

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO

Frank G. Messina
40-06 Warren Street
Elmhurst, NY 11373



AND MAIL TAX STATEMENTS TO

The Pep Boys Manny Moe & Jack of California
3111 West Allegheny Avenue
Philadelphia, PA 19132

GRANT DEED

(Supercenter 657 Carson)

TITLE ORDER NO.

ESCROW NO.

APN NO. 7381-025-036

(Documentary Transfer Tax is not of public record and is shown on a separate sheet attached to this Grant Deed in accordance with the provisions of Section 11932 of the California Revenue and Taxation Code)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CPPB CAL, LP, a California limited partnership, ("**Grantor**")

hereby GRANTS to
Y & Y Realty LLC, a New York limited liability company

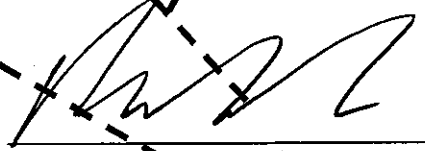
the parcel of land being and situated in the City of Carson, County of Los Angeles, State of California, more particularly described on Exhibit "A" attached hereto (the "**Land**"), together with any improvements located thereon (the "**Improvements**");

TOGETHER WITH ALL of Grantor's rights, privileges, easements and appurtenances to the Land and the Improvements, if any, including without limitation, all of Grantor's right, title and interest, if any, in and to all mineral and water rights and all easements, rights-of-way and other appurtenances used or connected with the beneficial use or enjoyment of the Land and the Improvements (the "**Property**")

CPPB CAL, LP, a California limited partnership

By: CPPB CAL GP, LLC, a Delaware limited liability company, its sole general partner

Dated: June 20, 2008

By: 

Name: Howard Sands

Title: Manager

NOTED

08 1111222

ACKNOWLEDGMENT

STATE OF CALIFORNIA

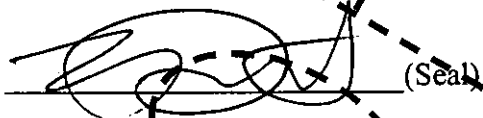
COUNTY OF LOS ANGELES

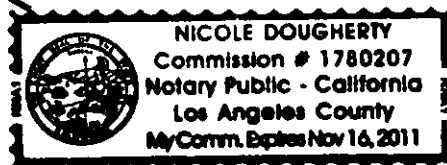
On June 19th, 2008 before me, Nicole Dougherty, a notary public, personally appeared Howard Sands, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Signature

 (Seal)



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Exhibit "A"

Legal Description

Store # 657, Carson, California

PARCEL A:

PARCEL 4, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3450 FILED IN BOOK 43 PAGE 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT OF THE OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME, BY MEANS OF WELLS OR EQUIPMENT, HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963, IN BOOK D-2250 PAGE 752, OFFICIAL RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SANITARY SEWER, DRAINAGE AND UTILITY PURPOSES OVER THE SOUTHEASTERLY 10 FEET, MEASURED AT RIGHT ANGLES OF PARCEL 3, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3450 FILED IN BOOK 43 PAGE 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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