

451220-21

7

RECORDING REQUESTED BY
First American Title Insurance Company
AND WHEN RECORDED RETURN TO:
Industry Urban-Development Agency
15625 East Stafford Street, Suite 200
City of Industry, California 91744
Attention: Kevin Radecki



APN: 8208-006-041

[SPACE ABOVE FOR RECORDER'S USE ONLY]

GRANT DEED

33

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **SCOTT-CAUDILL COMMERCIAL LEASING**, a California general partnership ("**Grantor**") hereby grants to **INDUSTRY URBAN-DEVELOPMENT AGENCY**, a public body, corporate and politic ("**Grantee**"), 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:

General and special real property taxes and assessments and supplemental assessments for the current fiscal year;

All liens, encumbrances, easements, covenants, conditions and restrictions of record; and

All matters which would be revealed or disclosed in an accurate survey of the property.

22

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

Dated: December 21st, 2010

SCOTT-CAUDILL COMMERCIAL LEASING,
a California general partnership

By: Howard William Scott
Name: HOWARD WILLIAM SCOTT
Title: GENERAL PARTNER

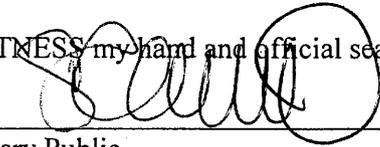
By: George Caudill
Name: GEORGE CAUDILL
Title: GENERAL PARTNER

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On DECEMBER 21, 2010, before me, S. CANO, a notary public, personally appeared HOWARD WILLIAM SCOTT & GEORGE CADILL 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.

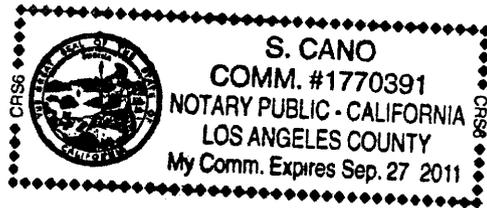
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

SEAL:



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, before me, _____, a notary public, personally appeared _____ 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 paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

**Exhibit A
to Grant Deed**

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 133, IN THE CITY OF INDUSTRY, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 108, PAGE 16
OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8208-006-041

CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated December 21, 2010, from Scott-Caudill Commercial Leasing, a California general partnership, 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: December 22, 2010



Deputy Secretary

Industry Urban-Development Agency

CITY OF INDUSTRY, CALIFORNIA