

When Recorded Return To:  
Larry G. Moore, Esq.  
Ray, Quinney & Nebeker  
P.O. Box 45385  
Salt Lake City, Utah 84145-0385  
0828-30343

SW 7 4m-1w

1458572 B 2392 P 14 18  
JAMES ASHNER, DAVIS CNTY RECORDER  
1998 NOV 12 2:51 PM FEE 14.00 DEP JB  
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

09-622-049

ASSIGNMENT OF GROUND LEASE

Deseret Mutual Benefit Administrators, a Utah non-profit corporation, as Trustee of the Deseret Mutual Employee Pension Trust, successor in interest to Deseret Mutual Benefit Association ("Assignor") does hereby assign and convey to the GFI Fund, Ltd., a Utah limited partnership, of Suite 200, 74 East 500 South, Bountiful, Utah 84010 ("Assignee"), all of Assignor's rights, title and interest, including its reversionary interest in the improvements, as "Lessor" under that certain Ground Lease Agreement dated as of December 2, 1981, wherein CDI-Evans Development Company is "Lessee" (the "Ground Lease"), as evidenced of record by that certain Memorandum of Ground Lease recorded December 2, 1981 as Entry No. 605169 in Book 886 at Page 830 of the Official Records of the Davis County, Utah Recorder's Office, which Ground Lease relates to the real property located in Davis County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

Dated this 6<sup>th</sup> day of November, 1998.

Deseret Mutual Benefit Administrators, a Utah non-profit corporation, as Trustee of the Deseret Mutual Employee Pension Trust, successor in interest to Deseret Mutual Benefit Association

By *Victor N. Gibb*  
Victor N. Gibb  
Secretary

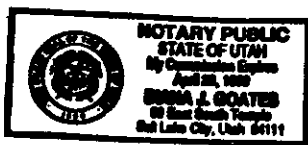
FIRST AMERICAN TITLE  
497414

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

On the 6<sup>th</sup> day of November, 1998, personally appeared before me Victor M. Gibb, who acknowledged to me that he executed the foregoing instrument in his capacity as duly authorized Secretary of Deseret Mutual Benefit Administrators, as Trustee of the Deseret Mutual Employee Pension Trust, successor in interest to Deseret Mutual Benefit Association.

*Siana J. Coates*  
Notary Public  
Residing at: *Salt Lake City*

My Commission Expires:  
4-20-99



**EXHIBIT "A"**

**Antelope Square K Mart Parcel:**

**E 1458572 S 2392 P 14 19**

**Beginning at a point North  $0^{\circ}03'10''$  East 50.00 feet and South  $89^{\circ}47'$  West 502.16 feet from the South Quarter Corner of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North  $0^{\circ}03'10''$  East 451.83 feet; thence North  $89^{\circ}56'50''$  West 676.71 feet; thence South  $53^{\circ}13'$  West 33.42 feet; thence South  $36^{\circ}47'$  East 65.00 feet; thence South  $53^{\circ}13'$  West 98.00 feet, thence South  $36^{\circ}47'$  East 404.04 feet; thence North  $89^{\circ}47'$  East 500.69 feet to the point of beginning.**

**Less and Excepting:**

**A parcel of land in fee for widening of highway State Route 108 known as Project No. 2003, being part of an entire tract of property, situated in the Southeast Quarter and Southwest Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:**

**Beginning in the Northerly right of way line of the existing highway at a point 50.00 feet North  $0^{\circ}03'10''$  East and 502.16 feet South  $89^{\circ}47'$  West from the South Quarter Corner of said Section 7; and running thence South  $89^{\circ}47'$  West 500.69 feet along said Northerly right of way line to the Northeasterly right of way line of the existing U.S. Highway 91; thence North  $36^{\circ}47'$  West 9.96 feet along said Northeasterly right of way line to a point 57.00 feet perpendicularly distant Northerly from the control line of said project; thence North  $89^{\circ}47'$  East 506.66 feet along a line parallel to said control line; thence South  $0^{\circ}03'10''$  West 8.00 feet along the Easterly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.**

**As granted to the Utah Department of Transportation by Warranty Deed recorded November 5, 1990 as Entry No. 907194 in Book 1379 at Page 635 of Official Records.**