

**WHEN RECORDED, MAIL TO:**

Olsen & Kim LLP  
c/o Chet H. Olsen  
11601 Wilshire Boulevard  
Suite 760  
Los Angeles, California 90025

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **Emerald Precision Casting Company**, a Utah corporation (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor to Spanish Fork Industrial Park, L.L.C., a Utah limited liability company, whose address is C/O COLM PLUNKETT, 7323 COLDWATER CANYON AVE., \*\* (the "Grantee"), the following described real property located in Utah County, Utah: \*\*NORTH HOLLYWOOD, CA 91605

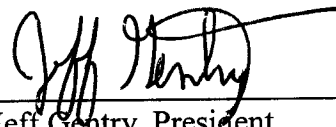
See Exhibit A, attached hereto and made a part hereof.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon; and

SUBJECT TO those matters on Exhibit B attached hereto and made a part hereof. The warranties of title contained herein shall terminate December 31, 2008.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4 day of January, 2006.


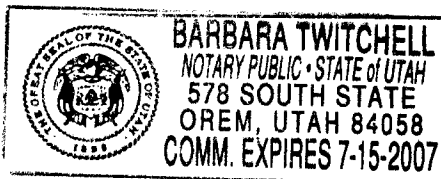
**Emerald Precision Casting Company,**  
a Utah corporation



By: Jeff Gentry, President

STATE OF UTAH                    )  
  :  
COUNTY OF UTAH                )

On January \_\_, 2006 personally appeared before me Jeff Gentry, President of Emerald Precision Casting Company, a Utah corporation, and signer of this instrument, who acknowledged to me that he executed the same in his capacity as President of Emerald Precision Casting Company.

  
Notary Public

**Exhibit A**  
**Legal Description**

Real property located in Utah County, State of Utah, and more particularly described as follows:

Parcel 1:

Beginning at a point which is a fence line intersection which is North 346.16 feet and West 190.70 feet, based on the Utah coordinate bearings central zone, from the South Quarter Corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence along a fence and the remnants thereof the following courses South 66°44'06" West 46.53 feet; thence North 35°08'53" West 183.99 feet; thence North 42°07'09" West 167.56 feet; thence North 50°28'45" West 35.55 feet; thence North 63°51'59" West 89.07 feet; thence North 72°17'40" West 25.09 feet; thence North 58°33'28" West 49.29 feet; thence North 67°07'34" West 51.89 feet; thence North 72°31'13" West 102.04 feet; thence North 40°26'33" West 325.07 feet; thence North 89°20'38" West 567.58 feet; thence North 00°20'48" East 203.28 feet; thence North 09°12'11" East 53.77 feet; thence North 00°18'49" East 429.32 feet; thence South 88°04'54" East 695.448 feet; thence South 00°45'59" West 325.341 feet; thence South 89°38'05" East 378.08 feet; thence North 00°45'59" East 315.092 feet; thence South 88°05'54" East 315.96 feet; thence South 01°50'38" West 174.926 feet; thence South 02°00'22" West 468.352 feet; thence South 01°50'35" West 652.854 feet to the point of beginning. Containing 24.71 acres more or less.

TOGETHER WITH:

Parcel 2:

Beginning at a fence line intersection which is North 346.16 feet and West 190.70 feet, and North 01°50'35" East 652.854 feet; and North 41°21'51" West 450.901 feet based on the Utah coordinate bearings central zone, from the South Quarter Corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base & Meridian; and running thence the following four courses; North 89°38'05" West 378.08 feet; thence North 00°45'59" East 333.41 feet; thence South 89°38'05" East 378.08 feet; thence South 00°45'59" West 333.41 feet to the point of beginning. Containing 2.89 acres more or less.

**Exhibit B**  
**Permitted Exceptions**

1. Taxes for year 2006 and thereafter.
2. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of any application for assessment and taxation of agricultural land.
3. Rights of way for any roads, ditches, canals, or transmission lines or utility lines now existing over, under, or across the land; Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof; Easements, claims of easements or encumbrances which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
4. Any charge upon the land by reason of its inclusion in Spanish Fork City, the Central Utah Water Conservancy District, or other districts or political entities.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which an accurate and complete ALTA survey of the Property would disclose, including but not limited to matters disclosed on the Survey or ALTA Survey, the encroachment of the Deseret Village roadway on the Property and the effect of fence line discrepancies along the boundaries of the Property.
6. Rights of the public and others entitled thereto, to use for streets and incidental purposes, that portion of the land within the boundaries of 1900 North Street.
7. Easement retained by the grantor in that certain Deed recorded September 11, 1984 as Entry No 27151 in Book 2163 at Page 145 of the Official records of Utah County, Utah.