

GPL



2008-0050557

Recorded	REC FEE	14.00
Official Records	SURVEY MONUMENT	10.00
County of Santa Barbara		
Joseph E. Holland		

88:01AM 27-Aug-2008 NA Page 1 of 3

RECORDING REQUESTED BY:
 Stewart Title Guaranty Company
 For The Vons Companies, Inc.
 5918 Stoneridge Mall Rd.
 Pleasanton, CA 94588

**WHEN RECORDED MAIL THIS DEED
 AND TAX STATEMENTS TO:**
 Urban Developments, LLC
 239 Brannan St., Suite 7J
 San Francisco, CA 94107
 ATTN: Margaret Cafarelli

3 SBAR
SUR UND

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 039-131-112

File No. 113197

GRANT DEED MONUMENT SURVEY--\$10.00

Documentary Transfer Tax not shown
pursuant to Section 11932 of the Revenue

The Vons Companies, Inc., a Michigan corporation ("Grantor"), hereby GRANT(s) to VICTORIA STREET PARTNERS, LLC, a California limited liability company ("Grantee"), the following described real property in the City of Santa Barbara, County of Santa Barbara, State of California, more particularly described on Exhibit "A" attached hereto and made apart hereof.

IN WITNESS WHEREOF, this Grant Deed is executed as of August 27, 2008.

THE VONS COMPANIES, Inc.
 a Michigan corporation

By: [Signature]
 Assistant Vice President

By: [Signature]
 Assistant Secretary

TRANSFER TAX NOT MADE PART
 OF THE PERMANENT RECORD

NOTARY ATTACHED


ACKNOWLEDGMENT

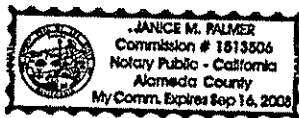
STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On August 22, 2008, before me, Janice M. Palmer, Notary Public, personally appeared Ann C. Elliott and Jerome P. Harrison who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I declare 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.


Signature



(Seal)

EXHIBIT A

LEGAL DESCRIPTION

THOSE PORTIONS OF BLOCK 91 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF VICTORIA STREET, DISTANT THEREON SOUTH 41° 29' 20" WEST 120.00 FEET FROM THE MOST EASTERLY CORNER OF SAID BLOCK 91; SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF SAID LINE OF VICTORIA STREET WITH THE SOUTHWESTERLY LINE OF A 20-FOOT PRIVATE WAY OR EASEMENT EXTENDING THROUGH SAID BLOCK 91 FROM SAID LINE OF VICTORIA STREET TO THE SOUTHEASTERLY LINE OF SOLA STREET, AND AS SHOWN ON MAP OF SURVEY FILED IN BOOK 17, PAGE 183 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 41° 29' 20" WEST, ALONG SAID NORTHWESTERLY LINE OF VICTORIA STREET, 329.95 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 91; THENCE NORTH 48° 31' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK AND THE NORTHEASTERLY LINE OF CHAPALA STREET 215.00 FEET; THENCE LEAVING SAID STREET LINE, PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, NORTH 41° 29' 20" EAST 108.00 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF CHAPALA STREET, SOUTH 48° 31' 00" EAST 55.18 FEET; THENCE NORTH 41° 29' 20" EAST, PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, 222.00 FEET TO SAID SOUTHWESTERLY LINE OF SAID PRIVATE WAY HEREINBEFORE REFERRED TO; THENCE SOUTH 48° 30' 00" WEST, ALONG SAID SOUTHWESTERLY LINE OF SAID PRIVATE WAY 159.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN USES AND PURPOSES, TO BE USED IN COMMON WITH OTHERS IN, ON, OVER, ALONG AND UPON A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID BLOCK 91, BEING THE NORTHEASTERLY LINE OF CHAPALA STREET, DISTANT THEREON NORTH 48° 31' 00" WEST 215.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK 91; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, NORTH 41° 29' 20" EAST 108.00 FEET; THENCE NORTH 48° 31' 00" WEST 20.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE OF VICTORIA STREET, SOUTH 41° 29' 20" WEST 108.00 FEET TO SAID NORTHEASTERLY LINE OF CHAPALA STREET, THENCE SOUTH 48° 31' 00" EAST ALONG SAID STREET LINE 20.00 FEET TO THE POINT OF BEGINNING.