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CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Chicago Title Company



AND WHEN RECORDED RETURN TO:

Industry Urban-Development Agency
15625 East Stafford Street, Suite 200
City of Industry, California 91744
Attention: Kevin Radecki

[SPACE ABOVE FOR RECORDER'S USE ONLY]

GRANT DEED

This transfer is exempt from documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922 and from Recording Fees pursuant to California Government Code Sections 6103 and 27383.

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CAL/AZ PORTFOLIO NO. 1, LLC**, a Delaware limited liability company ("Grantor") hereby grants to the **INDUSTRY URBAN-DEVELOPMENT AGENCY**, a public body, corporate and politic, certain real property located in the City of Industry, County of Los Angeles, State of California, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO:

1. General and special real property taxes and assessments and supplemental assessments for the current fiscal year; and
2. All matters of record.

APN 8208.021, 027

Mail Tax Statements To:
Address Above

810066686-449

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IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the date set forth below.

Dated: February 6, 2009

GRANTOR:

CAL/AZ PORTFOLIO NO. 1 LLC,
a Delaware limited liability company

By: CAL/AZ PORTFOLIO NO. 1A LLC,
a Delaware limited liability company

By: NEWTOWER TRUST COMPANY as
trustee of the NewTower Trust Company
Multi-Employer Property Trust, a trust
organized under 12 C.F.R., Section 9.18

By: 
Name: Robert B. Edwards
Position: Executive Vice President

ACKNOWLEDGMENT

STATE OF Maryland } ss.

COUNTY OF Montgomery }

On February 4, 2009, before me, Jeanie Eckenroth, a notary public, personally appeared Robert B. Edwards 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 Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeanie Eckenroth

JEANIE ECKENROTH
STATE OF MARYLAND
My Commission Expires on July 28, 2009



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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

LOT 5 OF TRACT NO. 28350, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 776, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated February 6, 2009, from CAL/AZ PORTFOLIO NO. 1, LLC, to the INDUSTRY URBAN-DEVELOPMENT AGENCY, a body politic and corporate, is hereby accepted pursuant to authority conferred by Resolution No. 214, adopted October 10, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: February 4, 2009



Diane M. Schlichting, Deputy Secretary
Industry Urban-Development Agency
CITY OF INDUSTRY, CALIFORNIA