

WHEN RECORDED RETURN TO:
 GAYLE BURRESS
 CHICAGO TITLE INSURANCE COMPANY
 2001 BRYAN STREET, SUITE 1700
 DALLAS, TEXAS 75201-3005

9601473
 01/04/2006 12:53 PM \$21.00
 Book - 9239 Pg - 6815-6820
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LANDMARK TITLE
 BY: ZJM, DEPUTY - WI 6 P.

SEND TAX NOTICE TO:
 JAMES CAMPBELL COMPANY LLC
 1001 KAMOKILA BLVD.
 KAPOLEI, HAWAII 96707

Special Warranty Deed

D.A. HEENAN, C.R. CHURCHILL, RICHARD W. GUSHMAN, II and RONALD J. ZLATOPER, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities (collectively, "Grantor"),

with its office at 1001 Kamokila Blvd., County of HONOLULU, City of KAPOLEI, State of HAWAII, hereby conveys and warrants against the acts of the Grantor only to

JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company ("Grantee"),

with its office at 1001 Kamokila Blvd., County of HONOLULU, City of KAPOLEI, State of HAWAII for the sum of TEN DOLLARS and other good and valuable consideration that certain tract of land in Salt Lake County, State of Utah, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Together with all improvements thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (collectively, the "Property"); subject to all matters of record affecting such real property as of the date hereof, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Exceptions").

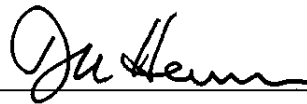
Notwithstanding any contrary provision contained in this instrument, the liability of Grantor for any and all warranties and covenants of Grantor, whether express or implied and whether arising pursuant to the express terms of this instrument or any law (whether common or statutory), rule or regulation of the State in which the Property is located, shall be strictly limited to the amount of insurance proceeds, if any, awarded or otherwise available for the benefit of Grantor with respect to a breach of warranty or covenant under the coverage of any Owner Policy of Title Insurance held for the benefit of Grantor with regard to the Property. The rights of Grantee and its successors and assigns to proceed against and recover from Grantor's predecessors-in-title with respect to the above described Property or other third party shall not be cut off, impaired or

limited by the limitation of Grantor's liability set forth above.

EXECUTED as of the 7th day of December, 2005, but effective for all purposes as of January 1, 2006.

GRANTOR:

TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities



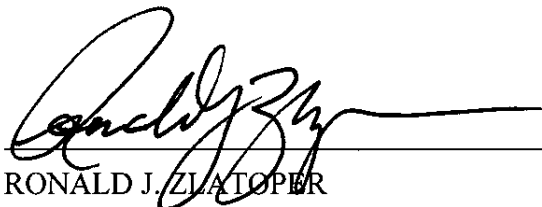
D.A. HEENAN



C.R. CHURCHILL



RICHARD W. GUSHMAN, II



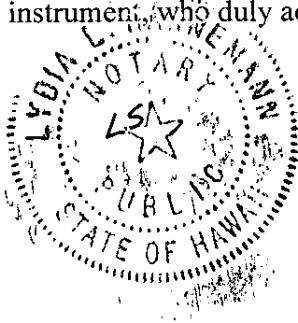
RONALD J. ZLATOPER

Approved as to form for Grantor:

Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation

STATE OF HAWAII
City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me D.A. Heenan, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008
Residing in State of Hawaii

STATE OF HAWAII
City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me C.R. Churchill, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.

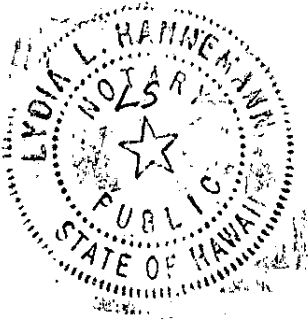


Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008
Residing in State of Hawaii
Page 3 of 4

STATE OF HAWAII

City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me Richard W. Gushman, II, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



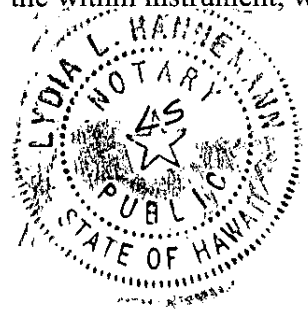
Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

STATE OF HAWAII

City and
COUNTY OF HONOLULU

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Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING at a point 219.11 feet South and 1070.63 feet West of the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°47'58" West 69.71 feet; thence South 52°14'40" West 160.86 feet to the Northeasterly Right-of-Way line of Union Park Avenue; thence along said Right-of-Way North 53°04'43" West 170.30 feet to a point on the Westerly bank of Little Cottonwood Creek; thence along said west bank for five courses as follows: North 16°33'00" West 25.65 feet; North 33°32'00" West 40.00 feet; North 26°59'00" West 39.00 feet; North 34°55'00" West 47.70 feet; North 22°22'00" West 14.00 feet to a non-tangent 40.00 foot radius curve to the right, the radius point of which is South 41°13'36" East; then Northeasterly 15.40 feet along the arc of said curve through a central angle of 22°03'07"; thence North 70°49'31" East 17.48 feet; thence North 64°08'03" East 24.56 feet to a 140 foot radius curve to the left, the radius point of which is North 25°51'57" West; thence 50.54 feet Northeasterly along the arc of said curve through a central angle of 20°41'05" to a reverse 230.83 foot curve; thence 111.28 feet Northeasterly along the arc of said curve through a central angle of 27°37'19" to a 15.00 foot radius compound curve to the right, the radius of which is South 18°55'51" East; thence 18.64 feet Easterly along the arc of said curve through a central angle of 71°10'51"; thence South 37°45'00" East 61.14 feet; thence South 37°20'06" East 174.81 feet to the point of BEGINNING.

PARCEL NO. 2:

BEGINNING at a point 888.16 feet West and 194.82 feet South from the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 88°12'02" West 142.20 feet to a 50.00 foot radius curve to the right, the radius point of which is North 01°47'58" East; thence Northwesterly 44.03 feet along the arc of said curve through a central angle of 50°27'02"; thence North 37°45'00" West 189.08 feet to a 25.00 foot radius curve to the right, the radius point of which is North 52°15'00" East; thence Northerly 23.22 feet along the arc of said curve through a central angle of 53°13'08"; thence North 15°28'08" East 99.60 feet to a 25.00 foot radius curve to the right, the radius point of which is South 74°31'52" East; thence Northeasterly 16.05 feet along the arc of said curve through a central angle of 36°46'52"; thence North 52°15'00" East 78.090 feet; thence South 37°45'00" East 15.00 feet; thence North 52°15'00" East 20.08 feet; thence South 37°45'00" East 296.83 feet; thence South 01°47'58" West 118.00 feet to the point of BEGINNING.

PARCEL NO. 3:

The beneficial right appurtenant to Parcel No. 1 under all easements, rights of way, and common areas granted in accordance with the terms and

(Continued)

conditions of that certain "Declaration of Easements, Covenants and Restrictions" dated September 11, 1989 and recorded September 11, 1989 as Entry No. 4821465 in Book 6158 at Page 242 of Official Records and re-recorded September 12, 1989 as Entry No. 4822068 in Book 6158 at Page 1288 of Official Records, as amended.

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FOR INFORMATION PURPOSES ONLY: Tax Parcel No. 22-29-226-027; Tax Parcel No. 22-29-226-025

File No. 39025

WHEN RECORDED RETURN TO:
 GAYLE BURRESS
 CHICAGO TITLE INSURANCE COMPANY
 2001 BRYAN STREET, SUITE 1700
 DALLAS, TEXAS 75201-3005

9601471
 01/04/2006 12:52 PM \$19.00
 Book - 9239 Pg - 6804-6808
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LANDMARK TITLE
 BY: ZJM, DEPUTY - MI 5 P.

SEND TAX NOTICE TO:
 JAMES CAMPBELL COMPANY LLC
 1001 KAMOKILA BLVD.
 KAPOLEI, HAWAII 96707

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Together with all improvements thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (collectively, the "Property"); subject to all matters of record affecting such real property as of the date hereof, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Exceptions").

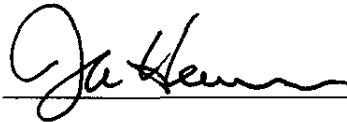
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EXECUTED as of the 7th day of December, 2005, but effective for all purposes as of January 1, 2006.

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D.A. HEENAN



C.R. CHURCHILL



RICHARD W. GUSHMAN, II



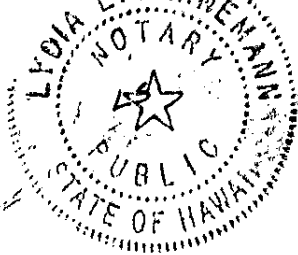
RONALD J. ZLATOPER

Approved as to form for Grantor:

Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation

STATE OF HAWAII
City and
COUNTY OF HONOLULU

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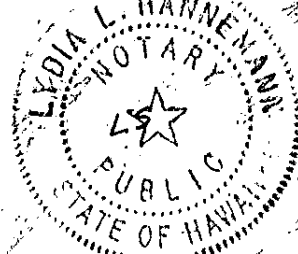


Lydia L. Hannemann
Notary Public, State of Hawaii
~~February 11, 2008~~ Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

STATE OF HAWAII
City and
COUNTY OF HONOLULU

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Lydia L. Hannemann
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Residing in State of Hawaii
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STATE OF HAWAII

City and
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Lydia L. Hannemann
Notary Public, *State of Hawaii*
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

STATE OF HAWAII

COUNTY OF HONOLULU

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Lydia L. Hannemann
Notary Public, *State of Hawaii*
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

EXHIBIT "A"

PARCEL NO. 1:

Beginning at a point on the Southwesterly right-of-way line of the Freeway Access Road known as Project NO. 1-415-9 (4) 297 in the official documents of the Utah Department of Transportation, said point of beginning being South 89°52'20" West along the Section line 1745.49 feet and South 139.16 feet and South 53°17'17" East 542.88 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 53°17'17" West along said Southwesterly right of way line 318.93 feet; thence South 36°42'43" West 191.00 feet; thence South 53°17'17" East 2.60 feet; thence South 36°42'43" West 94.88 feet; thence South 16°58'00" East 458.705 feet to a point on a 540.00 foot radius curve to the left on the Northerly line of property deeded to Salt Lake City for the East Jordan Canal; the center of said curve lies North 12°09'08" West from said point; thence Northeasterly along the arc of said curve and Northerly line through a central angle of 9°52'15" a distance of 93.03 feet; thence North 24°05'00" East 494.57 feet to the point of beginning.

PARCEL NO. 2:

A non-exclusive easement appurtenant to Parcel No. 1 for the purpose of pedestrian traffic and access for vehicles between the public streets and any and all parking areas as created by the Declaration of Easements dated August 14, 1984 and recorded August 28, 1984 as Entry No. 3986120 in Book 5585 at Page 2096 of the Official Records, and any amendments thereto.

PARCEL NO. 3:

A non-exclusive easement appurtenant to Parcel No. 1 for the purpose of pedestrian traffic and access for vehicles between the public streets and any and all parking areas as created by the Declaration of Easements and Parking Agreement dated October 25, 1985 and recorded October 30, 1985 as Entry No. 4157300 in Book 5704 at Page 2653 of the Official Records, and any amendments thereto.

+++

FOR INFORMATION PURPOSES ONLY: Tax Parcel No. 22-29-201-018

FILE NO. 39023

11379021
4/27/2012 11:23:00 AM \$16.00
Book - 10012 Pg - 800-803
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:

Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation
2323 Bryan Street, Suite 2200
Dallas, Texas 75201
Attn: Kenneth F. Plifka

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, D.A. HEENAN, C.R. CHURCHILL, and RICHARD W. GUSHMAN, II, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities ("Grantor"), do hereby release and quitclaim to JAMES CAMPBELL COMPANY, LLC, a Delaware limited liability company ("Grantee"), 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").

GRANTEE'S MAILING ADDRESS
FOR REAL ESTATE TAX PURPOSES:

James Campbell Company, LLC
1001 Kamokila Blvd.
Kapolei, Hawaii 96707
Attention: Head of Asset Management

[SEE SIGNATURES ON THE FOLLOWING PAGE]


COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. LANDMARK TITLE COMPANY hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Executed this 18th day of April, 2012.

GRANTOR:

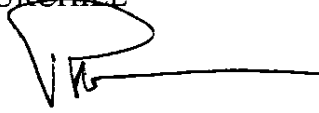
TRUSTEES UNDER THE WILL AND OF THE
ESTATE OF JAMES CAMPBELL, DECEASED,
acting in their fiduciary and not in their individual
capacities



D.A. HEENAN



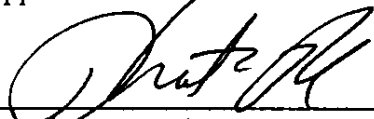
C.R. CHURCHILL



RICHARD W. GUSHMAN, II

~~RONALD J. ZLATOPER~~

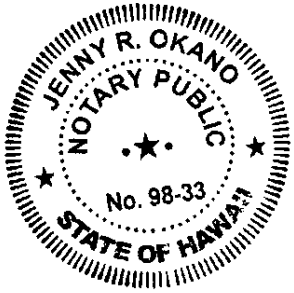
Approved as to form for Grantor:



Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation

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

On this 18th day of April, 2012, before me personally appeared C. R. Churchill, D. A. Heenan, Richard W. Gushman, II, and ~~Ronald J. Zlatoper~~^{pr.} Trustees Under the Will and of The Estate of James Campbell, Deceased, to me known to be the persons described in and who severally executed the foregoing instrument, and severally acknowledged that they executed the same as their free act and deed as such Trustees.



Jenny R. Okano
Printed Name: Jenny R. Okano
Notary Public, State of Hawaii
My commission expires: 1/20/2014

Doc. Date: Undated # Pages: 4
Jenny R. Okano First Circuit
Doc. Description: Quitclaim Deed
(Union Park Center IIA)
Jenny R. Okano 4/18/2012
Notary Signature Date
NOTARY CERTIFICATION

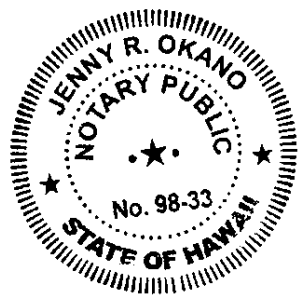


EXHIBIT 1

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.

Tax Parcel Number: **22-29-201-015**