Exhibit 8
GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is $73.70

City tax $_____

(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,

DAVID L. HUTSON AND MEEJA K. HUTSON, HUSBAND AND WIFE AS JOINT TENANTS

duly grants to

CJR, A GENERAL PARTNERSHIP

the following described real property in the unincorporated area

County of Los Angeles, State of California

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 15, 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, LYING
NORTHEASTERLY OF THE NORTHEASTERLY LINE OF PEARBLOSSOM HIGHWAY
AS SAID NORTHEASTERLY LINE IS SHOWN ON LOS ANGELES COUNTY SURVEYOR'S
MAP IN BOOK 8062, SHEET 2

DATE: March 10, 2003

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 3-19-03, before me, notary public

personally appeared, 

DAVID L. HUTSON

MEEJA K. HUTSON

personally known to me (or proved to me on the basis of satisfac-
tory evidence) to be the person(s), whose name(s) is/are sub-
scribed 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 instru-
ment the person(s) or the entity upon behalf of which the per-
son(s) acted, executed the instrument.

WITNESS my hand and official seal

Mail tax statement as directed above

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)