

10312445 When Recorded, mail to:

FPA West Point, LLC
c/o Nancy Mauriello, APC
4665 MacArthur Court, Suite 210
Newport Beach, CA 92660

10312445
12/31/2007 1:06:00 PM \$22.00
Book - 9553 Pg - 9414-9418
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

PARCEL ID # 21-17-101-047-0000;
21-17-101-073-0000;
21-17-101-074-0000

Special Warranty Deed

WPS COMPANY, a general partnership, a/k/a WPS COMPANY, a Utah general partnership, with its principal office at 370 East 500 South, Suite 100, Salt Lake City, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to FPA WEST POINT, LLC, a Delaware limited liability company, GRANTEE, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and by reference to made a part hereof.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said GRANTOR, this 17th day of December, 2007.

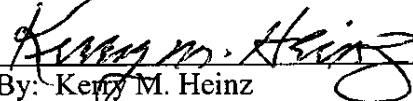
**WPS COMPANY, a Utah general partnership,
a/k/a WPS COMPANY, a Utah partnership**

By: West Point Square Associates,
a Utah limited partnership

Its: General Partner



By: Ray F. Blake
Its: General Partner

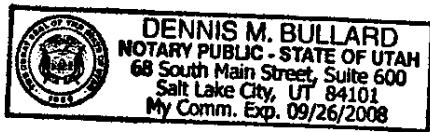


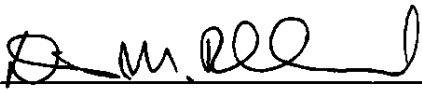
By: Kerry M. Heinz
Its: General Partner

NCS-303790

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

On this 17th day of December, 2007, personally appeared before me Ray F. Blake and Kerry M. Heinz, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in their authorized capacities as General Partners of West Point Square Associates, a Utah limited partnership, as the General Partner of WPS Company, a general partnership a/k/a WPS Company, a Utah general partnership.





Notary Public

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT NORTH 89°56'30" EAST 823.90 FEET; AND SOUTH 0°03'30" EAST, 1090.25 FEET; AND SOUTH 89°54'30" EAST 876.41 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 17°01'08" WEST, 714.28 FEET; THENCE NORTH 89°54'30" WEST, 232.85 FEET; THENCE SOUTH 0°05'30" WEST, 142.00 FEET; THENCE NORTH 89°54'30" WEST, 117.00 FEET; THENCE SOUTH 0°05'30" WEST, 235.50 FEET; THENCE SOUTH 89°54'30" EAST 10 FEET; THENCE SOUTH 0°05'30" WEST, 305.17 FEET; THENCE SOUTH 89°54'30" EAST, 550.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 1005, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 52.67 FEET NORTH 89°54'30" WEST FROM THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT OF PROPERTY WHICH POINT IS 823.90 FEET NORTH 89°56'30" EAST, 1090.25 FEET SOUTH 0°03'30" EAST, AND 823.79 FEET SOUTH 89°54'30" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 17; SAID POINT IS ALSO THE NORTHEASTERLY CORNER OF THE WESTWOOD NO. 3 SUBDIVISION; THENCE SOUTH 89°54'30" EAST 52.67 FEET ALONG THE SOUTHERLY BOUNDARY LINE, TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 17°01'08" WEST 714.26 FEET ALONG THE EASTERLY BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°54'30" WEST 16.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 14°16'52" EAST 55.05 FEET TO A POINT 77.04 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE ENGINEER STATION 281+82.50; THENCE SOUTH 18°05'44" EAST 662.34 FEET ALONG A LINE PARALLEL TO SAID CENTERLINE TO SAID SOUTHERLY BOUNDARY LINE; THENCE NORTH 89°54'30" WEST 46.05 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:

BEGINNING SOUTH 320.1 FEET AND EAST 720.33 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°03'30" EAST 200.33 FEET; THENCE NORTH 89°56'30" EAST 314 FEET; THENCE SOUTH 00°03'30" EAST 13.25 FEET; THENCE NORTH 89°56'30" EAST 107.76 FEET; THENCE SOUTH 00°05'30" WEST 16 FEET; THENCE SOUTH 89°54'30" EAST 117 FEET; THENCE NORTH 00°05'30" EAST 136.31 FEET; THENCE SOUTH 89°56'30" WEST 53.57 FEET; THENCE NORTH 00°03'30" WEST 202.83 FEET; THENCE SOUTH 89°56'30" WEST 90 FEET; THENCE SOUTH 0°03'30" EAST 103 FEET; THENCE SOUTH 89°56'30" WEST 81.5 FEET; THENCE SOUTH 0°03'30" EAST 6.25 FEET; THENCE SOUTH 89°56'30" WEST 314 FEET TO THE BEGINNING.

PARCEL 3:

BEGINNING EAST 1292.95 FEET AND SOUTH 71.71 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°03'30" EAST 138.58 FEET; THENCE SOUTH 89°56'30" WEST 177.4 FEET; THENCE SOUTH 0°03'30" EAST 103 FEET; THENCE SOUTH 89°56'30" WEST 81.5 FEET; THENCE SOUTH 0°03'30" EAST 6.25 FEET; THENCE SOUTH 89°56'30" WEST 314 FEET; THENCE SOUTH 0°03'30" EAST 200.33 FEET; THENCE NORTH 89°56'30" EAST 314 FEET; THENCE SOUTH 0°03'30" EAST 13.25 FEET; THENCE NORTH 89°56'30" EAST 107.76 FEET; THENCE SOUTH 0°05'30" WEST 251.5 FEET; THENCE SOUTH 89°54'30" EAST 10 FEET; THENCE SOUTH 00°05'30" WEST 305.17 FEET; THENCE NORTH 89°54'30" WEST 326.41 FEET; THENCE NORTH 0°03'30" WEST 531.25 FEET; THENCE SOUTH 89°56'30" WEST 133.9 FEET; THENCE NORTH 0°03'30" WEST 276 FEET; THENCE NORTH 89°56'30" EAST 133.9 FEET; THENCE NORTH 0°03'30" WEST 228.68 FEET; THENCE SOUTH 86°25'52" EAST 40.08 FEET; THENCE SOUTH 0°03'30" EAST 136.14 FEET; THENCE NORTH 89°56'30" EAST 138.72 FEET; THENCE NORTH 19°08'16" EAST 102.02 FEET; THENCE NORTHWESTERLY ALONG A 40 FOOT RADIUS CURVE TO THE LEFT 29.63 FEET; THENCE SOUTH 86°25'52" EAST 84.24 FEET; THENCE NORTH 89°56'30" EAST 173.75 FEET TO THE BEGINNING.

PARCEL 4:

A RIGHT OF WAY APPURTENANT TO PARCELS 2 AND 3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°05'29" EAST 559.00 FEET AND NORTH 89°54'30" WEST 68.89 FEET AND SOUTH 0°05'30" WEST 245.32 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°54'30" EAST 488.17 FEET; THENCE NORTH 79°10'20" EAST, 205.30 FEET; THENCE SOUTH

89°54'30" EAST 203.25 FEET; THENCE SOUTH 0°03'30" EAST 35.00 FEET;
THENCE NORTH 89°54'30" WEST 200.00 FEET; THENCE SOUTH 79°10'20" WEST
205.30 FEET; THENCE NORTH 89°54'30" WEST 491.52 FEET TO THE EAST LINE
OF 4015 WEST STREET; THENCE NORTH 0°05'30" EAST 35.00 FEET TO THE
POINT OF BEGINNING.

PARCEL 5:

NONEXCLUSIVE EASEMENT RIGHTS APPURTENANT TO PARCELS 1, 2 AND 3
AS DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF
PROTECTIVE COVENANTS GRANT OF EASEMENTS RECORDED OCTOBER 10,
1980 AS ENTRY NO. 3488623 IN BOOK 5162, PAGE 1481 AND THAT CERTAIN
FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
AND GRANT OF EASEMENTS RECORDED OCTOBER 27, 1992 AS ENTRY NO.
5359482 IN BOOK 6542, PAGE 2557 OF OFFICIAL RECORDS.

Tax Parcel No.: 21-17-101-074 (affects Parcel One)
Tax Parcel No.: 21-17-101-047 (affects Parcel Two)
Tax Parcel No.: 21-17-101-073 (affects Parcel Three)