

WHEN RECORDED, RETURN TO:
 West Valley City Recorder
 3600 S. Constitution Boulevard
 West Valley City, Utah 84119

11196032
 6/9/2011 3:16:00 PM \$38.00
 Book - 9929 Pg - 9086-9098
 Gary W. Ott
 Recorder, Salt Lake County, UT
 FOUNDERS TITLE
 BY: eCASH, DEPUTY - EF 13 P.

F-71961

**SPECIAL WARRANTY DEED
 AND RESERVATION OF EASEMENT**

FOR GOOD AND VALUABLE CONSIDERATION, **COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC**, a Delaware limited liability company, the Grantor, hereby conveys and warrants, against those claiming by, through and under the Grantor and not otherwise, to the **WEST VALLEY CITY**, the Grantee, that certain tract of land located in Salt Lake County, State of Utah, as described in **Exhibit "A"** attached hereto and incorporated by reference (the "**Subject Property**").

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever. The Grantor does hereby covenant to and with the Grantee that the Grantee is owner in fee simple of the Subject Property and that the Grantor will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantor and not otherwise.

SUBJECT TO and excepting from such conveyance, the following easement:

1. **Reservation of Easement.** Grantor is the owner of certain real property located adjacent to the Subject Property (the "**Grantor's Retained Property**"), as more particularly described on **Exhibit "D"** attached hereto and incorporated by reference. Costco Wholesale Corporation, a Washington Corporation ("**Costco**"), leases a portion of the Grantor's Retained Property, pursuant to the Ground Lease referenced in Section 2 below. Grantor hereby reserves unto Grantor, and its successors in interest, and its and their agents and designees, and also reserves in favor of Costco, subject to the terms and conditions set forth in Section 2 below, a perpetual, non-exclusive easement across, upon and under that portion of the Subject Property legally described in **Exhibit "B"** attached hereto, and depicted on **Exhibit "C"** attached hereto, and by these references incorporated herein (the "**Easement Area**") for the purpose of constructing, maintaining, repairing and replacing thereon, private storm drain lines, facilities and appurtenances (herein the "**Storm Drain Facilities**").

2. **Termination of Easement in Favor of Costco.** Costco's easement rights as set forth above shall automatically terminate upon the expiration or sooner termination of that certain Ground Lease by and between Grantor and Costco (the "**Costco Ground Lease**"), which Ground Lease is evidenced by that certain Memorandum of Ground Lease and Restrictive Covenant, recorded on July 17, 2006 as Entry No. 9784298 in Book 9322, beginning at Page 7614, in the in the Official Records of Salt Lake County, State of Utah

3. **Costs.** All costs associated with the construction, maintenance, repair or replacement of the Storm Drain Facilities within the Easement Area shall be the sole responsibility of Costco, and, following the expiration or sooner termination of the Costco Ground Lease, the sole responsibility of Grantor. Grantee shall not have any obligation to pay for any costs of any kind whatsoever associated with the Storm Drain Facilities.

4. Restoration. Immediately after the completion of any work performed by or on behalf of Costco or Grantor, as the case may be, pursuant to this instrument, Costco or Grantee, as the case may be, shall remove or cause to be removed all debris and restore the Easement Area to the condition that existed prior to the commencement of such work.

5. Liens. Neither Costco nor Grantor, as the case may be, shall permit any claim, lien or other encumbrance arising from any work performed by or on behalf of Costco or Grantor to accrue against or attach to the Subject Property, or any portion thereof.

6. Indemnity. Costco or Grantor, as the case may be, shall indemnify, defend and hold Grantee harmless from and against any and all claims for damages suffered and any loss, cost or expense incurred by Grantee (including reasonable attorney's fees) or any claim, demand or action against Grantee, relating to Costco's or Grantor's use of the easement rights reserved in this instrument.

7. Successors and Assigns. The easement rights reserved in this instrument and the duties agreed to hereunder will run with and bind the Grantor's Retained Property and the Subject Property, and will inure to the benefit of and be binding upon the Grantor's and Grantee's respective successors and assigns.

The undersigned Grantor further hereby acknowledges and affirms to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Special Warranty Deed and Reservation of Easement before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Special Warranty Deed and Reservation of Easement for the purposes stated in it.

DATED as of the 6th day of June, 2011.

[SIGNATURE PAGE FOLLOWS]

COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC,
a Delaware limited liability company

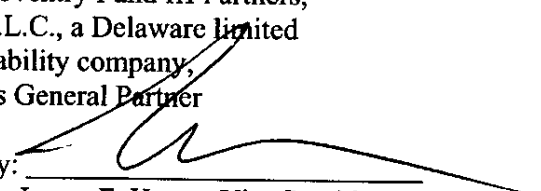
By: Coventry Valley Fair, L.L.C.,
a Delaware limited liability company,
Its Managing Member

By: Coventry Fund III REIT, L.L.C.,
a Delaware limited liability company,
Its Sole Member

By: Coventry Real Estate Fund III-A, L.P.,
a Delaware limited partnership,
Its Sole Member

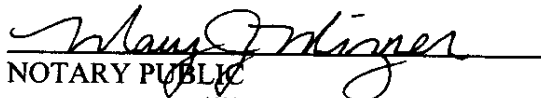
By: Coventry Fund III Partners, L.P.,
a Delaware limited partnership,
Its General Partner

By: Coventry Fund III Partners,
L.L.C., a Delaware limited
liability company,
Its General Partner

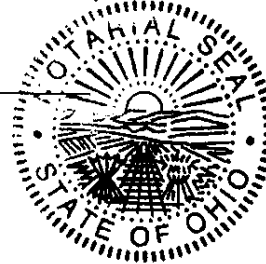
By: 
Loren F. Henry, Vice President

STATE OF OHIO)
 : ss.
COUNTY OF GEAUGA)

The foregoing instrument was acknowledged before me this 17th day of February, 2011 by Loren F. Henry in his capacity as the Vice President of Coventry Fund III Partners, L.L.C., in its capacity as the general partner of Coventry Fund III Partners, L.P., in its capacity as the general partner of Coventry Real Estate Fund III-A, L.P., in its capacity as the sole member of Coventry Fund III REIT, L.L.C., in its capacity as the sole member of Coventry Valley Fair, L.L.C., in its capacity as the managing member of COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC, a Delaware limited liability company.


NOTARY PUBLIC

My Commission Expires: 2-22-15



MARY J. MIZNER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Gauga County
My Comm. Exp. 2/22/15

EXHIBIT "A"

Legal Description of the Subject Property

Affects Tax ID. No. 15-33-276-008,
15-33-276-006, 15-33-276-003 &
15-33-201-009
Parcel No. I215:1:A
Project No. S-I215(139)
Reference Project No. I-215-9(6)297

A parcel of land affecting Tax ID. No. 15-33-276-008 in fee for the purpose of constructing thereon a roadway known as Project No. S-I215(139), being part of an entire tract of property situate in the SE1/4NE1/4 of Section 33, T. 1 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at the southeast corner of said entire tract, which is 1,075.40 ft. S. 89°56'00" W. along the south line of said NE1/4 of Section 33, and 33.00 ft. N. 00°04'00" W. and 7.01 ft. N. 03°35'13" W., from the East Quarter corner of said Section 33, said point also being the intersection of the westerly right of way and non-access line of I-215 and the northerly right of way of 3800 South Street, which point is 145.11 ft. perpendicularly distant westerly from the centerline of the I-215 Alignment of Project No. S-I215(139), opposite Engineer station 347+97.06; and running thence S. 89°56'00" W., 62.33 ft. along the south line of said entire tract; thence N. 35°54'57" E., 48.14 ft.; thence N. 02°05'08" W., 480.43 ft.; thence S. 89°59'46" E., 19.04 ft. to the east line of said entire tract, which point is 145.07 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of said Project No. S-I215(139), opposite Engineer station 353+17.11; thence S. 03°35'13" E., along said east line 520.05 ft. to the point of beginning.

The above described parcel of land contains 13,999 square ft. in area or 0.321 acre, more or less.

Also:

A parcel of land in fee affecting Tax. ID. No. 15-33-276-006 for the purpose of constructing thereon a roadway known as Project No. S-I215(139), being part of an entire tract of property situate in the SE1/4NE1/4 of Section 33, T. 1 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at southeast corner of said entire tract, which is 1,107.76 ft. S. 89°56'00" W. along the south line of said NE1/4 of Section 33, and 559.07 ft. N. 00°04'00" W., from the East Quarter corner of said Section 33, said point also being 145.07 ft. perpendicularly distant westerly from the centerline of the I-215 Alignment of Project No. S-I215(139), opposite Engineer station 353+17.11; and running thence N. 89°59'46" W., along the south line of said entire tract 19.04 ft.; thence N. 02°05'08" W., 278.14 ft. to the north line of said entire tract; thence S. 89°59'46" E., along said north line 11.74 ft. to the east line of said entire tract, which is a point 145.05 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of said Project No. S-I215(139), opposite Engineer station 355+95.62; thence S. 03°35'13" E., along said east line 278.50 ft. to the point of beginning.

The above described parcel of land contains 4,278 square ft. in area or 0.098 acres, more or less.

Also:

A parcel of land in fee affecting Tax ID. No. 15-33-276-003 for the purpose of constructing thereon a roadway known as Project No. S-I215(139), being part of an entire tract of property situate in the NE1/4NE1/4, and the SE1/4NE1/4 of Section 33, T. 1 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at southeast corner of said entire tract, which is 1,124.86 ft. S. 89°56'00" W. along the south line of said NE1/4 of Section 33, and 837.05 ft. N. 00°04'00" W., from the East Quarter corner of said Section 33, said point also being 145.05 ft. perpendicularly distant westerly from the centerline of the I-215 Alignment of Project No. S-I215(139), opposite Engineer station 355+95.62; and running thence N. 89°59'46" W., along the south line of said entire tract 11.74 ft.; thence N. 02°05'08" W., 148.15 ft. to a point of tangency with a 6,984.50 ft. radius curve to the left; thence northerly 663.89 ft. along the arc of said curve to a point of tangency with a 1,397.00 ft. radius compound curve to the left; thence northerly along the arc of said curve, a distance of 169.62 ft. to the beginning of the new non-access line to be established by this document at a point 188.87 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of said Project No. S-I215(139), opposite Engineer station 365+76.05; thence continuing along said new non-access line to be established by this document and the arc of said curve, 268.00 ft. to the west line of said entire tract; thence departing said new non-access line N. 00°00'14" E. along said west line, 69.16 ft. to the easterly line of said entire tract which point is also the existing westerly right of way and non-access line to be abandoned by this document of a freeway, Interstate Highway I-215, known as project No. I-215-9(6)297, said point being 260.09 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of said Project No. I-215-9(6)297, opposite Engineer station 369+02.20, and a point on a 774.72 ft. radius curve to the right, (Note: radius bears S. 60°25'47" W.); thence along said westerly right of way and non-access line to be abandoned by this document the following five courses: (1) southeasterly along the arc of said curve 1.62 ft. to a point on a 768.83 ft. radius curve to the right, (Note: radius bears S. 60°33'44" W.); thence (2) southeasterly along the arc of said curve 93.41 ft.; thence (3) S. 17°08'55" E., 239.87 ft.; thence (4) S. 06°35'15" E., 431.82 ft.; thence (5) S. 03°35'13" E., 553.96 ft. to the point of beginning.

The above described parcel of land contains 15,885 square ft. in area or 0.365 acres, more or less.

Also:

A parcel of land in fee affecting Tax ID. No. 15-33-201-009 for the purpose of constructing thereon a roadway known as Project No. S-I215(139), being part of an entire tract of property situate in the NW1/4NE1/4 of Section 33, T. 1 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at a point on the existing westerly right of way and non-access line to be abandoned by this document, of a freeway, Interstate Highway I-215, known as project No. I-215-9(6)297 which point is 260.09 ft. perpendicularly distant westerly from the centerline of the I-215 Alignment of said Project opposite Engineer station 369+02.20 (Note: said point of beginning is 1,319.93 ft. S. 89°56'00" W. along the south line of said NE1/4 of Section 33, and 2,133.67 ft. N. 00°04'00" W., from the East

Quarter corner of said Section 33. Said point is also 260.05 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of Project No. S-I215(139), opposite Engineer station 369+01.78); and running thence S. 00°00'14" W., along the east line of said entire tract 69.16 ft. to the new westerly right of way and non-access line to be established by this document, at a point 264.39 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of said Project No. S-I215(139) opposite Engineer station 368+32.76, and point on a 1,397.00 ft. radius curve to the left, (Note: radius bears S. 64°31'12" W.); thence along said new westerly right of way and non-access line the following three courses: (1) northwesterly along the arc of said curve 14.57 ft.; thence (2) N. 26°06'33" W., 147.42 ft. to a point on a 590.00 ft. radius curve to the right, (Note: radius bears N. 63°55'20" E.); thence (3) northwesterly along said curve 67.11 ft. to a point on the existing right of way and non-access line of Interstate Highway I-215, known as project No. I-215-9(6)297, which point is 348.49 ft. perpendicularly distant westerly from the centerline of the I-215 Alignment of said Project No. S-I215(139) opposite Engineer station 370+46.17 (Note: said point is also 348.44 ft. perpendicularly distant westerly from the centerline of the I-215 South Alignment of Project No. S-I215(139), opposite Engineer station 370+45.76), and point on a 848.83 ft. radius curve to the right, (Note: radius bears S. 49°36'16" W.), thence along said westerly right of way and non-access line to be abandoned by this document the following five courses: (1) southeasterly along the arc of said curve 23.11 ft.; thence (2) S. 00°00'06" W., 19.58 ft.; thence (3) S. 89°59'54" E., 15.30 ft. to a point on a 850.65 ft. radius curve to the right, (Note: radius bears S. 52°50'38" W.); thence (4) southeasterly along the arc of said curve 34.16 ft. to a point on a 774.72 ft. radius curve to the right, (Note: radius bears S. 53°59'30" W.); thence (5) southeasterly along the arc of said curve 87.05 ft. to the point of beginning.

The above described parcel of land contains 3,983 square ft. in area or 0.091 acres, more or less.

(Note: Rotate all bearings in the above descriptions 00°14'45" clockwise to match highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

EXHIBIT "B"

Legal Description of the Easement Area

Commencing at the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian; thence South 89°56'00" West 1076.30 feet along quarter section line; thence North 00°04'00" West 33.00 feet; thence North 03°35'13" West 7.01 feet to a point on the right of way line and non access line of state freeway project I-215 and the North right of way line of 3800 South Street; thence South 89°55'36" West 62.34 feet along the North right of way line of said street; thence North 35°50'37" East 47.92 feet; thence North 02°04'16" West 11.00 feet to the POINT OF BEGINNING; thence continuing North 02°04'16" West 432.21 feet; thence South 82°55'22" East 12.67 feet; thence South 03°12'47" East 214.55 feet; thence South 04°29'21" East 216.67 feet; thence South 89°40'38" West 25.94 feet to the POINT OF BEGINNING.

Contains 7767 square feet or 0.178 acres, more or less.

EXHIBIT "C"

Depiction of the Easement Area

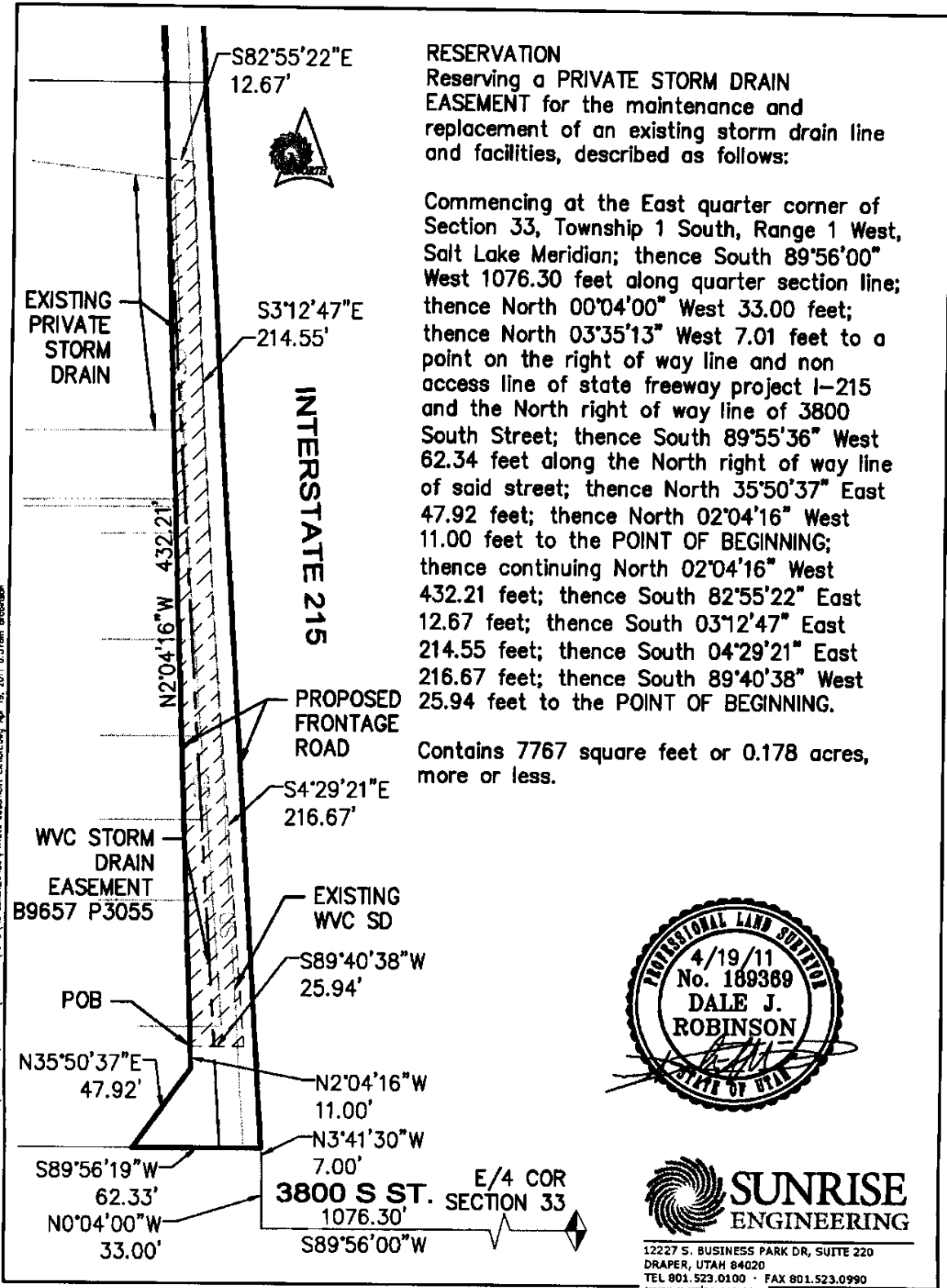


EXHIBIT "D"

Legal Description of Grantor's Retained Property

All that certain real property located in West Valley City, Salt Lake County, State of Utah, described as follows:

PARCEL 1:

Beginning at a point on the East right-of-way of 2700 West street, said point being South 89° 58' 40" East along the Section line 33.00 feet; and South 0° 00' 44" West along said East right-of-way line 154.91 feet, from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89° 59' 21" East 39.00 feet to a point of a curve to the right, the radius point of which is South 89° 59' 21" East 75.00 feet; thence Northeasterly along the arc of said curve 117.83 feet to a point of tangency, said point being 80.00 feet perpendicularly distant Southerly from the center line of 3500 South Street at Engineer Station 5+97.53 of State Freeway Project I-215; thence South 89° 58' 40" East 505.72 feet to a point of curve to the right, the radius point of which is South 5° 08' 45" West 848.83 feet, said point also being 80.00 feet perpendicularly distant Southerly from the center line of said 3500 South Street at Engineer Station 11+03.24; thence Southeasterly along the arc of said curve 683.09 feet; thence South 0° 01' 17" West 19.30 feet; thence South 89° 58' 40" East 15.68 feet to a point on a curve to the right, the radius point of which is South 52° 55' 58" West 848.83 feet; thence Southeasterly along the arc of said curve 33.77 feet to a point of intersection with a curve to the right, the radius point of which is South 54° 01' 22" West 768.83 feet, said point of intersection being 80.00 feet radially distant Southwesterly from the centerline of J-6 ramp at Engineer Station 18+00; thence Southeasterly along the arc of said curve 88.48 feet to a point on the East line of the West one-half of the Northeast quarter of said Section 33; thence South along said East line 1469.58 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 33; thence South 89° 57' 20" West along the South line of the North one-half of the Southwest quarter of the Northeast quarter of said Section 33, 1288.88 feet to the East right-of-way line of 2700 West Street; thence North 0° 00' 44" East along said East right-of-way line 1831.35 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM following:

Beginning at a point which is South 89° 56' West along the quarter Section line 1322.02 feet and North 1483.67 feet and South 89° 57' West 121.85 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89° 57' West 216.0 feet; thence North 0° 03' West 258.0 feet; thence North 89° 57' East 216.0 feet to a point of a 24.0 foot radius curve to the right; thence Southeasterly along the arc of said curve 37.70 feet to a point of tangency; thence South 0° 03' East 210.0 feet to a point of a 24.0 foot radius curve to the right; thence Southwesterly along the arc of said curve 37.70 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is South 0° 00' 44" West along the center Section line 1548.84 feet, and South 89° 59' 18" East 601.21 feet from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Northwest corner of the building; and running thence North 89° 59' 30" East 477.40 feet; thence South 00° 00' 30" East 29.69

feet; thence South 89° 59' 30" West 5.40 feet; thence South 0° 00' 30" East 40.20 feet; thence North 89° 59' 30" East 5.40 feet; thence South 0° 00' 30" East 71.80 feet; thence South 89° 59' 30" West 56.00 feet; thence South 00° 00' 30" East 84.00 feet; thence South 89° 59' 30" West 85.00 feet; thence North 00° 00' 30" West 28.00 feet; thence South 89° 59' 30" West 126.20 feet; thence North 00° 00' 30" West 5.40 feet; thence South 89° 59' 30" West 82.20 feet; thence South 00° 00' 30" East 5.40 feet; thence South 89° 59' 30" West 128.00 feet; thence North 00° 00' 30" West 57.85 feet; thence North 89° 59' 30" East 8.40 feet; thence North 00° 00' 30" West 26.20 feet; thence South 89° 59' 30" West 2.80 feet; thence North 00° 00' 30" East 29.75 feet; thence North 89° 59' 30" East 2.80 feet; thence North 00° 00' 30" West 26.20 feet; thence South 89° 59' 30" West 8.40 feet; thence North 00° 00' 30" West 57.69 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is South 0° 00' 44" West along the center section line 342.74 feet, and South 89° 59' 18" East 604.30 feet from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said also being the Northwest corner of the building; and running thence North 89° 56' 73" East 323.40 feet; thence North 00° 03' 23" West 37.00 feet; thence North 89° 56' 37" East 22.70 feet; thence South 00° 03' 23" East 37.00 feet; thence North 89° 56' 37" East 67.90 feet; thence South 00° 03' 23" East 226.06 feet; thence South 89° 56' 37" West 414.00 feet; thence North 00° 03' 23" West 226.06 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-201-007-2000, and 15-33-201-007-2001).

PARCEL 2:

Beginning at a point which is South 89° 56' West along the quarter section line 1,322.02 feet and North 1,483.67 feet and South 89° 57' West 121.85 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West Salt Lake Base and Meridian; and running thence South 89° 57' West 216.0 feet; thence North 0° 03' West 258.0 feet; thence North 89° 57' East 216.0 feet to a point of a 24.0 foot radius curve to the right; thence Southeasterly along the arc of said curve 37.70 feet to a point of tangency; thence South 0° 03' East 210.0 feet to a point of a 24.0 foot radius curve to the right; thence Southwesterly along the arc of said curve 37.70 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-201-005).

PARCEL 3:

Beginning at a point which is South 0° 00' 44" West along the center section line 1,548.84 feet, and South 89° 59' 18" East 601.21 feet from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Northwest corner of the building; and running thence North 89° 59' 30" East 477.40 feet; thence South 00° 00' 30" East 29.69 feet; thence South 89° 59' 30" West 5.40 feet; thence South 00° 00' 30" East 40.20 feet; thence North 89° 59' 30" East 5.40 feet; thence South 0° 00' 30" East 71.80 feet; thence South 89° 59' 30" West 56.00 feet; thence South 00° 00' 30" East 84.00 feet; thence South 89° 59' 30" West 85.00 feet; thence North 00° 00' 30" West 28.00 feet; thence South 89° 59' 30" West 126.20 feet; thence North 00° 00' 30" West 5.40 feet; thence South 89° 59' 30" West 82.20 feet; thence South 00° 00' 30" East 5.40 feet; thence South 89° 59' 30" West 128.00 feet; thence North 00° 00' 30" West 57.85 feet; thence North 89° 59' 30" East 8.40 feet; thence North 00° 00' 30" West 26.20 feet; thence South 89° 59' 30" West 2.80 feet; thence North 00° 00' 30" East 29.75 feet; thence North 89° 59' 30" East 2.80 feet; thence North

00° 00' 30" West 26.20 feet; thence South 89° 59' 30" West 8.40 feet; thence North 00° 00' 30" West 57.69 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-251-007).

PARCEL 4:

Beginning at a point which is South 0° 00' 44" West along the center section line 342.74 feet, and South 89° 59' 18" East 604.30 feet from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said also being the Northwest corner of the building; and running thence North 89° 56' 37" East 323.40 feet; thence North 00° 03' 23" West 37.00 feet; thence North 89° 56' 37" East 22.70 feet; thence South 00° 03' 23" East 37.00 feet; thence North 89° 56' 37" East 67.90 feet; thence South 00° 03' 23" East 226.06 feet; thence South 89° 56' 37" West 414.00 feet; thence North 00° 03' 23" West 226.06 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-201-006).

PARCEL 5:

Beginning on the West right-of-way and non-access line of State Freeway Project I-215 at a point which is South 89° 56' West along the quarter section line 1,076.295 feet and North 0° 04' West 33.00 feet and North 3° 35' 13" West 805.29 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 3° 35' 13" West along said right-of-way and non-access line 553.785 feet; thence North 6° 34' 37" West along said right-of-way and non-access line 431.80 feet; thence North 17° 08' 58" West along said right-of-way and non-access line 239.87 feet to a point on a 768.83 foot radius curve to the left, the center of which bears South 67° 31' 22" West from said point; thence Northwesterly along said right-of-way and non-access line and the arc of said curve 92.67 feet to point on the West line of the East half of the Northeast quarter of said Section 33; thence South along said West line 1,294.16 feet; thence East 195.31 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-276-003).

PARCEL 6:

Beginning at a point South 89° 56' West along the quarter section line 1,273.985 feet and North 0° 04' West 33.00 feet and North 0° 05' 58" West 525.48 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 47.09 feet; thence North 278.46 feet; thence East 48.12 feet; thence South 0° 12' 42" West 278.46 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-276-005).

PARCEL 7:

Beginning West 660 feet and North 0° 04' West 329.969 feet from Southeast corner of Southwest quarter of the Northeast quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian; thence West 12.8 feet; thence North 0° 04' West 330.016 feet; thence North 89° 56' East 12.8 feet; thence South 0° 04' East 330.031 feet to beginning, more or less.

(For reference purposes only: Tax Parcel No. 15-33-251-009).

PARCEL 8:

Beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 40 rods; thence West 40 rods; thence South 20 rods; thence West 11.69 feet, more or less, to the Northeast corner of the property shown in quit claim deed recorded May 16, 2001, as Entry No. 7897248, in Book 8457, at Page 5615; thence along the East line of said property South 0° 04' West 330.014 feet; thence East 672.175 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-251-010).

Less and excepting there from all of the above the following:

Commencing at the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian;

thence North 89° 48' 37" West 1,322.05 feet along quarter section line to the point of beginning; thence continuing North 89° 48' 37" West 442.96 feet; thence North 00° 11' 23" East 25.00 feet; thence North 89° 48' 37" West 229.16 feet; thence North 00° 14' 55" East 15.00 feet; thence South 89° 48' 36" East 672.15 feet; thence South 00° 15' 23" West 40.00 feet to the point of beginning.

Parcel 10:

Beginning at a point on the West right-of-way and non-access line of State of Freeway Project I-215, said point being South 89° 56' West along the quarter section line 1,076.295 feet and North 0° 04' West 33.00 feet and North 3° 35' 13" West 526.29 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 165.68 feet; thence North 0° 12' 42" East 278.46 feet; thence East 147.19 feet to the West right-of-way line and non-access line of State Highway Project I-215; thence South 3° 35' 13" East along said right-of-way line, 279.00 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-276-006).

Parcel 11:

Beginning at a point on the North right-of-way line of 3800 South Street, said point being South 89° 56' West along the quarter Section line 1,273.985 feet and North 0° 04' West 40.00 feet from the East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89° 56' West along said North right-of-way 48.00 feet; thence North 518.54 feet; thence East 47.09 feet; thence South 0° 05' 58" East 518.48 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 15-33-276-007).

Parcel 12:

Beginning South 89° 56' West 1,076.295 feet and North 0° 04' West 33 feet and North 3° 35' 13" West 7.01 feet from East quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian; thence North 3° 35' 13" West 519.28 feet, West 165.68 feet; thence South 0° 05' 58" East

518.48 feet; thence North 89° 56' East 197.28 feet to beginning.

(For reference purposes only: Tax Parcel No. 15-33-276-008)

Parcel 13:

Beginning at a point on the North line of 3800 South Street which is 396 feet North 89°56'00" East along the quarter Section line and North 30.00 feet from the Center of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 630.31 feet; thence East 253.08 feet; thence South 0°04'00" East 630.01 feet along an existing fence to the North right-of-way line of 3800 South Street; thence South 89°56'00" West 253.81 feet along the North line of 3800 South Street to the point of beginning.

Also Described as:

Beginning at a point on the North line of 3800 South Street which is 396 feet North 89°56'00" East along the Quarter Section Line and North 30.00 feet from the Center of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 630.31 feet (measured North 0°00'44" East 630.36 feet to a point on the South Line of that property defined by a Special Warranty Deed found in Book 9555, Page 7461); thence East 253.08 feet (measured North 89°57'20" East 252.93 feet along said line to a point on the West property line as defined by said Special Warranty Deed); thence South 0°04'00" East 630.01 feet along an existing fence to the North right of way line of 3800 South Street (measured the following three calls as defined by said Special Warranty Deed, South 0°04'00" East 330.16 feet; thence East 1.11 feet; thence South 0°04'00" East 300.83 feet); thence South 89°56'00" West 253.81 feet (measured 254.10 feet) along the North line of 3800 South Street to the point of beginning.

(For reference purposes only: Tax Parcel No.'s 15-33-251-008 & 15-33-251-011)

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH, SAID PARCEL BEING A PORTION OF THE VALLEY FAIR MALL PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 00°00'44" WEST, ALONG THE NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 1971.39 FEET; THENCE SOUTH 89°59'03" EAST, A DISTANCE OF 69.07 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH A DISTANCE OF 151.50 FEET; THENCE NORTH 89°57'20" EAST, PARALLEL WITH THE SOUTH LINE OF THE VALLEY FAIR MALL PROPERTY, A DISTANCE OF 201.53 FEET; THENCE SOUTH 00°00'44" WEST A DISTANCE OF 151.50 FEET; THENCE SOUTH 89°57'20" WEST, PARALLEL WITH SAID SOUTH LINE OF THE VALLEY FAIR MALL PROPERTY, A DISTANCE OF 201.50 FEET, TO THE POINT OF BEGINNING.

CONTAINS 30,530 SQ. FT., OR 0.700 ACRES AND 1 LOT.