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EXHIBIT E
FORM OF GRANT DEED

03 2258601

RECORDING REQUESTED BY

FIDELITY NATIONAL 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

8264-001-127, -120 [SPACE ABOVE FOR RECORDER'S USE ONLY]

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 acknowledge **ICUE HOLDINGS, LLC**, a California limited liability company ("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: August 4, 2003

ICUE HOLDINGS, LLC,
a California limited liability company

By: Leon Chang Hsiao
Name: Leon Chang Hsiao
Title: President & manager

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

On the 4 day of JULY, 2003, before me, -VIVIAN FEI WU-, personally appeared -LEON CHANG HSIANG-, ~~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.



Notary Public



SEAL:

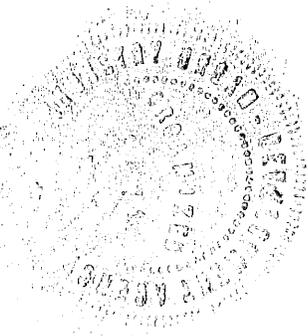
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CERTIFICATE OF ACCEPTANCE

This is to certify the interest in real property conveyed by the Deed or Grant herein dated JULY 8, 2003, from ICUE HOLDINGS, LLC, a California limited liability company, 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: July 8, 2003


Diane M. Schlichting

Diane 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 read as follows:

Name of Notary: VIVIAN FEILI WU

Date Commission Expires: JAN. 14, 2007

County where bond is Filed: LOS ANGELES

Commission No.: 1393951

Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - August 5, 2003



FIDELITY NATIONAL TITLE COMPANY

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Escrow No. 623116-PB
Title Order No: 9736220

EXHIBIT ONE

Parcel 1, in the City of Industry, County of Los Angeles, State of California, as shown on Parcel Map No. 105, as per map filed in Book 81 Page 28 of Parcel Maps, in the office of the County Recorder of said County.

Together with that portion of Depot Street (60.00 feet wide) as shown on the Map of the Town of Rowland, in the City of Industry, County of Los Angeles, State of California, as per map recorded in Book 4, Page 10 of maps, in the office of the County Recorder of said County, AND TOGETHER WITH the Westerly 25.00 feet of Walnut Street (50.00) feet wide, now known as Hatcher Avenue as shown on said Map of the Town of Rowland, as vacated by the City of Industry Resolution No. 1050, a certified copy of which was recorded December 31, 1980 as Document No. 80-1316607 of said County, that would pass with a legal conveyance of said Parcel 1 of Map No. 105.

Except all oils, minerals, hydrocarbons and other substances lying below a depth of 500 feet beneath the surface of the subject property, without any right of surface entry, as reserved to Vejar Properties Company, a general partnership, in final order of judgment in condemnation recorded May 22, 1975 as Instrument No. 3851 in the office of the County Recorder of said County.

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