Exhibit 3
GRANT DEED

The undersigned declares that the documentary transfer tax is $605.00 and is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining therein at the time of sale. The land, tenant's or right is located in the unincorporated area of the city of Los Angeles, and hereby GRANT(S) to

ROBAR ENTERPRISES, INC., a California Corporation, the following described real property in the Unincorporated area of Los Angeles, state of California:

PARCEL 1: The Southeast Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 11 West, San Bernardino Meridian, in the County of Los Angeles, State of California, According to the Official Plat of Said Land.

PARCEL 2: The West half of the Northeast Quarter of Section 10, Township 5 North, Range 11 West, San Bernardino Meridian, in the County of Los Angeles, State of California, According to the Official Plat of Said Land.

Dated, April 13, 1984

[Signature]

[Signature]

FOR NOTARY SEAL OR STAMP

[Stamp]

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTICIPANT SHOWN, MAIL AS DIRECTED ABOVE.