



WHEN RECORDED, MAIL TO:  
CALLISTER NEBEKER & McCULLOUGH  
Attn: T. Richard Davis  
Gateway Tower East, Suite 900  
10 East South Temple  
Salt Lake City, Utah 84133

ATC 4178247-12 E

**SPECIAL WARRANTY DEED**

**ZIONS FIRST NATIONAL BANK**, a national association, whose address is Gateway Tower East, 5<sup>th</sup> Floor, 10 East South Temple, Salt Lake City, Utah 84133, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but not otherwise, to **ANDROMEDA HOSPITALITY GROUP, INC.**, a Colorado corporation, GRANTEE, whose address is 9100 East Panorama Drive, Suite 300, Englewood, Colorado 80112, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract(s) of land in Weber County, State of Utah, and more particularly described as follows:

PARCEL 1:

PART OF LOT 7, BLOCK 25, PLAT "A", OF OGDEN CITY SURVEY: BEGINNING AT THE NORTHEAST CORNER OF LOT 7, AND RUNNING THENCE SOUTH 101 FEET; THENCE WEST 122 FEET; THENCE NORTH 101 FEET; THENCE EAST 122 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY IN COMMON WITH OTHERS OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 101 FEET SOUTH AND 122 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE WEST 43 FEET; THENCE NORTH 12 FEET; THENCE EAST 43 FEET; THENCE SOUTH 12 FEET TO BEGINNING.

E: 1978865 PG 1 OF 3  
DOUG CROFTS, WEBER COUNTY RECORDER  
30-SEP-03 2:58 PM FEE \$16.00 DEP JPM  
REC FOR: FIRST.AMERICAN.TITLE

Tax Parcel # 01-021-0056 ✓  
# 01-021-0085F

PARCEL 2:

PART OF LOT 8, BLOCK 25, PLAT A, OGDEN CITY SURVEY:

BEGINNING AT A POINT ON THE EAST LINE OF KIESEL AVENUE, SAID POINT BEING 301.65 FEET NORTH 89°07'36" WEST ALONG THE NORTH LINE OF SAID LOT 8 AND 3.62 FEET SOUTH 0°58' WEST ALONG THE EAST LINE OF KIESEL AVENUE FROM THE NORTHEAST CORNER OF SAID LOT 8, RUNNING THENCE SOUTH 89°01' EAST 100.94 FEET; THENCE SOUTH 0°57'44" WEST 58.61 FEET; THENCE NORTH 89°09' WEST 100.95 FEET TO THE EAST LINE OF KIESEL AVENUE; THENCE NORTH 0°57' EAST 58.85 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING:

An unrecorded Lease executed by Priskos Investments, Inc., a Utah corporation, as Landlord, and CPH Operating Company, L.P., a Utah limited partnership, as Lessee, as disclosed by Memorandum of Lease recorded March 11, 2002 as Entry No. 1833237 in Book 2216 at Page 556 of Official Records.

Subordination, Attornment and Non-Disturbance Agreement and Estoppel Certificate dated June 17, 2003, by and between CPH Operating Company, LP, a Utah limited partnership, as Lessee, Zions First National Bank, a national banking association, as Lender and Priskos Investments, Inc., a Utah corporation, as Lender, and subject to the terms and conditions contained therein. Said Instrument recorded June 18, 2003 as Entry No. 1948487 in Book 2387 at Page 1407 of Official Records.

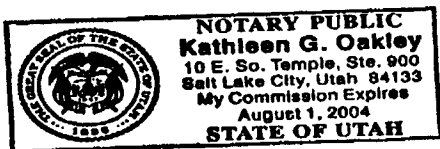
IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto affixed by this 30 day of September, 2003.

ZIONS FIRST NATIONAL BANK,  
a national association

By: Victor Stark  
Victor Stark, Vice President

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

On this 29<sup>th</sup> day of September, 2003, personally appeared before me, Victor Stark, Vice President of Zions First National Bank, a national association, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Kathleen G. Oakley  
NOTARY PUBLIC

E# 1978865 PG3 OF3

A-3