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Cottonwood Mall
Salt Lake City, Utah

8161597

After Recording, Return To:
Price Development Company, Limited Partnership
35 Century Park-Way
Salt Lake City, UT 84115
Attn: Chris Olsen

8161597
02/26/2002 04:35 PM 22.00
Book - 8570 Pg - 5261-5266
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SBM, DEPUTY - WI 6 P.

E-10351AW

SPECIAL WARRANTY DEED

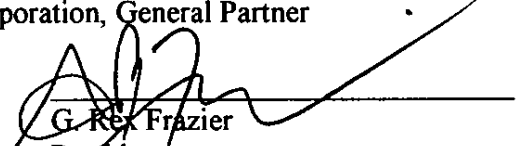
PRICE FINANCING PARTNERSHIP, L.P., a Delaware limited partnership, grantor, of 35 Century Park-Way, Salt Lake City, Utah 84115, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to PRICE DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, a Maryland limited partnership, grantee, of 35 Century Park-Way, Salt Lake City, Utah 84115, for the sum of TEN and no/100 DOLLARS and other valuable consideration, the tract of land together with any improvements located thereon in Salt Lake County, State of Utah, described on Exhibit A attached hereto and made a part hereof, subject to all matters of record.

WITNESS the hand of said grantor, as of this 23rd day of January, 2001.

PRICE FINANCING PARTNERSHIP, L.P., a
Delaware limited partnership

By: PRICE GP CORP., a Delaware
corporation, General Partner

By:


G. Rex Frazier
President

BK8570PG5261

Exhibit A

Form No. 1344-A (1982)
ALTA Plain Language Commitment

ORDER NO. 10251

DESCRIPTION

PARCEL NO. 1:

BEGINNING on the centerline of the Cottonwood Canal at a point which is South $0^{\circ}02'52''$ East along the Section line 657.97 feet, North $89^{\circ}48'$ West along the Murray-Holladay Road Monument Line 632.82 feet and South $54^{\circ}39'$ East along the centerline of said canal 83.37 feet from the Northeast corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being South $89^{\circ}48'$ East along said monument line 799.87 feet and South $54^{\circ}39'$ East along the centerline of said canal 83.37 feet from the County Monument at the intersection of Murray-Holladay Road and Highland Drive; and running thence North $89^{\circ}48'$ West 682.47 feet; thence North $0^{\circ}12'$ East 15.0 feet; thence North $89^{\circ}48'$ West 144.42 feet to a point on the Easterly right of way line of Highland Drive; thence South $1^{\circ}46'10''$ East along said right of way line 42.90 feet; thence North $88^{\circ}13'50''$ East along said East line 10.0 feet; to a point 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 degree curve to the left; thence Southeasterly along said right of way line and spiral curve 196.50 feet, more or less, to the point of curvature of a 1382.40 foot radius curve the center of which bears North $84^{\circ}13'50''$ East; thence Southeasterly along said right of way line and the arc of said curve to the left through a central angle of $30^{\circ}01'30''$, a distance of 724.43 feet to the point of a spiral curve; thence Southeasterly along said right of way line and the arc of said spiral curve which is concentric with and 50.0 feet radially distant Northeasterly from a 200.0 foot ten-chord spiral for a 4 degree curve 196.50 feet, more or less, to the point of tangency; thence South $39^{\circ}47'40''$ East along said right of way line 1124.87 feet; thence South $56^{\circ}10'$ East 151.248 feet; thence North $0^{\circ}35'40''$ West 40.957 feet to the Northerly right of way line of Arbor Lane (also known as Memory Lane); thence South $85^{\circ}00'$ East along said right of way line 352.02 feet to the point of tangency with a 214.51 foot radius curve; thence Easterly along said right of way line and the arc of said curve to the left through a central angle of $36^{\circ}58'30''$, a distance of 138.43 feet to the center of Big Cottonwood Creek; thence along the center of said Creek North $51^{\circ}30'$ West 28.31 feet and North $76^{\circ}00'$ West 141.00 feet; thence North $44^{\circ}50'$ East 155.00 feet;

thence North 48°18'24" East 123.45 feet; thence South 57°19' East 134.25 feet to a point on the arc of an 811.00 foot radius curve the center of which bears North 51°25'30" West; thence Northeasterly along the arc of said curve to the left through a central angle of 4°33'30", a distance of 64.52 feet to a point of compound curve; thence Northerly along the arc of a 215.79 foot radius curve to the left through a central angle of 49°37', a distance of 186.87 feet to a point of a compound curve; thence Northwesterly along the arc of an 1111.28 foot radius curve to the left through a central angle of 18°38', a distance of 361.40 feet; thence North 34°14' West 64.50 feet to the point of tangency with a 137.34 foot radius curve; thence Northerly along the arc of said curve to the right through a central angle of 58°19'35", a distance of 139.81 feet to a point of the Southerly flow line of the aforesaid Cottonwood Canal where the center of said curve bears South 65°54'25" East; thence along said Southerly canal flow line North 58°24'30" West 28.49 feet and North 76°46'10" West 40.50 feet and North 60°58'40" West 7.22 feet; thence North 45°15' East 283.30 feet to the Westerly right of way line of Memory Lane; thence North 44°45' West along said right of way line 515.69 feet; thence South 45°15' West 436.77 feet to the center of said Cottonwood Canal; thence along the center of said canal North 33°38' West 41.37 feet, North 40°52'30" West 63.81 feet; thence North 45°15' East 424.48 feet to said Westerly line of Memory Lane; thence North 44°45' West along said right of way line 148.98 feet; thence South 45°15' West 367.04 feet; thence North 22°27'30" West 1.02 feet to the Southerly line of the Kohler property described by that certain Warranty Deed recorded April 7, 1955 as Entry No. 1420461 in the office of Salt Lake County Recorder; thence South 45°15' West along said Southerly line 20.64 feet; thence North 33°30' West along the Westerly line of said property 138.00 feet; thence North 57°12' East along the Northerly line of said property 211.69 feet to an established fence; thence North 38°27' West along said fence 9.83 feet to a fence corner; thence North 57°03' East along said fence 139.75 feet; thence North 8°36' East 19.19 feet to the West line of Memory Lane; thence North along said West line 39.33 feet; thence South 79°00' West 168.45 feet; thence North 2°59' West 8.93 feet to a fence; thence South 79°00' West along said fence line 179.90 feet; thence North 6°38' West 127.07 feet; thence North 3°30' West 72.00 feet; thence North 22°00' East 42.37 feet to the South line of Murray-Holladay Road; thence North 89°48' West along said South line 127.68 feet; thence South 54°39' East 26.05 feet to the point of BEGINNING.

PARCEL NO. 2:

Beginning at a point 866.82 feet South and 100.05 feet West and South 55.2 feet and South 44°45' East 5.5 feet, from the Northeast corner of Section 9, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South 44°45' East 60.5 feet; thence South 45°15' West 386.43 feet to the Easterly line of property conveyed to Price Financing Partnership, L.P., by Corrective Special Warranty Deed recorded February 3, 1994 as Entry No. 5730585 in book 6866 at page 788 of Official Records; thence North 33°30' West 138.0 feet along the Easterly line of the said Price property; thence North 57°12' East 367.35 feet to the place of beginning.

PARCEL NO. 3:

BEGINNING at a point which is South 0°02'52" East along the Section Line 2,657.17 feet and East 332.67 feet from the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being on the boundary line of Cottonwood Mall Shopping Center property and the North right-of-way line of Arbor Lane; and running thence North 51°30' West 28.31 feet; thence North 76°00' West 141.00 feet; thence North 44°50' East 155.00 feet; thence North 48°18'24" East 123.45 feet; thence South 57°19' East 144.30 feet to a point on a curve to the right and the North right-of-way line of Arbor Lane, the center of said curve bears North 51°29'48" West 821.00 feet; thence Southwesterly along the arc of said curve and right-of-way line and through a central angle of 15°05'48" a distance of 216.32 feet; thence South 36°24' East along said right of way line 8.50 feet to a point on a curve to the right, the center of which bears North 36°24' West 214.51 feet; thence Westerly along the arc of said curve and right-of-way line and through a central angle of 4°25'30" a distance of 16.57 feet to the point of BEGINNING.

PARCEL NO. 4:

BEGINNING at a point 1290.84 feet South and 265.5 feet East and South 44°45' East 315.69 feet from the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 44°45' East 77 feet; thence South 45°15' West 282.35 feet; thence North 66°20' West 82.4 feet; thence North 45°15' East 312.8 feet to the point of BEGINNING.

Form No. 1344-A (1982)
ALTA Plain Language Commitment

ORDER NO. 10251

LESS AND EXCEPTING THEREFROM the interest conveyed to Salt Lake County by Owners Dedication and Quit Claim recorded December 16, 1952, as Entry No. 1310781, in Book H of Plats at page 1, that portion lying within the boundaries of Memory Lane and Arbor Lane Road.

ALSO EXCEPTING THEREFROM that portion thereof lying West of the center of the Canal Toe Path.

* * *

Tax ID #'s 22-09-228-001
22-09-228-012
22-09-228-013
22-09-228-014
22-10-151-007
22-10-151-009
22-09-228-007
22-10-151-008
22-10-151-006

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