

97-636

WHEN RECORDED, MAIL TO:

Breckenridge Group, Inc.

PO Box 80340

Rancho Santa Marg., Ca. 92688

Space Above This Line for Recorder's Use

Trust Deed

THIS TRUST DEED is made this 1st day of May, 192006,
 between SandBreck, LLC, a Utah limited liability company, as Trustor,
 whose address is 30252 Tomas, Ste 200, Rancho Santa Marg., CA
(Street and Number) (City) (State)
 First American Title Company, a California corporation, as Trustee,* and
 Breckenridge Group, Inc., a California corporation, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER
 OF SALE, the following described property situated in _____ County, Utah:

Per legal description on Exhibit "A" attached hereto and
 made a part hereof.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way,
 easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances
 thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory
 note of even date herewith, in the principal sum of \$ 750,000, payable to the order of
 Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any
 sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and
 assessments on water or water stock used on or with said property, not to commit waste, to maintain
 adequate fire insurance on improvements on said property, to pay all costs and expenses of collec-
 tion (including Trustee's and attorney's fees in event of default in payment of the indebtedness se-
 cured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee
 hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale
 hereunder be mailed to him at the address hereinbefore set forth.

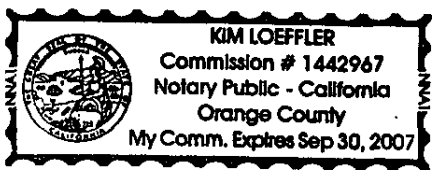
N
 STATE OF ~~UTAH~~ ^{California}
 COUNTY OF ~~Orange~~ ^{Orange} ss.

SandBreck, LLC
 By: *[Signature]* John D. Gantes, President,
 BearBreck, Inc., Its General
 Partner

On the 19th day of June, 2006, personally appeared before me

John D. Gantes, the signer...

of the foregoing instrument, who duly acknowledged to me that he executed the same.



[Signature] Kim Loeffler
 Notary Public
 Residing at: 27835 Berwick
 Mission Viejo, Ca. 92691

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

9760923
 06/22/2006 11:27 AM #17-00
 Book - 9311 Pg - 7592-7594
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 BY: AWC, DEPUTY - W 3 P.

EXHIBIT "A"

(Legal Description of Property)

Tax Parcel I.D. Nos.: 28-18-151-018-0000
28-18-151-019-0000

PARCEL NO. 1:

Beginning 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°39'20" East 51.95 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48' East 225 feet; thence South 0°01'50" East 179.55 feet; thence North 89°38'29" West 185.28 feet; thence Northwesterly along a curve to the right 55.05 feet; thence North 0°01'50" West 147.2 feet to the point of beginning.

PARCEL NO. 2:

Beginning South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°48' East 275 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48' East 289.32 feet; thence South 8°16' West 198.41 feet; thence North 89°48' West 481.05 feet; thence North 0°01'50" West 50.32 feet, more or less; thence Southeasterly along a curve to the left 55.05 feet; thence South 89°38'29" East 185.28 feet; thence North 0°01'50" West 179.55 feet to the point of beginning.

Excepting and Excluding from the foregoing Parcels 1 and 2:

A parcel of land conveyed to Sandy City Corporation, by Quit Claim Deed dated August 17, 1979 recorded August 29, 1979 as Entry No. 3329068 in Book 4933 at Page 28 of Official Records, described as follows:

Beginning at a point South 89°48' East 454.50 feet and North 0°03'20" West 33.00 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence running North 89°48' West 4.50 feet to a curve to the right which radius point bears North 0°12'00" East 628.50 feet; thence along the arc of said curve 50.17 feet; thence North 82°57'26" West 50.36 feet to a curve to the left which radius point bears South 04°46'26" West 628.50 feet; thence along the arc of said curve 50.17 feet; thence North 89°48' West 208.25 feet to a curve to the right which radius point bears North 0°12'00" East 41.75 feet; thence along the arc of said curve 65.36 feet; thence South 0°03'20" East 62.95 feet; thence South 89°48' East 404.5 feet; thence North 0°03'29" West 7.0 feet to the point of beginning.

All of the above described property is also described as follows:

Beginning at a point on the East right of way line of State Street, said point being South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°39'20" East

50.00 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South $89^{\circ}48'00''$ East 514.32 feet; thence South $8^{\circ}16'00''$ West 193.05 feet; thence North $84^{\circ}11'00''$ West 126.47 feet; thence North $89^{\circ}37'45''$ West 317.98 feet; thence Northwesterly 67.20 feet along the arc of a 42.97 foot radius curve to the right (chord bears North $44^{\circ}49'48''$ West 60.56 feet); thence North $0^{\circ}01'50''$ West 135.02 feet to the point of beginning.

Said property is also known by the street address of:
10585 South State Street, Sandy, UT 84070