Address New Owner:	Send Tax Bills to:	Map-Parcel Number
B.H. Industrial, LLC 11111 Santa Monica Blvd. Suite 1800 Los Angeles, California 90025	Same	134-14-044
This instrument prepared by: Samuel Konigsberg, Esq. 330 Garfield Street, Santa Fe, New Mexico 87501		

Davidson County DEEDWARR
Recvd: 12/31/07 15:11 3 pgs
Fees:18.00 Taxes:11100.00

20071231-0149389

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **TENNESSEE PERIMETER OPERATING ASSOCIATES, LIMITED PARTNERSHIP**, a New Mexico limited partnership ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **B.H. INDUSTRIAL, LLC**, a California limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County and City of Nashville real property taxes for the year 2007, due and payable, but not yet delinquent.

2. All reservations, exceptions, covenants and conditions contained or referred to in prior deeds or other instruments of record affecting or pertaining to the tracts or parcels of land hereby conveyed.

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000 XX/xx.

Affiant

Subscribed and sworn to before me this 26th day of December, 2007.

Official Seal
NORA REGAN
Notary Public - State of New Mexico
My Commission Expires: 3-24-08

Notary Public
My Commission Expires: 3·24·08

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property is known as Perimeter Park II, 3354 Perimeter Hill Drive, Nashville, Davidson County, Tennessee.

Executed this 26th day of December, 2007.

TENNESSEE PERIMETER OPERATING ASSOCIATES, LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: BGK TENNESSEE PERIMETER LLC,
its General Partner

By: _____
Title: President & Manager

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edward M. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President & Manager of BGK TENNESSEE PERIMETER LLC, General Partner of Tennessee Perimeter Operating Associates, Limited Partnership, a New Mexico limited partnership, the within named bargainor, a New Mexico limited partnership, and that he as such President & Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President & Manager.

Witness my hand and seal, at office in Santa Fe, New Mexico, this the 26th day of December, 2007.

_____
Notary Public
My Commission Expires: 3-24-08

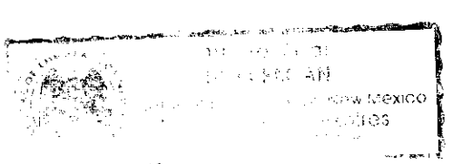


EXHIBIT "A"

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, TWENTY-EIGHTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY PERIMETER MILL DRIVE, ON THE WEST BY SOUTH PERIMETER PARK DRIVE, AND BEING LOT 1 AS SHOWN ON THE PLAN OF FIRST REVISION, SECTION THREE, SOUTH PERIMETER PARK, AS OF RECORD IN PLAT BOOK 5190, PAGE 730, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PERIMETER HILL DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF THIS PARCEL AND THE NORTHWEST CORNER OF PROPERTY CONVEYED TO UNITED PAPERWORKS INTERNATIONAL BY DEED OF RECORD IN BOOK 5801, PAGE 61, R.O.D.C.;

THENCE, LEAVING SAID PERIMETER HILL DRIVE, S 06° 00' 00" W, 284.38 FEET TO A POINT IN THE NORTH LINE OF SECTION THREE, LUNA HEIGHTS OF RECORD IN PLAT BOOK 2900, PAGE 138, R.O.D.C.;

THENCE, WITH SAID LUNA HEIGHTS, N 83° 53' 21" W, 270.63 FEET TO A POINT;

THENCE, WITH SAID LUNA HEIGHTS, S 62° 57' 00" W, 173.85 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF LUNA DRIVE;

THENCE, WITH SAID RIGHT-OF-WAY, N 26° 34' 40" W, 109.62 FEET TO A POINT IN THE CUL-DE-SAC OF THE EASTERLY RIGHT-OF-WAY OF SOUTH PERIMETER PARK DRIVE;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT 86.89 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 99° 33' 54", A RADIUS OF 50.00 FEET, A TANGENT OF 59.13 FEET AND A CHORD OF N 06° 26' 41" E 76.36 FEET;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, 35.46 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 40° 38' 21", A RADIUS OF 50.00 FEET, A TANGENT OF 18.52 FEET AND A CHORD OF N 23° 01' 06" W 34.73 FEET;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT 145.33 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 16° 18' 05", A RADIUS OF 510.81 FEET, A TANGENT OF 73.16 FEET AND A CHORD OF N 05° 27' 08" E 144.84 FEET;

THENCE, ALONG A CURVE RETURN TO THE RIGHT 57.52 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PERIMETER HILL DRIVE, SAID CURVE HAVING A CENTRAL ANGLE OF 82° 23' 50" A RADIUS OF 40.00 FEET, A TANGENT OF 35.02 FEET AND A CHORD OF N 54° 48' 05" E 52.69 FEET;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 84° 00' 00" E, 453.31 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BGK TENNESSEE OFFICE ASSOCIATED, LIMITED PARTNERSHIP, FROM LINCOLN NATIONAL REALTY CORPORATION IN BOOK 10311, PAGE 454, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Tennessee Perimeter Operating Associates, Limited Partnership, by deed of record in Instrument No. 20070810009593 2, RODC TN