This document prepared by:

Schwartz & Fenster P.C. 9440 Santa Monica Boulevard Suite 405 Beverly Hills, California 90210 Attn: Stephen M. Fenster

(310) 550-0211

20060616000287110 1/4 \$420.00 Shelby Cnty Judge of Probate, AL 06/16/2006 08:17:56AM FILED/CERT

#### Return/Mail to:

Schwartz & Fenster P.C. 9440 Santa Monica Boulevard Suite 405 Beverly Hills, California 90210 Attn: Stephen M. Fenster (310) 550-0211

## SPECIAL WARRANTY DEED

VAID

THIS SPECIAL WARRANTY DEED is effective this 23<sup>RD</sup> day of May, 2006, between Aero Business Park LLC, a California limited liability company, with an address of 101 Hodencamp Road, Suite 200, Thousand Oaks, California 91360 (hereinafter referred to as "Grantor"), and 3500 Pelham LLC, a California limited liability company, with an address of: 101 Hodencamp Road, Suite 200, Thousand Oaks, CA 91360 (hereinafter referred to as "Grantee").

#### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain property, containing 16.54 acres, more or less, together with all improvements and fixtures of any kind thereon, including, but not limited to, a retail building of approximately One Hundred Thirty Thousand Five Hundred Nineteen (130,519) square feet, situated, lying, and being in the City of Pelham, County of Shelby, State of Alabama, (hereinafter referred to as the "Property"), as follows:

See EXHIBIT "A", annexed hereto and by this reference made a part hereof.

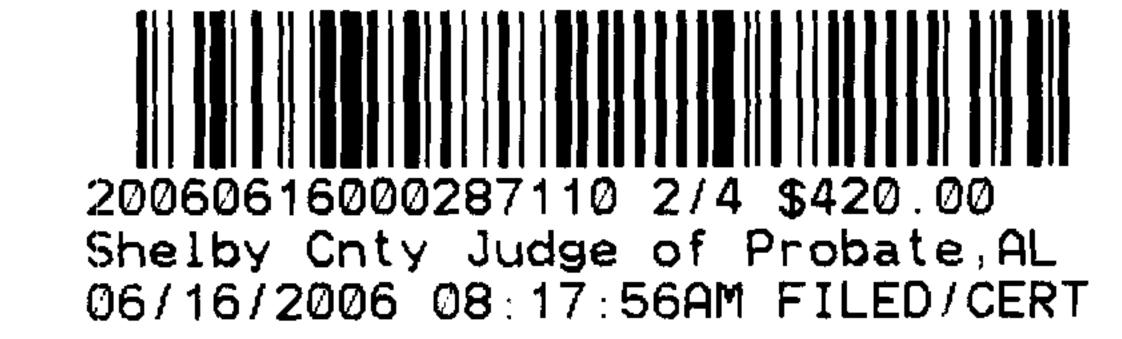
TO HAVE AND TO HOLD said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters or record.

No representations or warranties of any kind have been made by Grantor or anyone on its behalf to the Grantee as to the condition of the Property described herein or any improvements thereon erected, and it is understood and agreed by the parties that the Property is sold "AS IS, WHERE IS -WITH ALL F AULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

#4,100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously berewith.

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Grantor makes no warranty or representation regarding the condition of the Property, including, without limitation, environmental or ecological condition, it being understood that the Grantee is taking the Property "AS IS, WHERE IS -WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

And said Grantor does hereby warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none other, subject to the easements. encumbrances. restrictions. and other matters of record, and subject to real property taxes for the year of 2006, and thereafter.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its Director of Building Development the day and year written below.

AERO BUSINESS PARK LLC, a California limited liability company

By: CAMARILLO SPRINGS LLC,

a California limited liability company

By:

Moshe Silagi, Cø-Trustee of the Silagi Family Trust, Its Managing

Member

By: CITY GATE LLQ,

a California limited liability company

By:

Moshe Silagi, Co-Trustee of the Silagi Family Trust, Its Managing

Member

STATE OF CALIFORNIA COUNTY OF VENTURA

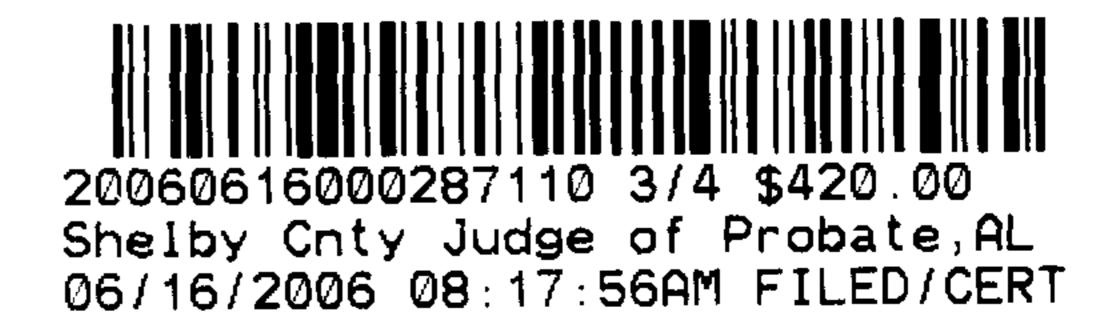
)ss.

On 5/23/06, before me, CARON R. ROSS, Notary Public, personally appeared MOSHE SILAGI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

CAREN R. ROSS
Commission # 1550363
Notary Public - California
Ventura County
My Comm. Expires Feb 5, 2009



#### STATE OF CALIFORNIA

### COUNTY OF VENTURA

I, the undersigned, a notary public in and for said county in said state, hereby certify that Moshe Silagi, whose name as Co-Trustee of the Silagi Family Trust, Managing Member of Camarillo Springs LLC, a California limited liability company, as Member of AERO BUSINESS PARK LLC, a California limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, with full authority, executed the same voluntarily for and as the act of AERO BUSINESS PARK LLC on the day the same bears date.

Given under my hand this 23 day of MAY, 2006.

CAREN R. ROSS
Commission # 1550363
Notary Public - California
Ventura County
My Comm. Expires Feb 5, 2009

STATE OF CALIFORNIA

#### COUNTY OF VENTURA

Notary Public - California

Ventura County

My Comm. Expires Feb 5, 2009

I, the undersigned, a notary public in and for said county in said state, hereby certify that Moshe Silagi, whose name as Co-Trustee of the Silagi Family Trust, Managing Member of City Gate LLC, a California limited liability company, as Member of AERO BUSINESS PARK LLC, a California limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, with full authority, executed the same voluntarily for and as the act of AERO BUSINESS PARK LLC on the day the same bears date.

> Shelby County, AL 06/16/2006 State of Alabama

Deed Tax:\$400.00

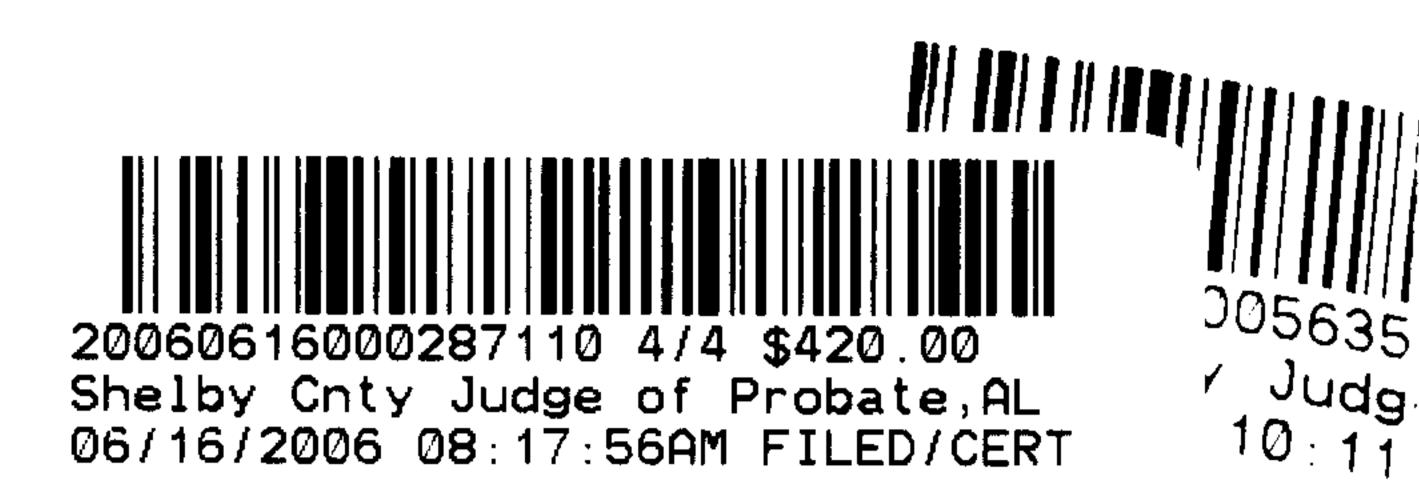


EXHIBIT "A"

# Legal Description

Commencing at the North West corner of Section 25, Township 20 South, Range 3 West; thence South 88 degrees 52 minutes 57 seconds East and along the North boundary of the Northwest Quarter of said Section a distance of 574.09 feet; thence South 08 degrees 10 minutes 22 seconds East and leaving said North boundary and run a distance of 513.53 feet; thence South 06 degrees 31 minutes 22 seconds East and run a distance of 452.08 feet; thence South 01 degrees 54 minutes 22 seconds East run a distance of 190.04 feet; thence South 01 degrees 54 minutes 22 seconds East run a distance of 82.03 feet; thence South 88 degrees 36 minutes 58 seconds East run a distance of 26.47 feet; thence South 02 degrees 03 minutes 13 seconds East run a distance of 89.38 feet to the POINT OF BEGINNING; thence run South 02 degrees 00 minutes 28 seconds East a distance of 525.12 feet; thence run South 04 degrees 05 minutes 10 seconds West a distance of 29.85 feet; thence run South 87 degrees 40 minutes 33 seconds East a distance of 291.57 feet; thence along a curve to the right concave westerly, with a radius of 4873.00 feet, a delta angle of 2 degrees 25 minutes 16 seconds, with a chord bearing of South 14 degrees 33 minutes 59 seconds West, with an arc length of 205.91 feet, a chord length of 205.90 feet; thence run South 15 degrees 51 minutes 43 seconds West a distance of 182.75 feet; thence run North 87 degrees 08 minutes 15 seconds West a distance of 199.97 feet; thence run South 03 degrees 16 minutes 26 seconds West a distance of 32.26 feet; thence run North 86 degrees 38 minutes 46 seconds West a distance of 52.13 feet; thence run South 02 degrees 48 minutes 45 seconds West a distance of 203.94 feet; thence run South 81 degrees 08 minutes 03 seconds East a distance of 194.00 feet; thence run South 15 degrees 58 minutes 41 seconds West a distance of 28.25 feet; thence run North 81 degrees 06 minutes 49 seconds West a distance of 173.08 feet; thence run South 08 degrees 39 minutes 36 seconds West a distance of 53.04 feet; thence run North 81 degrees 05 minutes 10 seconds West a distance of 480.54 feet; thence along a curve to the left concave westerly, with a radius of 2899.72 feet, a delta angle of 6 degrees 25 minutes 27 seconds, a chord bearing of North 02 degrees 26 minutes 37 seconds East, an arc length of 325.13 feet, and a chord length of 324.98 feet; thence run North 00 degrees 49 minutes 09 seconds West a distance of 850.04 feet; thence run South 82 degrees 50 minutes 49 seconds East a distance of 126.27 feet; thence run North 88 degrees 02 minutes 23 seconds East a distance of 400.79 feet, which is the point of beginning,

> Shelby County, AL 06/16/2006 State of Alabama

Deed Tax:\$400.00