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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: Executive Director



APN: 8208-006-042 and 043

[SPACE ABOVE FOR RECORDER'S USE ONLY]

MS 429921

GRANT DEED

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 **INDUSTRY PACIFIC, INC.**, a California corporation ("**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.

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

Dated: June 17th, 2010

INDUSTRY PACIFIC, INC.,
a California corporation

By: [Signature]
Name: Douglas R. Hoelscher
Title: PRESIDENT

By: [Signature]
Name: Richard G. Law
Title: Vice President

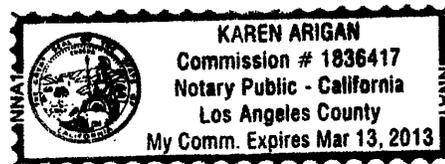
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On June 17, 2010, before me, Karen Arigan, a notary public, personally appeared Donald R. Moreland 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.

Karen Arigan
Notary Public



SEAL:

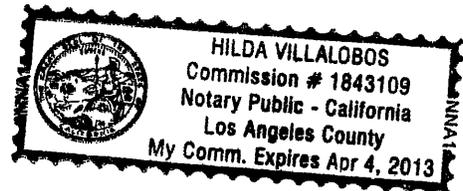
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On JUNE 21, 2010, before me, Hilda Villalobos, a notary public, personally appeared RICHARD G LAPIN 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.

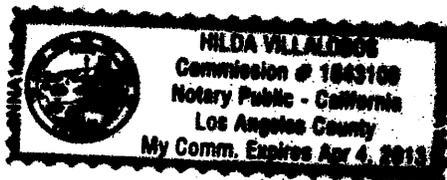
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Hilda Villalobos
Notary Public



SEAL:



CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated June 17, 2010, from INDUSTRY PACIFIC, INC., a California corporation, 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: June 30, 2010



Deputy Secretary
Industry Urban-Development Agency
CITY OF INDUSTRY, CALIFORNIA

EXHIBIT A

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 1:

PARCEL 1A:

PARCEL 1 OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1B:

AN EASEMENT FOR ROOF OVERHANG OVER THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING DISTANT SOUTH 41° 13' 55" WEST 100 FEET AND SOUTH 48° 46' 30" EAST 19.00 FEET FROM THE NORTHERLY CORNER OF SAID PARCEL MAP NO. 184; THENCE SOUTH 48° 46' 30" EAST 3.00 FEET TO AN ANGLE POINT; THENCE SOUTH 41° 13' 55" WEST 100.00 FEET TO AN ANGLE POINT; THENCE NORTH 48° 46' 30" WEST 3.00 FEET TO AN ANGLE POINT; THENCE NORTH 41° 13' 55" EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 1C:

AN EASEMENT FOR DRIVEWAY AND FORK LIFT ACCESS OVER THAT PORTION OF PARCEL 2, OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 184; THENCE SOUTH 41° 13' 55" WEST 13.50 FEET; THENCE SOUTH 48° 44' 05" EAST 315.40 FEET; THENCE NORTH 41° 13' 55" EAST 13.50 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1; THENCE NORTH 48° 44' 05" WEST 315.40 FEET TO THE POINT OF BEGINNING.

PARCEL 1D:

AN EASEMENT FOR RAILROAD SPUR TRACK TO GUARANTEE ACCESS TO SOUTHERN PACIFIC MAINLINE, 20 FEET IN WIDTH, OVER THAT PORTION OF PARCEL 2, OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID RAILROAD SPUR TRACK BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF PARCEL 1, BEING DISTANT 48° 46' 30" WEST 10 FEET FROM THE EASTERLY CORNER OF SAID PARCEL 1; THENCE PARALLEL TO AND MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SOUTH 41° 12' 20" WEST 340 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 382.24 FEET, AN ARC LENGTH OF 54.78 FEET, THROUGH A CENTRAL ANGLE OF 08° 13' 01"; THENCE SOUTH 32° 59' 19" WEST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 382.24 FEET, AN ARC LENGTH OF 54.78 FEET, THROUGH A CENTRAL ANGLE OF 08° 13' 01"; THENCE SOUTH 41° 13' 20" WEST 50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 382.24 FEET; AN ARC LENGTH OF 532.53 FEET THROUGH A CENTRAL ANGLE OF 79° 52' 44".

PARCEL 2:

PARCEL 2A:

PARCEL 2 OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2B:

AN EASEMENT FOR FIRELINE, 8 INCHES WIDE, OVER THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THE CENTERLINE OF SAID FIRELINE BEING PARALLEL WITH AND MEASURED AT RIGHT ANGLES, NORTH 48° 46' 30" WEST 210 FEET FROM THE SOUTHEASTERLY LINE OF SAID PARCEL 1.

PARCEL 2C:

AN EASEMENT FOR DRIVEWAY AND FORK LIFT ACCESS OVER THE NORTHWESTERLY 315.40 FEET OF THE SOUTHWESTERLY 13.50 FEET OF PARCEL 1 OF PARCEL MAP NO. 184, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 139 PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 8208-006-042