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WHEN RECORDED MAIL TO:

Zions First National Bank  
Steve Allen  
P.O. Box 26304  
Salt Lake City, Utah 84126-0304

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26 OCTOBER 88 11:03 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
REC BY: JEDD BOGENSCHUTZ, DEPUTY

DEED

FOR AND IN CONSIDERATION of the sum of \$2,315,637 and pursuant to (i) the Motion for Order Authorizing Debtor's Sale of Real Property to Zions First National Bank dated August 23, 1988, and (ii) the Order Approving Sale entered on September 21, 1988 (the "Order") in the Chapter 11 proceeding of Salt Lake International Center, debtor, in the United States Bankruptcy Court for the District of Utah, Central Division, Number 87A-04026,

SALT LAKE INTERNATIONAL CENTER does hereby grant and convey to Zions First National Bank all of its right, title and interest in that certain real property situated in Salt Lake City, Salt Lake County, Utah, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

IT IS THE INTENTION of Salt Lake International Center to convey by this instrument all of its interest in said real property which it has power to convey or dispose of as debtor and debtor-in-possession of the above-entitled estate, and to convey said real property without warranty except that said conveyance is made free and clear of all liens and encumbrances except as set forth in the Order, in accordance with the provisions of the United States Bankruptcy Code.

DATED as of the 17th day of October, 1988.

SALT LAKE INTERNATIONAL CENTER

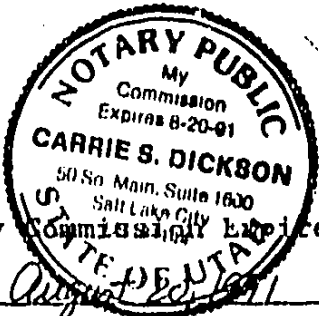
By R. Todd Neilson  
R. Todd Neilson  
Its President

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

The foregoing instrument was acknowledged before me  
this 17<sup>th</sup> day of October, 1988, by R. Todd Neilson, the  
president of Salt Lake International Center, a Utah corporation.

  
NOTARY PUBLIC  
My Commission Expires 8-20-91  
CARRIE S. DICKSON  
50 So. Main, Suite 1600  
Salt Lake City  
My Commission Expires:  
August 20, 1991

Carrie Dickson  
NOTARY PUBLIC  
Residing at: Salt Lake, Utah

7316m

**EXHIBIT A**

BEGINNING at the Salt Lake County Surveyor's Monument at the Northeast corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 0°02'54" West 2641.05 feet (2640.86 feet, record) to the East Quarter Corner of said Section 35; thence South 0°03'32" West (South 0°02'12" West, record) 59.44 feet; thence South 89°58'02" West 110.01 feet; thence South 0°02'31" West 39.55 feet to the center of Amelia Earhart Drive; thence South 89°58'02" West 196.86 feet to the point of curvature to a 650 foot radius curve; thence Northwesterly 510.46 feet along the arc of said curve to the right (the chord bears North 67°32'06" West 497.44 feet); thence North 45°02'14" West 606.17 feet to the point of curvature of a 950 foot radius curve; thence Northwesterly 745.86 feet along the arc of said curve to the left, (the chord bears North 67°31'44" West 726.35 feet); thence South 89°58'45" West 1227.11 feet; thence North 0°02'54" East 1843.97 feet; thence North 89°58'51" feet East 457.08 feet to the North Quarter Corner of said Section 35; thence North 89°58'28" East 2637.93 feet to the point of BEGINNING. A portion of the above described property is known as Salt Lake International Center Plat 6 and Salt Lake International Center Plat 11 and Salt Lake International Center Plat 16.

EXCLUDING FROM the above the following described railroad right-of-way.

A parcel of land 100.00 feet wide and being 50.00 feet on either side of the following described centerline:

BEGINNING at a point on the East line of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, said point being South 0°02'54" West 1378.53 feet from the Northeast corner of said Section 35 and running thence South 89°47'40" West 3097.80 feet, but including the North 38 feet of said railroad right of way (which portion was abandoned), adjoining Lot 6, Salt Lake International Center Plat 11 on the South.

Excluding all rights to oil, water, gas, minerals and other valuable underground resources whatsoever. It is however provided that surface entry for the exploration for or development of the same shall require the prior written consent of the grantees.

ALSO EXCEPTING the following parcels:

**PARCEL A:**

BEGINNING at a point which lies 59.44 feet South 0°02'12" West from the East quarter corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 0°02'12" West 90.00 feet; thence South 89°58'02" West 110.01 feet; thence North 0°02'12" East 90.00 feet; thence North

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89°58'02" East 110.01 feet to the point of BEGINNING.

**PARCEL B:**

All streets as dedicated with the plat of Salt Lake International Center Plat 6 and Salt Lake International Center Plat 11 and Salt Lake International Center Plat 16.

**PARCEL C:**

All of Lots 6, 7 and 8, Salt Lake International Center Plat 6.

**PARCEL D:**

All of Lot 5, part of Lot 3 and part of Lot 4, all in Plat 6, Salt Lake International Center, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 5, Plat 6, Salt Lake International Center, and running thence South 0°02'54" West, 761.59 feet; thence North 89°57'06" West 416.19 feet to a point of tangency on a 200 foot radius curve; thence Northwesterly 156.78 feet along the arc of said 200 foot radius curve to the right; thence North 45°02'14" West, 418.89 feet; thence North 44°57'46" East, 147.32 feet; thence North 0°01'15" West, 299.71 feet; and thence North 89°47'10" East 750.40 feet to the point of BEGINNING.

Said tract of land being subject to a 15.00 foot non-exclusive road easement along the Southerly boundary and part of the Southwesterly boundary of said tract, said easement being more particularly described as follows:

BEGINNING at a point lying 761.59 feet South and 0.64 feet West of the Northeast corner of Lot 5, Plat 6, Salt Lake International Center, and running North 89°57'06" West, 416.19 feet to a point of tangency on a 200 foot radius curve; thence Northwesterly 156.78 feet along the arc of said 200 foot radius curve to the right; thence North 45°02'14" West, 187.63 feet; thence North 44°57'46" East, 15.00 feet; thence South 45°02'14" East, 187.63 feet to a point of tangency on a 185 foot radius curve; thence Southeasterly 145.02 feet along the arc of said 185 foot radius curve to the left; thence South 89°57'06" East, 386.19 feet to a point of tangency on a 30 foot radius curve; thence Northeasterly 47.12 feet along the arc of said 30 foot radius curve to the left; thence South 0°02'54" West, 45.00 feet to the point of BEGINNING.

**PARCEL E:**

A parcel of land located in the Northeast Quarter of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

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A portion of Lot 1, Plat 11, Salt Lake International Center being described as follows:

BEGINNING at a point which lies 902.49 feet South and 400.57 feet West of the Northeast corner of said Section 35; thence North  $89^{\circ}47'10''$  East, 313.60 feet to the point of tangency on a 30.00 foot radius curve (central angle equals  $90^{\circ}15'44''$ ); thence Southerly 47.26 feet along the arc of said curve to the rights; thence South  $0^{\circ}02'54''$  West, 317.39 feet, to the Southeast corner of said Lot 1; thence South  $89^{\circ}47'10''$  West, 342.15 feet; thence North  $0^{\circ}12'50''$  West, 347.53 feet to the point of BEGINNING.

ALSO,

BEGINNING at a point which lies 1328.74 feet South and 57.12 feet West of the Northeast corner of said Section 35; thence South  $0^{\circ}02'54''$  West, 38.00 feet; thence South  $89^{\circ}47'10''$  West, 341.98 feet; thence North  $0^{\circ}12'50''$  West, 38.00 feet; thence North  $89^{\circ}47'10''$  East, 342.15 feet to the point of BEGINNING, being in Plat 6, Salt Lake International Center.

**PARCEL E:**

A parcel of land located in the Northeast quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

All of Lots 2 and 3 and a portion of Lot 1, Plat 11, Salt Lake International Center, being described as follows:

BEGINNING at a point which lies 902.49 feet South and 400.57 feet West of the Northeast corner of said Section 35; thence South  $0^{\circ}12'50''$  East, 347.53 feet; thence South  $89^{\circ}47'10''$  West, 593.00 feet; thence North  $0^{\circ}12'50''$  West, 370.00 feet; thence South  $88^{\circ}18'44''$  East, 263.03 feet; thence North  $89^{\circ}47'10''$  East, 330.93 feet to the point of BEGINNING.

ALSO,

BEGINNING at a point which lies 1360.02 feet South and 399.13 feet West of the Northeast corner of said Section 35; thence South  $89^{\circ}47'10''$  West 593.00 feet; thence North  $0^{\circ}12'50''$  West, 38.00 feet; thence North  $89^{\circ}47'10''$  East, 593.00 feet; thence South  $0^{\circ}12'50''$  East, 38.00 feet to the point of BEGINNING, being in Plat 6, Salt Lake International Center.

**PARCEL G:**

Parcels of land located in the Northeast quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

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**PARCEL NO. I:**

BEGINNING at a point which lies South 0°02'54" West 1366.53 feet and South 89°47'10" West 991.15 feet from the Northeast corner of said Section 35; thence South 89°47'10" West 480.00 feet; thence North 0°12'50" West 408.00 feet; thence North 89°47'10" East 480.00 feet; thence South 0°12'50" East 408.00 feet to the point of BEGINNING, being part of Lot 4, Salt Lake International Center Plat 11 and part of the abandoned railroad right of way.

**PARCEL NO. 11-A:**

BEGINNING at a point which lies South 0°02'54" West 1366.53 feet and South 89°47'10" West 1471.15 feet from the Northeast corner of said Section 35; thence South 89°47'10" West 180.00 feet; thence North 0°12'50" West 408.00 feet; thence North 89°47'10" East 180.00 feet; thence South 0°12'50" East 408.00 feet to the point of BEGINNING, being part of Lot 4, Salt Lake International Center Plat 11 and part of the abandoned railroad right of way.

**PARCEL H:**

Parcels of land located in the Northeast quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

**PARCEL NO. II-P:**

BEGINNING at a point which lies South 0°02'54" West 1366.53 feet and South 89°47'10" West 1651.15 feet from the Northeast corner of said Section 35; thence South 89°47'10" West 450.00 feet; thence North 0°12'50" West 408.00 feet; thence North 89°47'10" East 450.00 feet; thence South 0°12'50" East 408.00 feet to the point of BEGINNING.

SUBJECT TO the following described non-exclusive sewer easement:

BEGINNING at a point which lies 1336.37 feet South and 2102.25 feet West of the Northwest corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, said point being the Southwest corner of Lot 4, proposed Plat II, Salt Lake International Center, and running thence North 89°47'10" East 91.08 feet along the South boundary of said Lot 4; thence South 89°14'18" East 219.35 feet; thence South 89°47'10" West 115.43 feet along the North line of Salt Lake and Garfield Railroad right of way; thence North 89°14'18" West 194.59 feet; thence North 0°12'50" West 4.29 feet to the point of BEGINNING, being part of Lot 4, Salt Lake International Center Plat 11 and a portion of the abandoned railroad right of way.

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**PARCEL I:**

Parcels of land located in the Northeast quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

**PARCEL A:**

BEGINNING at the West corner of Lot 4, Plat 6, Salt Lake International Center said point being 2093.74 feet South and 1169.52 feet West of the Northeast corner of said Section 35; thence North  $44^{\circ}57'46''$  East 365.00 feet; thence South  $45^{\circ}02'14''$  East 154.30 feet; thence South  $44^{\circ}57'46''$  West 356.58 feet; to a point on the North right of way line of Amelia Earhart Drive; thence along said right of way line North  $48^{\circ}09'38''$  West 154.53 feet to the point of BEGINNING.

**PARCEL B:**

BEGINNING at a point on the North right of way line of Amelia Earhart Drive said point being 2431.14 feet South and 817.54 feet West of the Northeast corner of said Section 35; thence North  $45^{\circ}02'14''$  West 304.21 feet; thence North  $48^{\circ}09'38''$  West 29.00 feet; thence North  $44^{\circ}57'46''$  East 356.58 feet; thence South  $45^{\circ}02'14''$  East 264.59 feet to the point of tangency on a 200.00 foot radius curve (central angle =  $20^{\circ}03'10''$ ); thence Southeasterly 70.00 feet along the arc of said curve to the left; thence South  $44^{\circ}57'46''$  West 367.12 feet to the point of BEGINNING.

Being subject to a 30.00 foot road easement being more particularly described as follows:

BEGINNING at a point which lies 2260.60 feet South and 900.21 feet West of the Northeast corner of said Section 35; thence North  $45^{\circ}02'14''$  West 45.00 feet to the point of tangency on a 30.00 foot radius curve (central angle =  $90^{\circ}00'$ ) radial bears North  $44^{\circ}57'46''$  East; thence Northeasterly 47.12 feet along the arc of said curve to the left; thence North  $44^{\circ}57'46''$  East 325.00 feet; thence South  $45^{\circ}02'14''$  East 107.63 feet to the point of tangency on a 200.00 foot radius curve (central angle =  $20^{\circ}03'10''$ ); thence 70.00 feet along the arc of said curve to the left; thence South  $44^{\circ}57'46''$  West 15.00 feet to the point on the arc of a 215.00 foot radius curve (central angle =  $15^{\circ}36'01''$ ); radial bears South  $26^{\circ}21'45''$  West, thence 69.60 feet along the arc of said curve to the right; thence North  $45^{\circ}02'14''$  West 97.63 feet to the point of tangency on a 60.00 foot radius curve (central angle =  $90^{\circ}00'$ ); thence 94.25 feet along the arc of said curve to the left; thence South  $44^{\circ}57'46''$  West 250.00 feet to the point of tangency on a 30.00 foot radius curve (central angle =  $90^{\circ}00'$ ); thence Southwesterly 47.12 feet along the arc of said curve to the left; thence North  $45^{\circ}02'14''$  West 45.00 feet to the point of BEGINNING.

**PARCEL J:**

A parcel of land located in the Northwest quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

All of Lot 5, Plat 16, Salt Lake International Center, also described as:

BEGINNING at a point which lies South  $09^{\circ}58'51''$  West, 424.27 feet from the North quarter corner of Section 35; and running thence South  $0^{\circ}02'54''$  West, 1.00 feet; thence South  $89^{\circ}58'51''$  West, 66.00 feet; thence North  $0^{\circ}02'54''$  East, 1.00 feet; thence North  $89^{\circ}58'51''$  East, 66.00 feet, to the point of BEGINNING.

**PARCEL K:**

A parcel of land located in the Southeast portion of Lot 4, Plat 16, Salt Lake International Center, an industrial subdivision located in Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

BEGINNING at a point which lies South  $0^{\circ}02'54''$  West, 436.18 feet from the Northeast corner of said Lot 4, said point also being 436.20 feet South and 56.37 feet West of the Northeast corner of said Section 35, said point also being on the West right of way line of 5600 West Street (also known as Eddie Brickenbacker Drive); thence following said right of way line South  $0^{\circ}02'54''$  West, 425.14 feet to the point of tangency on the arc of a 30.00 foot radius curve to the right (central angle =  $89^{\circ}44'18''$ ); thence departing from said right of way line Southwesterly 46.00 feet along the arc of said curve to a point on the North right of way line of Harold Gatty Drive; thence following said right of way line South  $89^{\circ}47'10''$  West, 645.22 feet; thence South  $89^{\circ}27'10''$  West 169.92 feet; thence departing from said right of way line North  $0^{\circ}12'50''$  West, 488.00 feet; thence North  $89^{\circ}47'10''$  East, 647.00 feet to the point of BEGINNING.

**PARCEL L:**

A Parcel of land located in Lots 3 and 4, Plat 6, Salt Lake International Center, an industrial subdivision located in Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

BEGINNING at a point which lies 2100.34 feet South and 87.88 feet West of the Northeast corner of said Section 35, said point being on the West right-of-way line of 5600 West Street (also known as Eddie Brickenbacker Drive); thence following said right-of-way line South  $0^{\circ}02'54''$  West 470.04 feet to the point of tangency on a 30.00 foot radius curve to the right (central angle =  $89^{\circ}55'08''$ ); thence departing from said right-of-way line Southwesterly

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47.08 feet along the arc of said curve to a point on the North right-of-way line of Amelia Earhart Drive; thence following said right-of-way line South  $89^{\circ}58'02''$  West 220.99 feet to the point of tangency on a 600.00 foot radius curve to the right (central angle =  $44^{\circ}59'44''$ ); thence following said right-of-way Northwesternly 471.19 feet along the arc of said curve; thence North  $45^{\circ}02'14''$  West, 118.70 feet; thence departing from said right-of-way line North  $44^{\circ}57'46''$  East, 367.12 feet to a point on a 200.00 foot radius curve to the left (central angle =  $24^{\circ}51'42''$ ) radial to which bears North  $24^{\circ}54'36''$  East; thence Southeasterly 86.79 feet along the arc of said curve; thence South  $89^{\circ}57'06''$  East 416.19 feet to the point of BEGINNING.

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