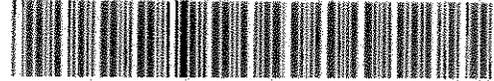


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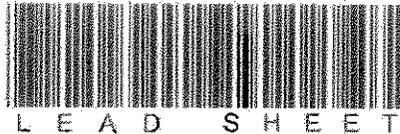
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fees:
Taxes: **NFPR**
Other: **NFPR**
Paid: **NFPR**
NFPR

02/06/07 AT 08:00AM

TitleCompany

TITLE(S) : DEED



Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services

AND WHEN RECORDED MAIL TO:
Tejon Ranchcorp
4436 Lebec Road
Lebec, California 93243
Attn: Robert Peterson



Space Above This Line for Recorder's Use Only

A.P.N.: 3275-002-001 and 3275-002-007,
008, 010, 012, 015, 016, 017, 018, 019,
020

File No.: NCS-220348-LA2 (jc)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ _____; CITY TRANSFER TAX \$0.00;

- computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **300 A 40 H LLC, a California limited liability company**

hereby GRANTS to **Tejon Ranchcorp, a California corporation**

the following described property in the **unincorporated area**, County of **Los Angeles**, State of **California**:

PARCEL 1: (3275-002-001)

PARCEL A:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 40 FEET, THE NORTH 32 FEET AND THE EAST 50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 50 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2: (3275-002-012)

A.P.N.: 3275-002-001 and 3275-002-007,
008, 010, 012, 015, 016, 017, 018, 019,
020

Grant Deed - continued

File No.: NCS-220348-LA2
(jc)

Date: 02/02/2007

3

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: (3275-002-018)

THE WEST HALF OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 4: (3275-002-015)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 5: (3275-002-016)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 6: (3275-002-017)

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 7: (3275-002-010)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 8: (3275-002-008)

THE WEST HALF (W½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, CONTAINING 20 ACRES, MORE OR LESS.

PARCEL 9: (3275-002-019 & 3275-002-020)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 10: (3275-002-007)

A.P.N.: 3275-002-001 and 3275-002-007,
008, 010, 012, 015, 016, 017, 018, 019,
020

Grant Deed - continued

File No.: NCS-220348-LA2
(jc)

Date: 02/02/2007

THE EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, GRANTOR SHALL RETAIN FROM ALL OF THE PARCELS SET FORTH ABOVE ALL RIGHT, BENEFIT AND INTEREST IN AND TO THE WATER RIGHTS ASSOCIATED WITH THE ABOVE-DESCRIBED PROPERTY EITHER AS THEY EXIST NOW OR SHALL BE DETERMINED TO EXIST IN THE FUTURE, INCLUDING THE RIGHT TO TRANSFER SAID WATER RIGHTS AWAY FROM THE ABOVE-DESCRIBED PROPERTY, WITHOUT LIMITATION.

THE FOREGOING GRANT OF PARCELS 1 THROUGH 10 IS SUBJECT, HOWEVER, TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD.

Dated: February 2, 2007

300 A 40 H LLC,
a California limited liability company

By: Bruce Burrows
Bruce Burrows
Its: Manager and Member

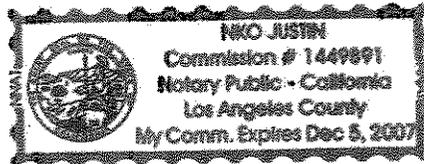
STATE OF California)SS
COUNTY OF Los Angeles)

On February 2, 2007, before me, NKO Justin
Notary Public, personally appeared

Bruce Burrows, 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
NKO Justin



My Commission Expires: December 5, 2007

This area for official notarial seal

Notary Name: NKO Justin
Notary Registration Number: 1449891

Notary Phone: _____
County of Principal Place of Business: Los Angeles

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