Exhibit 6
GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is $1340.35

(XX) computed on full value of property conveyed, or

( ) computed on full value less value of liens or encumbrances remaining at time of sale,

(XX) Unincorporated area: ( ) City of

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RODRIGO L. GABUYA AND AURORA P. GABUYA, HUSBAND AND WIFE AND

RODRIGO L. GABUYA, M.D. TRUSTEE OF RODRIGO L. GABUYA, M.D.

INC., A PENSION AND PROFIT SHARING PLAN TRUST, DATED DECEMBER 22, 1977

hereby GRANTS to CJR, A GENERAL PARTNERSHIP

the following described real property in the unincorporated area

County of Los Angeles, State of California

SEE ATTACHED EXHIBIT "A"

DATE: November 01, 2001

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 01-25-02, before me

personally appeared

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This area for official notarial seal}
THE LAND REFERRED TO HEREBIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF Los Angeles, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 332.77 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 332.77 FEET; THENCE SOUTH 0° 01' 16" WEST 863.45 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON MARCH 29, 1951 IN BOOK 35922 PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH 48° 46' 50" EAST 863.31 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH 48° 46' 50" WEST 441.61 FEET; THENCE NORTH 0° 00' 01" WEST 571.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 665.54 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 332.77 FEET; THENCE SOUTH 0° 02' 32" WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951 IN BOOK 35922 PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH 48° 46' 50" EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH 48° 46' 50" WEST 441.47 FEET; THENCE NORTH 0° 01' 16" EAST 863.45 FEET, MORE LESS, TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 165 FEET (MEASURED ALONG THE NORTHERLY LINE).

02 0593677
PARCEL 3:

THE EASTERLY 165 FEET (MEASURED ALONG THE NORTHERLY LINE) OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON MARCH 19, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 665.54 FEET FROM THE CENTER OF SAID SECTION; THENCE ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 332.77 FEET; THENCE SOUTH 0° 02' 32" WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951, IN BOOK 35922, PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH 48° 46' 50" EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE NORTH 48° 46' 50" WEST 441.47 FEET; THENCE NORTH 0° 01' 16" EAST 863.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTHERLY 386 FEET OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST, 998.31 FEET FROM THE CENTER OF SAID SECTION; THENCE SOUTH 0° 02' 32" WEST 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON MARCH 29, 1951 AS INSTRUMENT NO. 3529, IN BOOK 35922, PAGE 165, OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH 48° 46' 50" EAST, 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE, SOUTH 48° 46' 50" EAST, 298.69 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE IN SAID NORTHEAST LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY LINE, 147.01 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, NORTH 0° 02' 48" EAST, 1452.54 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89° 52' 05" WEST, 332.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

02 0593677
PARCEL 5:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER THAT IS DISTANT ALONG SAID NORTH LINE SOUTH 89° 52' 05" EAST 998.31 FEET FROM THE CENTER LINE OF SAID SECTION; THENCE SOUTH 0° 02' 32" WEST, 1155.11 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST LINE OF THE 100-FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON MARCH 29, 1951 AS INSTRUMENT NO. 3529, IN BOOK 34922, PAGE 165 OF OFFICIAL RECORDS, THAT IS DISTANT ALONG SAID NORTHEAST LINE SOUTH 48° 46' 50" EAST 1324.78 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHEAST LINE, SOUTH 48° 46' 50" EAST 298.69 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE IN SAID NORTHEAST LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2050.00 FEET, THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 147.01 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, NORTH 0° 03' 48" EAST, 1452.54 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89° 52' 05" WEST, 332.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 386 FEET THEREOF.

PARCEL 6:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL MARCH 19, 1856, BOUNDED SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF FORT TEJON ROAD, 100 FEET IN WIDTH AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AS INSTRUMENT NO. 3797 ON MARCH 30, 1951 IN BOOK 35936 PAGE 150 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDED ON THE SOUTHEAST BY A LINE EXTENDING SOUTHWESTERLY FROM A POINT IN THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER, DISTANT 990.00 FEET FROM THE WEST LINE OF SAID EAST HALF TO A POINT IN THE NORTHEASTERLY LINE OF SAID FORT TEJON ROAD, DISTANT 500.00 FEET SOUTHEASTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE WEST LINE OF SAID EAST HALF.

END OF LEGAL DESCRIPTION