



LEAD SHEET

02-2806851

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
NOV 20 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FREE FF

8

TRANSFER TAX
NOT A PUBLIC RECORD

D.T.T.

~~0~~

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

8264 025 004

004

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Fidelity National Title Co.

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WHEN RECORDED, MAIL TO:

02 2806851

Industry Urban -Development Agency
15660 East Stafford Street
City of Industry, California 91744
Attn: Kevin Radecki

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

9733025-10

RECORDING REQUESTED BY

FIDELITY NATIONAL TITLE COMPANY

AND WHEN RECORDED RETURN TO:

Industry Urban -Development Agency
15660 East Stafford Street
City of Industry, California 91744
Attn: Kevin Radecki
Order No.: 2139476-58

(SPACE ABOVE FOR RECORDER'S USE ONLY)

APN: 8264-025-4, 6 & 13
8264-024-1

TRANSFER TAX
NOT A PUBLIC RECORD

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged UTILITY TRAILER MANUFACTURING COMPANY, a California corporation ("Grantor") hereby grants to 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.

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

Dated: January 3, 2002

UTILITY TRAILER MANUFACTURING COMPANY, a California corporation

By: 
Harold C. Bennett, President

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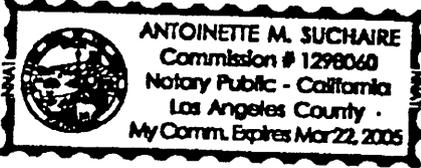
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

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On January 3, 2002, before me, Antoinette M. Suchaire personally appeared Harold C. Bennett, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Antoinette M. Suchaire



(This area for official notarial seal)

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LEGAL DESCRIPTION

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

PARCEL 1:

PARCEL 3, IN THE CITY OF INDUSTRY, AS SHOWN ON PARCEL MAP NO. 113, FILED IN BOOK 91 PAGE 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBONS OR OTHER MINERALS IN AND UNDER THAT PORTION OF SAID LAND LYING WITHIN SAID LOT 8 OF ROWLAND ADDITION NO. 2, WITHOUT THE RIGHT OF SURFACE ENTRY FOR DEVELOPMENT THEREOF, AS RESERVED BY THE COUNTY OF LOS ANGELES IN DEED RECORDED NOVEMBER 1, 1972 AS INSTRUMENT NO. 3180.

PARCEL 2:

THAT PORTION OF LOT 7 OF ROWLAND ADDITION NO. 2, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 4, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE NORTHEAST LINE OF RAILROAD STREET AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JANUARY 20, 1965 IN BOOK D-2770 PAGE 816 OF OFFICIAL RECORDS IN FAVOR OF THE CITY OF INDUSTRY, AS DOCUMENT NO. 256, OCTOBER 29, 1969 IN CHAIN.

EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID ROWLAND ADDITION NO. 2; THENCE ALONG THE WESTERLY LINE OF SAID LOT 9, NORTH 6° 36' 14" EAST 828.67 FEET; THENCE NORTH 83° 36' 00" WEST 433.93 FEET TO THE EASTERLY LINE OF THE WESTERLY 15.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID LOT 7; THENCE ALONG SAID EASTERLY LINE SOUTH 6° 20' 47" WEST 526.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RAILROAD STREET, A 60 FOOT PUBLIC ROAD AS DESCRIBED IN DEED TO THE CITY OF INDUSTRY, RECORDED JANUARY 20, 1965 AS INSTRUMENT NO. 1624 IN BOOK D-2770 PAGE 816 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID RAILROAD STREET AS FOLLOWS:

SOUTH 43° 16' 23" EAST 332.16 FEET AND SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 202.31 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID PROLONGATION NORTH 6° 36' 14" EAST 6.74 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ONE-HALF OF ALL GAS AND HYDROCARBONS THEREUNDER AS RESERVED BY CLINTON F. SECCOMBE, ET AL., IN DEED RECORDED JANUARY 8, 1954 IN BOOK 43546 PAGE 159, OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 2 OF THE BIDART TRACT, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 15 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 2 DISTANT THEREIN SOUTH 5° 45' 00" WEST 167.36 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 2, SOUTH 84° 15' 00" EAST, 35.75 FEET TO ITS INTERSECTION WITH THE EAST LINE OF PROPOSED ANAHEIM-PUENTE ROAD (120.00 FEET WIDE) SHOWN ON MAP FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, AS MAP NO. B-2628, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING, SAID INTERSECTION ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1440.00 FEET, A RADIAL LINE THROUGH SAID INTERSECTION BEARING SOUTH 82° 23' 46" EAST; THENCE CONTINUING ALONG SAID PARALLEL LINE

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SOUTH 84° 15' 00" EAST 149.25 FEET; THENCE AT RIGHT ANGLE SOUTH 5° 45' 00" WEST 6.29 FEET TO THE NORTH LINE OF THAT CERTAIN LAND DESCRIBED PER DEED, RECORDED NOVEMBER 8, 1963 IN BOOK D-2249 PAGE 453, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE SOUTH 84° 15' 00" EAST 249.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 68.06 FEET, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 2; THENCE SOUTH 6° 35' 00" WEST ALONG SAID PARALLEL LINE, 144.20 FEET TO A POINT ON THE NORTH LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF INDUSTRY, RECORDED APRIL 30, 1964 AS INSTRUMENT NO. 1517 IN BOOK D-2453 PAGE 676, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET, A RADIAL THROUGH SAID POINT BEARING SOUTH 8° 09' 13" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE 68.40 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 2, A RADIAL THROUGH SAID INTERSECTION BEARING NORTH 15° 32' 51" EAST; THENCE NORTH 6° 35' 00" EAST ALONG SAID EAST LINE 325.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 84° 15' 00" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 454.28 FEET TO ITS INTERSECTION WITH THE PROPOSED EAST LINE OF AFOREMENTIONED ANAHEIM PUENTE ROAD (120 FEET WIDE) SAID INTERSECTION BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1440.00 FEET, A RADIAL THROUGH SAID INTERSECTION BEARING NORTH 75° 42' 21" WEST, THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE 168.14 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED, IN, UNDER OR UPON THE NORTHERLY 173.65 FEET (MEASURED AT RIGHT ANGLES) OF LOT 2, BUT WITHOUT THE RIGHT TO LOCATE DRILLING RIG OR RIGS WITHIN 100 FEET OF ANY IMPROVEMENT THEREON AT THE TIME OF DRILLING, AS RESERVED IN THE DEED FROM BESSIE ISRAEL, A WIDOW AND EDITH E. SECCOMBE, A MARRIED WOMAN, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST RECORDED FEBRUARY 9, 1955 IN BOOK 46858 PAGE 390, OFFICIAL RECORDS.

PARCEL 4:

THAT PORTION OF LOT "A" OF TRACT 746, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 15 PAGE 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF CHESTNUT STREET, 40.00 FEET WIDE, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE ROWLAND ADDITION NO. 2, RECORDED IN BOOK 4 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 20.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LOT 8 OF SAID ROWLAND ADDITION NO. 2, WITH THE NORTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE IN THE SOUTHEASTERLY BOUNDARY OF THE LAND GRANTED TO THE COUNTY OF LOS ANGELES IN THE DEED RECORDED JANUARY 25, 1966 AS INSTRUMENT NO. 3116, IN BOOK D-3186 PAGE 733 OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS NORTH 58° 40' 02" EAST, 61.34 FEET; THENCE ALONG SAID PROLONGATION NORTH 58° 40' 02" EAST, 159.32 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 29.00 FEET, SAID CURVE ALSO BEING TANGENT AT ITS EASTERLY TERMINUS WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 910.52 FEET AND BEING CONCENTRIC WITH AND 54.00 FEET SOUTHWESTERLY MEASURED RADIALLY, FROM THAT CERTAIN CURVE IN THE NORTHEASTERLY BOUNDARY OF THE LAND DESIGNATED AS "PARCEL 6-20 IN THE FINAL ORDER OF CONDEMNATION IN FAVOR OF THE COUNTY OF LOS ANGELES", RECORDED SEPTEMBER 27, 1967 AS INSTRUMENT NO. 3437 IN BOOK D-3781 PAGE 520 OF SAID OFFICIAL RECORDS, DESCRIBED AS HAVING A RADIUS OF 964.52 FEET, SAID POINT OF TANGENCY BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID FIRST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 64° 23' 47" AN ARC DISTANCE OF 32.59 FEET TO SAID EASTERLY TERMINUS; A RADIAL LINE TO SAID EASTERLY TERMINUS BEARS NORTH 33° 03' 49" EAST; THENCE SOUTHEASTERLY ALONG SAID 910.52 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE 9° 29' 57", AN ARC DISTANCE OF 150.96 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 47° 26' 14" EAST, 16.39 FEET TO SAID PARALLEL LINE; THENCE CONTINUING, SOUTH 47° 26' 14" EAST, TO THE SOUTHERLY LINE OF SAID CHESTNUT STREET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, TO THE NORTHEAST CORNER OF LOT 4 OF ROWLAND ADDITION NO. 1, RECORDED IN BOOK 3, PAGE 92 OF MAPS, IN SAID RECORDER'S OFFICE; THENCE NORTHERLY

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ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 20.00 FEET TO A POINT OF SAID PARALLEL LINE; SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 29.00 FEET, SAID SOUTHWESTERLY TERMINUS BEING TANGENT TO SAID NORTHERLY PROLONGATION .THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 32° 34' 37", AN ARC DISTANCE OF 16.49 FEET; THENCE TANGENT TO SAID CURVE, NORTH 38° 47' 02" EAST, 84.82 FEET TO THE POINT OF TANGENCY WITH THE FIRST ABOVE MENTIONED 29.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 53' 00", AN ARC DISTANCE OF 10.06 FEET TO THE TRUE POINT OF BEGINNING.

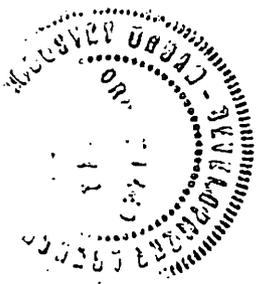
EXCEPT ALL PRECIOUS METALS AND RIGHT OF ENTRY TO EXTRACT AND REMOVE THE SAME, AS RESERVED IN THE DEED OF PARTITION BETWEEN JOHN ROWLAND SR., ET AL., RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

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CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated January 3, 2002, from UTILITY TRAILER MANUFACTURING COMPANY, 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: October 29, 2002

Diana M. Schlichting

Secretary

Industry Urban-Development Agency
CITY OF INDUSTRY, CALIFORNIA

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Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document reads as follows:

Name of Notary: Antoinette M. Suchaire
 Date Commission Expires: March 22, 2005
 County where bond is Filed: Los Angeles
 Commission No.: 1298060
 Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach Date - January 8, 2002

Katherine Meyer

 FIDELITY NATIONAL TITLE COMPANY

02-2806851