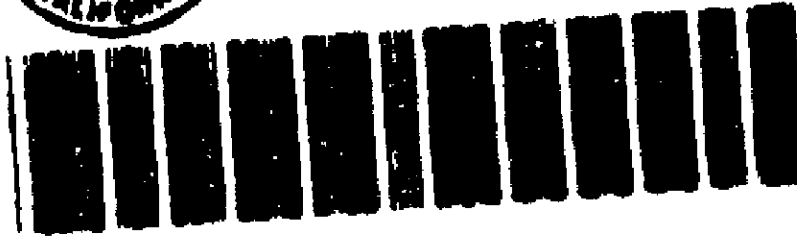


14

RECORDING REQUESTED BY
Financial Title Company
AND WHEN RECORDED MAIL TO



2006349999 09/15/2006 08:30 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 34.00
COUNTY TAX: 7150.00
CITY TAX: 87500.00



3 PGS
PCOR 20.00

Name Vulcan Lofts, LLC
Street Address Tribune Tower
419 13th St, 8th Floor
City, State Zip Oakland, CA 94612
Order No. 43122030-403-PL

Handwritten notes:
P. 10/12
M. H. ON 10/12

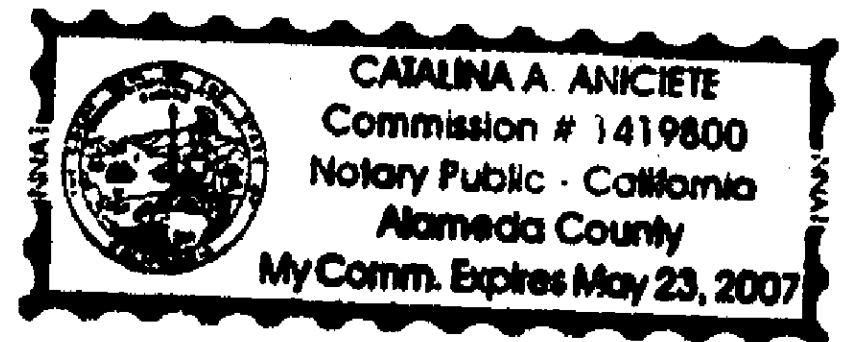
SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of Oakland or Unincorporated Area
City Conveyance Tax is \$97,600.00
Parcel No. 034-2265-004-04

Documentary Transfer Tax is \$7,150.00
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Vulcan Properties, L.P., a California limited partnership
hereby GRANT(s) to
**Vulcan Lofts, LLC, a California limited liability company as to an undivided 67.17% interest and
Christopher Young and Theresa Liu Young, Trustees of the Young 2001 Revocable Living Trust,
as to an undivided 16.73% interest and Angelos Sakkis and Anna Sakkis, husband and wife as
joint tenants as to an undivided 16.10% interest, all as tenants in common**
the following real property:
See Exhibit A attached hereto and made a part hereof.



Dated: September 13, 2006

STATE OF CALIFORNIA
COUNTY OF Alameda) s.s.

On September 13, 2006 before me,

CA ~~Steven Wright~~ CATALINA A. ANICIETE

Notary Public, personally appeared

J. R. Orton, III

personally known to me (or 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.

WITNESS my hand and official seal.

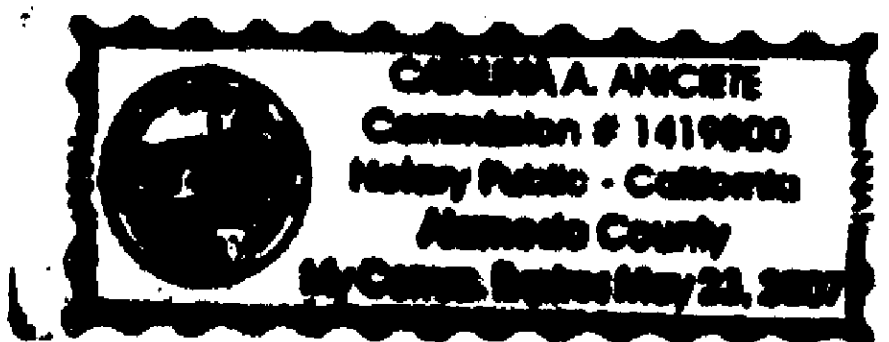
Signature Catalina A. Anicete

Vulcan Properties L.P., a California limited partnership

By: Orton Development, Inc. General Partner

Handwritten signature of J. R. Orton, III

By: J. R. Orton, III, President



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

Exhibit A

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

PARCEL ONE:

PORTION OF LOTS 20 TO 24, INCLUSIVE, BLOCK "O", LOTS 1 TO 5, INCLUSIVE, AND LOTS 18 TO 22, INCLUSIVE, BLOCK "P", AND A PORTION OF 44TH AVENUE, FORMERLY BLAIN AVENUE (ABANDONED), MAP OF THE HUNTINGTON TRACT, FILED JUNE 4, 1892, MAP BOOK 13, PAGE 44, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAN LEANDRO STREET, FORMERLY EAST 10TH STREET, DISTANT THEREON SOUTH 44° 07' EAST 150 FEET FROM THE SOUTHEASTERN LINE OF HIGH STREET, AS SAID STREETS ARE SHOWN ON SAID MAP; RUNNING THENCE ALONG SAID LINE OF SAN LEANDRO STREET, SOUTH 44° 07' EAST 410 FEET TO THE NORTHWESTERN LINE OF 45TH AVENUE, FORMERLY HARRISON AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE SOUTH 45° 53' WEST 250 FEET; THENCE NORTH 44° 07' WEST 394.54 FEET; THENCE NORTH 45° 53' EAST 90.80 FEET; THENCE NORTH 44° 07' WEST 15.46 FEET; THENCE NORTH 45° 53' EAST 159.20 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PORTION OF LOTS 16 AND 17, BLOCK "P", MAP OF THE HUNTINGTON TRACT, FILED JUNE 4, 1892, MAP BOOK 13, PAGE 44, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF 45TH AVENUE, FORMERLY HARRISON STREET, AS SHOWN ON SAID MAP, AT THE MOST EASTERN CORNER OF SAID LOT 17; RUNNING THENCE ALONG SAID LINE OF 45TH AVENUE SOUTH 45° 53' WEST 65 FEET; THENCE NORTH 54° 37' WEST 30.61 FEET TO THE CENTER LINE OF PERALTA CREEK, AS THE SAME NOW EXISTS; THENCE ALONG THE LAST NAMED LINE NORTH 21° 35' 29" EAST 77.48 FEET TO THE NORTHEASTERN LINE OF SAID LOT 17; THENCE ALONG THE LAST NAMED LINE SOUTH 44° 07' EAST 62 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM PARCEL TWO, THE INTEREST CONVEYED IN THE DEED TO OAKLAND UNIFIED SCHOOL DISTRICT OF ALAMEDA COUNTY RECORDED NOVEMBER 7, 1956, SERIES NO. AL-116170, BOOK 8197 PAGE 225, OFFICIAL RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN EGRESS ONTO HIGH STREET ONLY IN THE EVENT OF A FIRE OR OTHER EMERGENCY OVER A PORTION OF LOTS 5 AND 20, BLOCK "O", MAP OF THE HUNTINGTON TRACT, FILED JUNE 4, 1892, MAP BOOK 13, PAGE 44, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF HIGH STREET, DISTANT THEREON SOUTH 45° 53' WEST 250 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERN LINE OF SAN LEANDRO, FORMERLY EAST 10TH STREET, AS SAID STREETS ARE SHOWN ON SAID MAP; RUNNING THENCE SOUTH 44° 07' EAST 165.46 FEET; THENCE NORTH 45° 53' EAST 17 FEET; THENCE NORTH 44° 07' WEST 165.46 FEET TO SAID SOUTHEASTERN LINE OF HIGH STREET; THENCE ALONG SAID LINE OF HIGH STREET SOUTH 45° 53' WEST 17 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

AN EXCLUSIVE EASEMENT FOR THE CONTINUED OWNERSHIP USE, OCCUPATION, REPAIR AND MAINTENANCE OF THE ENCROACHING IMPROVEMENTS OVER A PORTION OF LOTS 21 TO 24, INCLUSIVE, BLOCK "O", AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF HUNTINGTON TRACT, "BROOKLYN TOWNSHIP", ALAMEDA COUNTY, CALIFORNIA 1892", FILED JUNE 4, 1892, MAP

BOOK 13, PAGE 44, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAN LEANDRO, FORMERLY EAST 10TH STREET, DISTANT THEREON SOUTH 44°07' EAST 150 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHEASTERN LINE OF HIGH STREET, AS SAID STREETS ARE SHOWN ON SAID MAP; RUNNING THENCE ALONG SAID LINE OF SAN LEANDRO NORTH 44°07' WEST 8.4 FEET; THENCE SOUTH 45°53' WEST 159.20 FEET; THENCE SOUTH 44°07' EAST 8.4 FEET; THENCE NORTH 45°53' EAST 159.20 FEET TO SAID SOUTHWESTERN LINE OF SAN LEANDRO STREET AND THE POINT OF BEGINNING.