

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

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### Special Warranty Deed

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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").

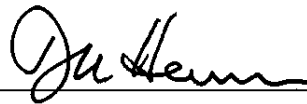
Notwithstanding any contrary provision contained in this instrument, the liability of Grantor for any and all warranties and covenants of Grantor, whether express or implied and whether arising pursuant to the express terms of this instrument or any law (whether common or statutory), rule or regulation 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 7<sup>th</sup> 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



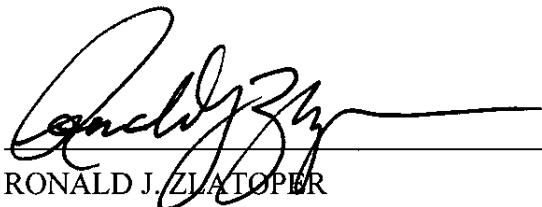
D.A. HEENAN



C.R. CHURCHILL



RICHARD W. GUSHMAN, II



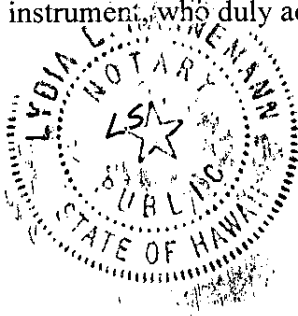
RONALD J. ZLATOPER

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.

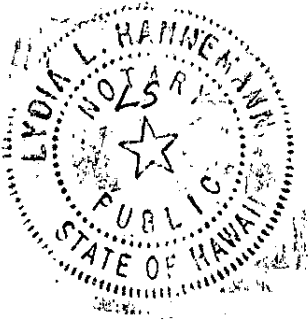


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**Lydia L. Hannemann**  
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Page 3 of 4

STATE OF HAWAII

*City and*  
COUNTY OF HONOLULU

On the 7<sup>th</sup> 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.



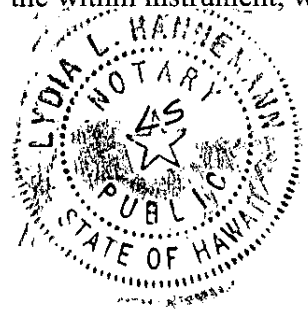
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On the 7<sup>th</sup> day of December, 2005, personally appeared before me Ronald J. Zlatoper, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



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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

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

9601474  
01/04/2006 12:53 PM \$21.00  
Book - 9239 Pg - 6821-6825  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
BY: ZJM, DEPUTY - WI 6 P.

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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").

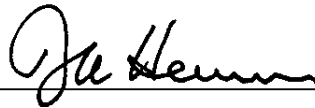
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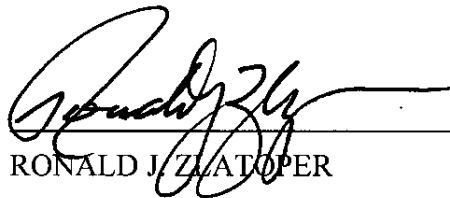
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C.R. CHURCHILL



RICHARD W. GUSHMAN, II



RONALD J. ZLATOPER

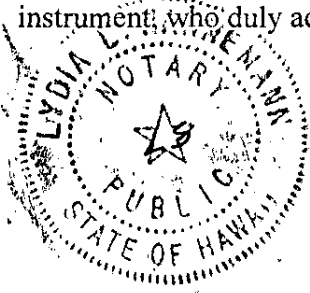


Approved as to form for Grantor:

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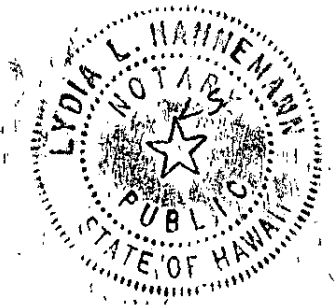


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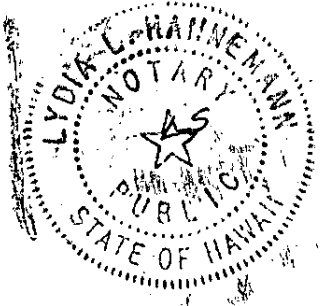
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EXHIBIT "A"

**PARCEL NO. 1:**

Beginning at a point on the West right of way line of 13th East Street, said point of beginning being South 89°52'20" West along the Section line 663.80 feet and North 15°12'00" East 89.47 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said West right of way line for the following three courses; South 15°12'00" West 128.56 feet; South 20°54'38" West 80.40 feet; South 15°12'00" West 92.48 feet to a 15.00 foot radius non-tangent curve to the right, the radius of which is North 0°16'53" West; thence 4.05 feet Westerly along the arc of a said curve through a central angle of 15°28'53" to a 119.60 foot radius reverse curve; thence 27.97 feet Westerly along the arc of said curve through a central angle of 13°24'02"; thence North 88°12'02" West 129.64 feet; thence North 1°47'58" East 118.00 feet; thence North 37°45'00" West 296.83 feet; thence South 52°15'00" West 20.08 feet; thence North 37°45'00" West 15.00 feet; thence North 52°15'00" East 57.08 feet; thence South 37°45'00" East 49.69 feet; thence North 52°15'00" East 126.09 feet; thence North 1°47'58" East 13.35 feet; thence South 88°12'02" East 261.36 feet to a 129.12 foot radius curve to the right, the radius point of which is South 1°47'58" West; thence 29.97 feet Easterly along the arc of said curve through a central angle of 13°18'02" to a 15.00 foot radius compound curve; thence 22.64 feet Southeasterly along the arc of said curve through a central angle of 86°29' to the Westerly right of way line of 13th East Street; thence along said right of way line South 11°35'00" West 131.29 feet to the point of beginning.

Less and excepting therefrom the 1300 East Street Dedication parcel recorded April 3, 1990 as Entry No. 4899939 in Book 90-4 of Plats at Page 29 of Official Salt Lake County Records, and more particularly described as follows:

Beginning at a point on the Westerly right of way line 1300 East Street, said point being South 73°02'11" West 756.25 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 74°48'00" West 7.00 feet; thence North 15°12'00" East 316.37 feet; thence North 11°35'00" East 264.38 feet; thence South 78°25'00" East 7.00 feet to the Westerly right of way line of 1300 East Street; thence Southwesterly along said right of way line for the following two courses: South 11°35'00" West 264.60 feet; thence South 15°12'00" West 316.59 feet to the point of beginning.

Also less and excepting therefrom the following:

Beginning at a point at the back of the existing Westerly sidewalk on 1300 East Street, said point being South 171.61 feet and West 722.83

(Continued)

feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the back of a proposed sidewalk, also being the arc of a 21.00 foot radius curve to the right (center bears North 75°38'38" West) through a central angle of 74°39'55" a distance of 27.37 feet; thence North 51°41'19" East 25.47 feet to the point of beginning.

**PARCEL NO. 2:**

The beneficial right appurtenant to Parcel No. 1 under all easements, rights of way, and common areas granted in accordance with the terms and 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. 22-20-478-027-4001 and Tax Parcel No. 22-20-478-027-4002

FILE NO. 39026