUSIVE, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS "PARCEL NO. 241" IN A FINAL ORDER OF CONDEMNATION HAD IN SUPERIOR COURT CASE NO. 730,768, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK D1064, PAGE 134, OF SAID OFFICIAL RECORDS, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

DESCRIPTION

Page 1
Order No. 11045760

02 0117352

Page 2
Order No. 11045760

DESCRIPTION

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