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Form PTO-1595
(Rev. 03/01)



U.S. DEPARTMENT OF COMMERCE
U.S. Patent and Trademark Office

OMB No. 0651-0027 (exp. 5/31/2002)

102534524

Tab settings

To the Honorable Commissioner of Patents and Trademarks: Please record the attached original documents or copy thereof.

1. Name of conveying party(ies):

Bay View Financial Corp.

2. Name and address of receiving party(ies)

Name Business Alliance Capital Corp.

Internal Address:

Additional name(s) of conveying party(ies) attached? Yes No

3. Nature of conveyance:

- Assignment Merger
- Security Agreement Change of Name
- Other Termination of Interest

Street Address: 800 Wilshire

Suite 700

City: Los Angeles State: CA Zip: 90017

Execution Date: May 14, 03

Additional name(s) & address(es) attached? Yes No

4. Application number(s) or patent number(s):

If this document is being filed together with a new application, the execution date of the application is: _____

A. Patent Application No.(s)

B. Patent No.(s)

5,105,970 Date: 4-21-1992
~~5,143,245~~ Date: 9-1-1992

Additional numbers attached? Yes No

5. Name and address of party to whom correspondence concerning document should be mailed:

Name: Jeffrey Lizaro, SVP

Internal Address:

Business Alliance Capital

Street Address: 800 Wilshire

Suite 700

City: LA State: CA Zip: 90017

6. Total number of applications and patents involved: 2

7. Total fee (37 CFR 3.41).....\$8000

- Enclosed
- Authorized to be charged to deposit account

8. Deposit account number:

(Attach duplicate copy of this page if paying by deposit account)

DO NOT USE THIS SPACE

9. Statement and signature.

To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

Jeffrey Lizaro, SVP
Name of Person Signing

[Signature]
Signature

8-7-03
Date

Total number of pages including cover sheet, attachments, and documents:

All documents to be recorded with required cover sheet information to:
Commissioner of Patents & Trademarks, Box Assignments
Washington, D.C. 20231

08/27/2003 ECDOPER 0000025 5105970

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80.00 DP

TERMINATION OF INTEREST IN PATENTS AND TRADEMARKS

This TERMINATION OF INTEREST IN PATENTS AND TRADEMARK ("Termination") is executed as of May ~~14~~, 2003, by Bay View Financial Corporation ("Lender"), with reference to that certain Patent and Trademark Security Agreement, dated December 8, 2000, executed by Industrial Insulations, Incorporated ("Borrower") and Lender, which was recorded with the United States Patent and Trademark Office (the "Security Agreement"). Initially capitalized terms not defined in this Termination shall have the meanings set forth in the Security Agreement.

For good and valuable consideration, receipt of which is hereby acknowledged, the Lender hereby:

- (a) releases the security interest granted to Lender by Borrower with respect to all Patents and Trademarks described in the Security Agreement, including, but not limited to, the following trademark and patents (the "Trademark and Patents"):

| <u>Trademark</u> | <u>Registration No.</u> | <u>Date Registered</u> |
|------------------|-------------------------|------------------------|
| Coolguard | 1,639,095 | 3/26/1991 |

| <u>Patent</u> | <u>Patent No.</u> | <u>Dated Issued</u> |
|------------------------------------------------|-------------------|---------------------|
| Freight Container Insulating System and Method | 5,105,970 | 4/21/1992 |

| | | |
|-----------------------------------------------------|-----------|----------|
| Leak-Proof Insulating System for Freight Containers | 5,143,245 | 9/1/1992 |
|-----------------------------------------------------|-----------|----------|

- (b) to the extent Lender shall be deemed to have any right, title or interest in the Trademark and Patents, retransfers and reassigns to Borrower all of such right, title and interest without representation or warranty of any kind whatsoever.

This Termination shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the undersigned has caused this Termination to be executed by its duly authorized officer as of the date first written above.

BAY VIEW FINANCIAL CORPORATION

By: 
Name: Dale Foster
Title: Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On May 16, 2003 before me, April M. Leamaster, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Dale Foster

Name(s) of Signer(s)
 personally known to me
 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.

April M. Leamaster
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

