

When recorded, mail to:
Sorenson Associates
4393 South Riverboat Road #330
Salt Lake City, Utah 84123

Space above this line for recorder's use

15296

Special Warranty Deed

8685307

SKYLINE-FRI 7, TSO, L.P. a Delaware Limited Partnership, as Grantor, does hereby CONVEY AND WARRANT against all claiming by, through or under it to JTS Station I, LLC, a Utah limited liability company as Grantee of Salt Lake City, County of Salt Lake, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" Which is attached hereto and by this reference made a part hereof.

Tax Parcel No. 16-05-230-034-0000 and 16-05-230-033-0000

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2003, and thereafter.

WITNESS the hand of said Grantor this 30th day of May, 2003.

SKYLINE-FRI 7, TSO, L.P., a Delaware limited partnership

By: TSO GP, LLC, a Delaware limited liability company, Its General Partner

By: Skyline Pacific Properties, LLC, a Colorado limited liability company, Its Manager

By: G. Scott Ruegg
D. Scott Ruegg, Member

8685307
06/11/2003 02:30 PM 15.00
Book - 8815 Pg - 7132-7134
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SMR, DEPUTY - WI 3 P.

BK8815PG7132

NOTARY ACKNOWLEDGMENT

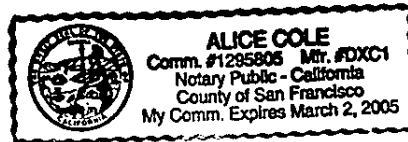
STATE OF CALIFORNIA }ss
COUNTY OF San Francisco }

On May 30, 2003, before me, Alice Cole, a Notary Public
in and for said State, personally appeared D. Scott Ruegg

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person~~(s)~~
whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~
executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on
the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Alice Cole



(This area for official notarial seal)

BK8815PG7133

EXHIBIT "A"

Commencing at the Southeast Corner of Lot 1, Block 31, Plat "F", Salt Lake City Survey, said corner being North 00°00'15" East along the monument line 63.86 feet and South 89°58'19" East 62.48 feet from a City monument located in the intersection of 1300 East Street and 2nd South Street and running thence South 89°58'19" East along the Southerly line of said Lot 1 148.62 feet; thence North 00°00'28" East parallel to the East line of said Lot 1 79.14 feet; thence North 89°58'19" East 148.62 feet to the Easterly line of said Lot 1; thence South 00°00'28" West along said Easterly line 79.14 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for driveway purposes and for foot and automotive traffic, including the right to grade, gravel, pave or blacktop the same or any part thereof, over and across the following described parcel of land;

Beginning at a point North 0°00'02" East 79.14 feet from the Southeast Corner of Lot 1, Block 31, Plat "F", Salt Lake City Survey; and running thence South 89°58'19" West 35.0 feet; thence North 0°00'02" East 9.0 feet; thence North 89°58'19" East 35.0 feet; thence South 0°00'02" West 9.0 feet to the point of beginning.

Tax Parcel No. 16-05-230-033-0000
16-05-230-034-0000