

10312231 .When Recorded, mail to:

FPA Country Square, LLC
c/o Nancy Mauriello, APC
4665 MacArthur Court, Suite 210
Newport Beach, CA 92660

10312231
12/31/2007 12:22:00 PM \$15.00
Book - 9553 Pg - 8699-8701
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

PARCEL ID # 27-15-127-019-0000;
27-15-127-022-0000

Special Warranty Deed

COUNTRY SQUARE S.C. PARTNERSHIP, LTD., a Utah limited partnership, with its principal office at 370 East 500 South, Suite 100, Salt Lake City, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to FPA COUNTRY SQUARE, LLC, a Delaware limited liability company, GRANTEE, 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:

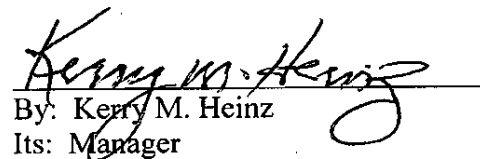
See Exhibit "A" attached hereto and by reference to made a part hereof.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said GRANTOR, this 17th day of December, 2007.

**Country Square S.C. Partnership, Ltd.,
a Utah limited partnership**

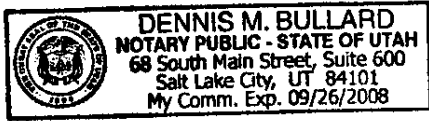
By: Country Square, LLC
Its: General Partner


By: Kerry M. Heinz
Its: Manager

NCS-303186

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

On this 17th day of December, 2007, personally appeared before me Kerry M. Heinz, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his authorized capacity as Manager of Country Square, LLC, a Utah limited liability company, the General Partner of Country Square S.C. Partnership, Ltd., a Utah limited partnership.



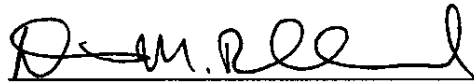

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF REDWOOD ROAD (A 53.00 FOOT HALF WIDTH) SAID POINT BEING SOUTH 0° 06' 05" WEST 642.06 FEET ALONG THE CENTER LINE OF REDWOOD ROAD (1700 WEST STREET) AND NORTH 89° 53' 55" WEST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° 53' 55" WEST 232.21 FEET TO THE EAST LINE OF THE UTAH AND SALT LAKE CANAL RIGHT-OF-WAY; THENCE SOUTH 20° 31' 47" EAST 98.15 FEET ALONG SAID EAST LINE; THENCE SOUTH 13° 06' 09" EAST 46.58 FEET ALONG SAID EAST LINE; THENCE SOUTH 6° 15' 09" EAST 32.50 FEET ALONG SAID EAST LINE; THENCE SOUTH 4° 25' 06" WEST 69.19 FEET ALONG SAID EAST LINE; THENCE SOUTH 8° 33' 08" WEST 396.91 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF 10400 SOUTH STREET; THENCE SOUTH 89° 45' 56" EAST 114.93 FEET ALONG SAID NORTH LINE; THENCE NORTH 0° 06' 05" EAST 97.78 FEET; THENCE NORTH 20° 03' 16" EAST 93.77 FEET; THENCE NORTH 89° 50' 41" EAST 30.00 FEET; THENCE NORTH 0° 06' 05" EAST 47.00 FEET; THENCE NORTH 89° 50' 41" EAST 57.71 FEET TO THE WEST LINE OF REDWOOD ROAD; THENCE NORTH 0° 06' 05" EAST 85.20 FEET ALONG SAID WEST LINE; THENCE NORTH 3° 53' 12" EAST 186.17 FEET ALONG SAID WEST LINE; THENCE NORTH 0° 06' 05" EAST 127.09 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING IN THE WESTERLY RIGHT OF WAY LINE OF A HIGHWAY, STATE ROUTE 68, KNOWN AS PROJECT NO. SP-0068(14)47, WHICH POINT IS 1039.82 FEET SOUTH 00°06'05" WEST ALONG THE QUARTER SECTION LINE AND 67.52 FEET SOUTH 89°50'41" WEST FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°04'45" WEST 56.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°50'41" WEST 88.79 FEET; THENCE NORTH 20°03'16" EAST 9.59 FEET; THENCE NORTH 89°50'41" EAST 30.00 FEET; THENCE NORTH 00°06'50" EAST 47.00 FEET; THENCE NORTH 89°50'41" EAST 55.48 FEET TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 00°11'35" CLOCK WISE TO EQUAL HIGHWAY BEARINGS)