

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

B.H. Properties, LLC
11111 Santa Monica Boulevard, Suite 1800
Los Angeles, California 90025
Attention: Steve Jaffe, Esq.

THE TALON GROUP
AW# 478894

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dynix Corporation, a Utah corporation ("Grantor"), formerly known as Epixtech, Inc., a Utah corporation, of 400 West Dynix Drive, Provo, Utah 84604, hereby conveys and warrants against all who claim by, through, or under the Grantor, to B.H. Provo LLC a California limited liability company, of 11111 Santa Monica Boulevard, Suite 1800, Los Angeles, California 90025, the following described real property (the "Property") located in the County of Utah, State of Utah:

Lot 1, AMENDED PHASE II, CONTAINED WITHIN RIVERWOODS RESEARCH AND BUSINESS PARK, a Plan Unit Development, as said Lot is identified in the plat of said Development, recorded September 17, 1992, as Entry No. 48715, of Plats, in the office of the Utah County Recorder, and as further defined and described in the Declaration of Covenants, Conditions, and Restrictions of RIVERWOODS RESEARCH AND BUSINESS PARK recorded October 24, 1991 as Entry No. 42273, in Book 2847, at Page 618 of the Official Records, and in any supplements thereto.

TOGETHER WITH a right in easement of use and enjoyment in and to the common areas described and provided for in the said Declaration and any supplements thereto.

Tax Parcel No. 51-176-0001.

SUBJECT TO:

1. Taxes and assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and title matters whether or not of record or visible from an inspection of the Property, and discrepancies, conflicts in boundary lines, shortage in area, encroachments, and all other facts and matters which an accurate survey of

the Property would disclose.

3. Any charge upon the land by reason of its inclusion in the City of Provo, Utah, other districts or political entities, or Riverwoods Research and Business Park Owners Association..

4. Maintenance and Open Space Preservation Agreement recorded October 24, 1991 as Entry No. 42272 in Book 2847 at Page 610 of the records of Utah County, Utah.

5. Master Declaration of Protective Covenants, Conditions and Restrictions For Riverwoods Research and Business Park recorded October 24, 1991 as Entry No. 42273 in Book 2847 at Page 618 of the records of Utah County, Utah, as amended.

6. Easements, notes and restrictions as shown on the subdivision plat recorded September 17, 1992 as Entry No. 48715-92 of the records of Utah County, Utah.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 9th day of October, 2006.

Dynix Corporation, a Utah corporation

By: [Signature]
Dean McCausland, Chief Financial Officer

STATE OF Alabama)
)SS
COUNTY OF Madison)

The foregoing instrument was acknowledged before me this 9th day of October, 2006 by Dean McCausland in his capacity as the Chief Financial Officer of Dynix Corporation, a Utah corporation.

Kristen L. Clute
NOTARY PUBLIC
Residing at: Huntsville, AL.

My Commission Expires:
2/26/2007

