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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WESTERN STATES TITLE
REC BY: BEVERLY CARTER, DEPUTY

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When recorded, return to:

Steefel, Levitt & Weiss
One Embarcadero Center, 29th Floor
San Francisco, California 94111
Attn: Peter T. Healy, Esq.

QUITCLAIM DEED
(Union Park Center IIA)

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, TOWER CONSTRUCTION, INC. ("Grantor"), a Hawaii corporation, does hereby release and quitclaim to F. E. TROTTER, INC., W. H. McVAY, INC., P. R. CASSIDAY, INC., and H. C. CORNUELLE, INC., all Hawaii professional corporations, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED ("Grantee"), acting in their fiduciary and not in their individual corporate capacities, their successors in trust and assigns, all of the property located in the County of Salt Lake, State of Utah, described in Exhibit 1 attached hereto and incorporated herein (the "Property").

Executed this 27th day of March, 1988.

"Grantor"

TOWER CONSTRUCTION, INC.,
a Hawaii corporation

By Charles F. Olander

Its President

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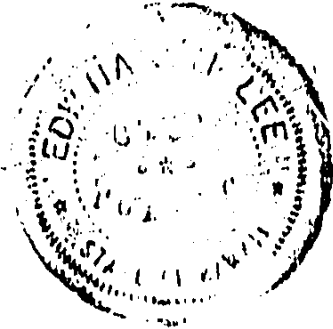
ACKNOWLEDGMENT

STATE OF HAWAII)
)
CITY AND COUNTY OF HONOLULU) SS.

The foregoing instrument was acknowledged before me this 2nd day of March, 1988, by CHARLES I. OTSUKA, a person who appeared before me and who is known to me (or proved by satisfactory evidence presented to me) to be the person described in and who executed the instrument, who acknowledged that he or she holds the title or position of President of TOWER CONSTRUCTION, INC., a Hawaii corporation, and who further acknowledged that he or she signed the instrument on behalf of the corporation by proper authority and that the instrument was the act and deed of said corporation for the purpose therein stated.

Edwin S. Lee
A Notary Public, State of Hawaii

My Commission expires: January 24, 1990



PROPERTY DESCRIPTION

Beginning West 1600.911 feet and South 946.397 feet from the North-east corner of Section 29, Township 2 South, Range 1 East, Salt Lake Meridian; Northeasterly along curve to L, 93.03 feet; South 24° 05' West 57.49 feet M or L; South 80° 14' West 55.6 feet; North 16° 58' West 36.19 feet M or L to beginning 0.07 AC M or L. 5650-1214, 5640-2620, 5403-2197