

7844475

Recorded at Request of:
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603
Attention: James A. Parker, Esq.

7844475
03/15/2001 12:15 PM 21.00
Book - 8434 Pg - 5292-5296
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
BY: ZJN, DEPUTY - WI 5 P.


SPECIAL WARRANTY DEED

ARCHSTONE COMMUNITIES TRUST, a Maryland real estate investment trust and successor by merger to Security Capital Pacific Trust, Grantor, having an address of 7670 S. Chester Street, Suite 100, Englewood, Colorado 80112, hereby CONVEYS and SPECIALLY WARRANTS against all persons claiming by, through or under it to MONADNOCK PROPERTY TRUST, LLC, a Delaware limited liability company, Grantee, having an address of 7670 S. Chester Street, Suite 100, Englewood, Colorado 80112, for the sum of Ten and No/100 DOLLARS (\$10.00) the following described tracts of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Dated as of this 13th day of March, 2001

ARCHSTONE COMMUNITIES TRUST, a
Maryland real estate investment trust

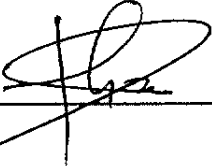
By: 
Name: Pamela D. Porter
Title: Vice President

F-53406

STATE OF ILLINOIS)

COUNTY OF COOK)

Personally came before me this 13th day of March, 2001, Pamela D. Porter, Vice President of Archstone Communities Trust, on Maryland real estate investment trust, to me known to be the person who executed the foregoing instrument and to me known to be such Vice President of such trust acknowledged that she executed the foregoing instrument as her free and voluntary act and as the free and voluntary act of such trust.



Notary Public, Cook County, Illinois

My commission expires 05/15/2004

[NOTARY SEAL]

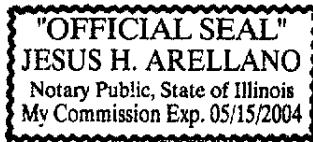


EXHIBIT A

LEGAL DESCRIPTION

[See attached]

Parcel 2A:

Beginning at a point on the Easterly right of way of the Riverboat Road Dedication description said point being South 0°12'15" East (basis of bearing) along the section line 2338.90 feet and East 4092.89 feet from the Northwest corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 30°49'17" West 81.14 feet to a tangent curve, thence left an arc length of 118.64 feet, the radius bears South 59°10'43" West 399.50 feet through a left angle of 17°00'53"; thence North 47°50'10" West 113.96 feet to a right of way of UP&L; thence North 19°38'00" East 1219.56 feet, thence North 67°47'40" East 495.53 feet to the top of the West bank of the Jordan River, thence Southeasterly along said river bank the following courses: South 31°23'44" East 90.00 feet, South 11°28'13" East 147.73 feet, South 09°42'11" West 513.30 feet, South 9°52'35" East 183.11 feet, South 20°33'24" East 109.07 feet, South 39°50'29" East 112.84 feet, South 62°40'26" East 104.24 feet, South 59°30'29" East 108.15 feet, South 63°27'22" East 108.41 feet, South 37°46'41" East 231.36 feet, to a point on the North boundary of the Salt Lake County Property; thence along said property line West 94.65 feet, thence South 320.47 feet to a point on a curve to the left and on the Northerly right of way line of the 4700 South Expressway, the radius point of said curve being South 0°56'31" East 1985.08 feet, thence Westerly along the arc of said curve and along said right of way line 332.58 feet, thence North 45°51'55" West 498.16 feet, thence North 57°35'13" West 112.32 feet and South 80°57'58" West 162.52 feet, thence South 25°47'00" East 39.80 feet to a fence line, thence along a fenceline South 31°07'00" West 22.20 feet, thence South 01°56'00" West 23.65 feet, thence South 14°57'00" East 21.40 feet to a fence corner, thence South 70°00'00" West 208.89 feet to the point of beginning.

Tax Parcel No. 21-02-276-015

Parcel 2B:

Beginning at a point which is South 61°53'25" East 4367.26 feet from the Northwest corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian; the basis of bearing for the description for the description is South 00°12'15" East between the Northwest and West section corners of said section; thence North 19°38'00" East 847.00 feet to a tangent curve, which radius bears North 70°22'00" West 15.00 feet; thence Northerly through an angle of 64°25'22" for an arc length of 16.86 feet to a reverse curve which radius bears North 45°12'38" East 60.00 feet; thence to the right through an angle of 199°41'04" for an arc length of 209.11 feet to a non-tangent line;

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thence South 19°38'00" West 981.77 feet; thence North 47°50'10" West 64.96 feet to the point of beginning.

Less and excepting therefrom:

BEGINNING at a point which is South 43°42'52" West 1503.997 feet and South 38°45'13" West 119.69 feet from the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 41°03'13" East 10.00 feet to a non tangent curve, which radius bears South 41°03'13" East 50.00 feet; thence left through a central angle of 89°42'22" a distance of 78.28 feet to a reverse curve, which radius bears South 49°14'24" West 54.00 feet; thence right through a central angle of 60°23'36", a distance of 56.92 feet to a tangent line; thence South 19°38'00" West 412.48 feet; thence North 70°22'00" West 8.00 feet; thence South 19°38'00" West 30.87 feet; thence South 70°22'00" East 8.00 feet; thence South 19°38'00" West 389.16 feet to a point on the East line of Riverboat Road; thence North 47°50'10" West along said East line 21.65 feet; thence North 19°38'00" East 847.00 feet to a point of curvature; thence along the arc of a 15.00 foot radius curve to the left, (center bears North 70°23'51" West) through a central angle of 64°25'41" a distance of 16.85 feet to a reverse curve, which radius bears North 45°12'38" East 60.00 feet; thence right through a central angle of 93°44'09" a distance of 98.16 feet to the point of beginning.

Tax Parcel No. 21-02-276-016

Parcel 2C:

Beginning at a point which is South 43°42'52" West 1503.997 feet, from the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence South 27°05'58" East 76.538 feet to a point on the East line of the Utah Power and Light property; thence South 19°38'00" West along said East line 47.77 feet to a non tangent curve which radius bears South 64°53'42" West 60.00 feet; thence left through a central angle of 105°56'55", a distance of 110.95 feet; thence North 41°03'13" West 2.03 feet to a point on the South line of Riverboat Road and the arc of a 263.00 foot radius curve to the left; thence along said arc (center bears North 41°03'13" West) through a central angle of 12°24'40", a distance of 61.30 feet to a point of tangency; thence North 36°32'07" East along said South line 58.34 feet to the point of beginning.

Tax Parcel No. 21-02-226-008

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