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2/8/2005 1:47:00 PM \$13.00
Book - 9092 Pg - 4062-4063
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

FOUNDERS TITLE COMPANY NO. F-00064901

WHEN RECORDED MAIL TO:
HILLSIDE PLAZA PARTNERS, L.L.C.
1448 15th Street, Suite 100
Santa Monica, Ca. 90404

SPECIAL WARRANTY DEED

HILLSIDE PLAZA LTD., a California Limited Parntership Grantor,
of San Francisco, California, hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to
HILLSIDE PLAZA PARTNERS, L.L.C., Grantee

of Santa Monica, California for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - the following described

tract of land in SALT LAKE County, State of Utah:

See Exhibit A attached hereto and made a part hereof.

Subject to a Deed of Trust dated August 1, 2003, wherein Hillside Plaza, Ltd. is the Trustor, Legacy Land Title is the Trustee and Protective Life Insurance Company is the Beneficiary, in the original principal amount of \$4,000,000.00, recorded August 18, 2003, as Entry No. 8777949, in Book 8864, at Page 3398, which the Grantee herein assumes and agrees to pay.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2005 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 22 day of January, 2005.

HILLSIDE PLAZA, LTD.
Warren Clark
By: Warren Clark, General Partner

STATE OF CALIFORNIA
COUNTY OF San Francisco

On the 22 day of January, A.D., 2005, Personally appeared before me WARREN CLARK, General Partner of HILLSIDE PLAZA, LTD., the signer(s) of the within instrument, who duly acknowledged to me that he executed the same, as said General Partner on behalf of said Partnership.

Edward Franklin Allendorf
NOTARY PUBLIC
Residing at: San Francisco
My Commission Expires: May 25, 2007

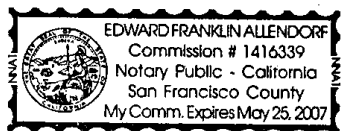


Exhibit A

Parcel 1:

Beginning at a point on the East line of 2300 East Street, said point being South 0°14'40" West 40.01 feet and South 89°51'30" East 33.00 feet from the North quarter corner of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°51'30" East 830.752 feet; thence South 39°30'00" East 116.859 feet; thence South 39°10'00" West 243.69 feet; thence South 45°11'35" West 720.00 feet; thence South 66°22'30" West 102.47 feet; thence North 89°45'20" West 150.00 feet to the East line of 2300 East Street; thence North 0°14'40" East 828.99 feet to the point of beginning. The following is shown for information purposes only: Tax ID No. 22-27-201-001, -002, -003, -004, -005, -006, -007, & -008

Parcel 2:

Non-exclusive easements as established by Covenants dated August 1, 1976, recorded August 26, 1976, as Entry No. 2849657, in Book 4315, at Page 174 of the official records over and across the following described parcel of land: Beginning at a point South 0°14'40" West 33.0 feet and South 89°51'30" East 857.94 feet from the North quarter corner of Section 27, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°51'30" East 260.06 feet to a point of a 15.0 foot radius curve to the right; thence Easterly and Southerly along the arc of said curve 23.56 feet to a point of tangency on the West line of Promenade Drive; thence South 0°08'30" West along said West line 102.52 feet to a point of a 15.0 foot radius curve to the right; thence Southwesterly along the arc of said curve 22.51 feet to a point of a reverse curve to the left on the North line of Cinnebar Lane, the radius point of said curve being South 3°51'30" East 200.0 feet; thence Southwesterly along the arc of said curve and North line 124.41 feet; thence North 39°30' West 231.14 feet to the point of Beginning. Excepting therefrom the North 7.0 feet thereof conveyed to Salt Lake County