SPECIAL WARRANTY DEED

4839621
24 OCTOBER 89 02:12 PM
KATIE L DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SL CO COMMISSION CLERK
REC BY: REBECC; GRAY , DEPUTY

Cottonwood Mall Company, a Joint Venture having its principal office at 35 Century Park-Way, Salt Lake City, County of Salt Lake, State of Utah (the "Seller"), hereby conveys and warrants against all those claiming by, through or under it to Salt Lake County, a body politic and corporate (the "Purchaser") for the sum of One Dollar and other good and valuable consideration, the following tract of land (the "Premises") in Salt Lake County, State of Utah:

See Exhibit "I" attached hereto and made a part hereof.

Subject to taxes, assessments, easements, restrictions and rights-of-way of record or enforceable in law or equity.

The person who signs this Deed on behalf of Seller hereby certifies that he is authorized so to do.

IN WITNESS WHEREOF, Seller has executed this Special Warranty Deed this 29th day of august, 1989.

"SELLER"

COTTONWOOD MALL COMPANY, a Joint Venture

By: MALL DEVELOPMENT PARTNERSHIP, a general partner of such Joint Venture

By: Price Development Company, a general partner of such partnership

By: Wikapana

By: UTEL I, Inc., a general partner of such Joint Venture

Jerry L. Davidson
Its Vice President

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STATE OF UTAH) :88.
COUNTY OF SALT LAKE)

On this 312 day of Manst , 1989, personally appeared before me Michael Thus who being by me duly sworn did say, each for himself, that he, the said Michael Company, the general partner of Mall Development Partnership, a general partner of Cottonwood Mall Company, a Joint Venture, and that the within and foregoing instrument was signed in behalf of said Joint Venture and said Michael Trail duly acknowledged to me that said Joint Venture executed the same.

Commission
Expires 4-26-92

[SEA] JESLEY A. CARTER

975 E. 400 SO., #7

O Suit Lake City
UT 04109
FOR UT

NOTARY PUBLIC ROSIGING AT SAIT LAKE CITY, Utah

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STATE OF California;

COUNTY OF Francisco;

On this 27th day of Cuguet , 1989, personally appeared before me Jerry L. Davidson who being by me duly sworn did say that he, the said Jerry L. Davidson is the Vice President of UTEL I, Inc., a general partner of Cottonwood Mall Company, a Joint Venture, and that the within and foregoing instrument was signed in behalf of said Joint Venture and said Jerry L. Davidson duly acknowledged to me that said Joint Venture executed the same.



Canalina M. Skinner

NOTARY PUBLIC
Residing at San Francisco, California

This notarization is the second page of the Special Warranty Deed for Cottonwood Mall Company.



AUG 24 1989

1. DEDICATION OF 4800 SOUTH

CICHARDSON ASSOCIATES

BEGINNING AT A POINT IN THE CENTER OF 4800 SOUTH STREET, SAID POINT BEING SOUTH 672.10 FEET AND EAST 1397.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°48' EAST 185.57 FEET FROM A COUNTY MONUMENT IN THE INTERSECTION OF 4800 SOUTH STREET AND HIGHLAND DRIVE, AND RUNNING THENCE SOUTH 0°12' WEST 48.0 FEET, THENCE NORTH 89°48' WEST 143.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE NORTH 1°46'10" WEST 48.03 FEET; THENCE SOUTH 89°43' EAST 145.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6,947 SQ. FT. (0.1595 ACRES)

2. DEDICATION OF HIGHLAND DRIVE

BEGINNING AT A POINT IN THE INTERSECTION OF 4800 SOUTH STREET AND HIGHLAND DRIVE, SAID POINT BEING SOUTH 719.60 FEET AND EAST 1252.95 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°48' FAST 40.02 FEET AND SOUTH 01°46'10 EAST 48.03 FEET FROM A COUNTY MONUMENT IN THE INTERSECTION OF 4800 SOUTH STREET AND HIGHLAND DRIVE, AND RUNNING THENCE SOUTH 89°48' EAST 35.88 FEET; THENCE SOUTH 35°52'15" WEST 21.88 FLET; THENCE SOUTH 1°46'10" EAST 108.19 FEET; THENCE NORTH 89°48' WEST 2.51 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE AND THE ARC OF A SPIRAL CURVE WHICH IS CONCENTRIC WITH AND 50.0 FEET RADIALLY DISTANT EASTERLY FROM A 200.0 FOOT TEN CHORD SPIRAL FOR A 4° CURVE TO THE RIGHT 98.43 FEET; THENCE SOUTH 88°13'50" WEST ALONG SAID RIGHT-OF-WAY LINE 10.0 FEET; THENCE NORTH 1°46'10" WEST ALONG SAID RIGHT-OF-WAY LINE 27.89 FEET TO THE POINT OF BEGINNING.

CONTAINS: 712 SQ. FT. (0.0163 ACRES)