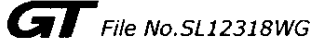


MAIL TAX NOTICES TO GRANTEE(S) AT:
180 South 300 West, #120
SALT LAKE CITY, UT 84101

11185574
5/20/2011 12:15:00 PM \$13.00
Book - 9925 Pg - 6561-6562
Gary W. Ott
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.



Tax ID No.: 15-01-129-035

SPECIAL WARRANTY DEED

WESTGATE LOFTS, INC., a Utah Corporation (hereafter referred to as "Grantor"), for the sum of \$10.00 and other good and valuable consideration, hereby convey(s) and warrant(s) against all who claim by, through, or under Grantor, to

WEST SIDE PROPERTY ASSOCIATES, LP, a Utah Limited Partnership (hereafter "Grantee"), the certain real property located in Salt Lake County, Utah commonly known as 320 WEST 200 SOUTH, SALT LAKE CITY, UT 84101, and further described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

Witness the hand of Grantor this 20th day of MAY, 2011.

GRANTOR: WESTGATE LOFTS, INC

By: Richard F. Gordon
Its: President

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 20th day of May, 2011, personally appeared before me Richard R. Gordon, the President and authorized agent of and for WESTGATE LOFTS, INC. the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument on behalf of WESTGATE LOFTS, INC. Witness my hand and official seal.

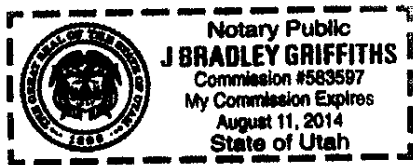

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT SOUTH 89°58'33" WEST 165.08 FEET FROM THE SOUTHEAST CORNER OF BLOCK 66, PLAT "A", SALT LAKE CITY SURVEY; THENCE SOUTH 89°58'33" WEST 49.54 FEET; THENCE NORTH 00°13'40" EAST 200.05 FEET; THENCE NORTH 89°58'25"EAST 48.55 FEET; THENCE SOUTH 00°03'22" EAST 200.05 FEET TO THE POINT OF BEGINNING.

RESERVING THE FOLLOWING EASEMENTS:

AN EASEMENT FOR THE PEDESTRIAN ACCESS RAMP SERVICING THE WESTGATE LOFTS CONDOMINIUMS, BUILDING 328, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°03'19" EAST ALONG THE EAST LINE OF LOT 1, BLOCK 66, PLAT "A", SALT LAKE CITY SURVEY 147.63 FEET AND SOUTH 89°58'27" WEST 180.24 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE SOUTH 00°00'56" EAST 17.54 FEET; THENCE WEST 33.55 FEET; THENCE NORTH 00°13'40" EAST 17.53 FEET; THENCE NORTH 89°58'27" EAST 33.47 FEET TO THE POINT OF BEGINNING.

A 10 FOOT WIDE EASEMENT ALONG THE WEST SIDE OF THE EXISTING BUILDING TO PREVENT OBSTRUCTION OF THE WINDOWS AND BALCONIES OF WESTGATE LOFTS CONDOMINIUM BUILDING 328 ON THE WEST AND TO RESTRICT NEW CONSTRUCTION WITHIN 10 LATERAL FEET OF SAID WINDOWS AND BALCONIES.

(For Reference Purposes Only Tax ID No.: 15-01-129-035)