

8487692

BP-UT 2, LLC
4885 South 900 East, Suite 100
Salt Lake City, Utah 84117

8487692
01/09/2003 11:52 AM 21.00
Book - 8718 Pg - 3886-3891
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
BY: RDJ, DEPUTY - WI 6 P.

SPECIAL WARRANTY DEED

TANGLEWOOD II ASSOCIATES, a Utah Joint Venture, Grantor, of 1800 Avenue of the Stars, Suite 1420, Los Angeles, California 90067, hereby Conveys and Warrants only as against all claiming by, through or under it to:

BP-UT 2, LLC, a Delaware limited liability company, as Grantee for the sum of ten dollars and other good and valuable considerations the following described tract of land in Salt Lake County, state of Utah:

See Exhibit "A" attached hereto.

Tax ID Number: 15-29-352-008

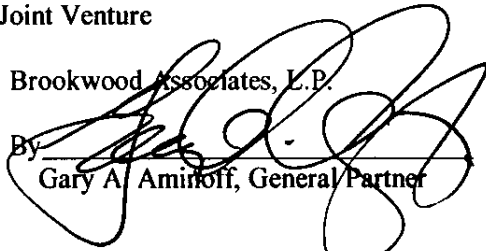
This conveyance is made and accepted subject to "Permitted Exceptions" listed on Exhibit "B" attached hereto.

Witness, the hand of said Grantor, this 26th of December, 2002.

F.57447

TANGLEWOOD II ASSOCIATES,
a Utah Joint Venture

By Brookwood Associates, L.P.

By 
Gary A. Aminoff, General Partner

By IPR/Tanglewood Associates, L.P.,
a Utah limited partnership,

By Institutional Property Resources, Inc.
its General Partner

By _____
Howard Miller, President

BK8718PG3886

BP-UT 2, LLC
4885 South 900 East, Suite 100
Salt Lake City, Utah 84117

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TANGLEWOOD II ASSOCIATES, a Utah Joint Venture, Grantor, of 1800 Avenue of the Stars, Suite 1420, Los Angeles, California 90067, hereby Conveys and Warrants only as against all claiming by, through or under it to:

BP-UT 2, LLC, a Delaware limited liability company, as Grantee for the sum of ten dollars and other good and valuable considerations the following described tract of land in Salt Lake County, state of Utah:

See Exhibit "A" attached hereto.

Tax ID Number:

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and 2002 taxes and thereafter.


Witness, the hand of said Grantor, this 27 of December, 2002.

TANGLEWOOD II ASSOCIATES,
a Utah Joint Venture

By Brookwood Associates, L.P.

By _____
Gary A. Aminoff, General Partner

By IPR/Tanglewood Associates, L.P.
a California corporation, General
Partner

By  _____
Howard A. Mitter, President

STATE OF CALIFORNIA)
: ss.
COUNTY OF _____)

THIS IS TO CERTIFY that I know or have satisfactory evidence that Howard Miller, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Institutional Property Resources, Inc., the General Partner of IPR/Tanglewood Associates, L.P., as one of the General Partners of TANGLEWOOD II ASSOCIATES, to be the free and voluntary act of such TANGLEWOOD II ASSOCIATES for the uses and purposes set forth in the instrument.

WITNESS my hand and official seal this the ____ day of December, 2002.

Printed Name:
Notary public in and for the State _____
Residing at: _____
My appointment expires: _____

STATE OF CALIFORNIA)
: ss.
COUNTY OF Los Angeles)

THIS IS TO CERTIFY that I know or have satisfactory evidence that Gary A. Aminoff is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Brookwood Associates, L.P., as one of the General Partners of TANGLEWOOD II ASSOCIATES, to be the free and voluntary act of such TANGLEWOOD II ASSOCIATES for the uses and purposes set forth in the instrument.

WITNESS my hand and official seal this the th 26 day of December, 2002.

Robin Ward

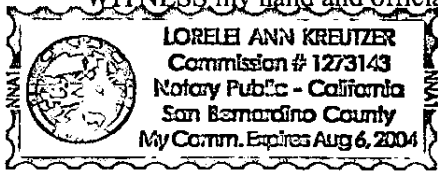
Printed Name: Robin Ward
Notary public in and for the State CA
Residing at: Los Angeles, CA
My appointment expires: Nov. 6, 2003



STATE OF CALIFORNIA)
 : ss.
COUNTY OF San Bernardino

THIS IS TO CERTIFY that I know or have satisfactory evidence that Howard Miller, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Institutional Property Resources, Inc., the General Partner of IPR/Tanglewood Associates, L.P., as one of the General Partners of TANGLEWOOD II ASSOCIATES, to be the free and voluntary act of such TANGLEWOOD II ASSOCIATES for the uses and purposes set forth in the instrument.

WITNESS my hand and official seal this the 27 day of December, 2002.



Lorelei Ann Kreutzer
Printed Name: Lorelei Ann Kreutzer
Notary public in and for the State Calif
Residing at: 48200 Hwy 189 W100
My appointment expires: Aug 6, 2004

STATE OF CALIFORNIA)
 : ss.
COUNTY OF _____)

THIS IS TO CERTIFY that I know or have satisfactory evidence that Gary A. Aminoff is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Brookwood Associates, L.P., as one of the General Partners of TANGLEWOOD II ASSOCIATES, to be the free and voluntary act of such TANGLEWOOD II ASSOCIATES for the uses and purposes set forth in the instrument.

WITNESS my hand and official seal this the ___ day of December, 2002.

Printed Name: _____
Notary public in and for the State _____
Residing at: _____
My appointment expires: _____

NOTARY SEAL NOT LEGIBLE
CO RECORDER - 1/2004

BK 8718PG3889

EXHIBIT "A"
(Legal Description)

Property situated in Salt Lake County, State of Utah and more particularly described as follows:

PARCEL 1: BEGINNING at a point which is on the North right of way of 3500 South Street, said point being North 89°57'29" East, 953.33 feet along the South section line of Section 29 and North 0°00'17" East 53.00 feet from the Southwest corner of said Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 0°00'17" East 766.30 feet along the projected line of the East boundary of Samuel P. Robinson property to a point on the Southerly right of way line of Rockwood Way, which said point is on a curve to the left, the radius point of which is North 52°35'37" West 259.18 feet; thence along said Southerly right of way line as follows: Easterly along the arc of said curve 42.71 feet to a point of tangency; thence North 27°57'50" East 9.49 feet to a point on a 230.44 foot radius curve to the right; thence Easterly along the arc of said curve 337.84 feet to a point of tangency; thence South 68°02'10" East 27.38 feet to a point on a 507.47 foot radius curve to the left; thence Easterly along the arc of said curve 194.54 feet to a point of tangency; thence East 160.91 feet to a point on a 105.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 164.93 feet to a point on a 1843.86 foot radius curve to the right (radius point bears West); said point being on the Westerly line of a proposed thoroughfare; thence leaving the Southerly right of way line of Rockwood Way and running Southerly along the Westerly line of the proposed thoroughfare and the arc of said curve 6.13 feet (long chord bears South 0°05'43" West 6.13 feet) to a point on a 2659.75 foot radius curve to the right (radius point bears North 86°39'45" West); thence Southwesterly along the arc of said curve 458.99 feet (long chord bears South 8°16'53" West 458.42 feet), thence South 14°55'25" West 273.13 feet; thence South 89°57'29" West 411.99 feet along the projected line of the North boundary of F. C. Stangl III Property; thence South 0°00'17" West 50.00 feet along the West boundary of F. C. Stangl III property, thence South 89°57'29" West 150.00 feet along the North boundary of Mondak Partners property; thence South 0°00'17" West 200.00 feet along the West boundary of Mondak Partners property to a point on the North right of way line of 3500 South Street; thence South 89°57'29" West 100.00 feet along said right of way line to the point of beginning.

PARCEL 2: A non exclusive easement for pedestrian purposes, through, over and across the following: Beginning at a point located North 89°57'29" East 708.33 feet and North 0°00'17" East 343 feet from the Southwest corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°00'17" East, 15 feet; thence North 89°57'29" East 245.00 feet; thence South 0°00'17" West, 15 feet; thence South 89°57'29" West, 245.00 feet to the point of beginning, as created by that certain Grant of Easement recorded December 20, 1977 as Entry No. 3040777 in Book 4598 at Page 747 of Official Records.

The following is shown for informational purposes only: Tax Sidwell No. 15-29-352-008

EXHIBIT "B"
(Permitted Exceptions)

The Property is Subject to the Following:

1. Current taxes and assessments.
2. Easement recorded December 20, 1977 as Entry No. 3040778 in Book 4598 at Page 751 of the Official Records.
3. Easement recorded January 9, 1980 as Entry No. 3386367 in Book 5022 at Page 272 of the Official Records.
4. Easement recorded January 17, 1980 as Entry No. 3389830 in Book 5028 at Page 725 of the Official Records.
5. Unrecorded Lease dated March 21, 2000, Memorandum of Lease recorded May 15, 2000 as Entry No. 7638327 in Book 8361 at Page 5441 of the Official Records.
6. Tenants as tenants only under unrecorded leases of one year or less as specified in the Rent Roll delivered to Buyer at Closing.