

9883957
10/23/2006 8:32:00 AM \$16.00
Book - 9369 Pg - 66-69
Gary W. Ott
Recorder, Salt Lake County, UT
AFFILIATED FIRST TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO: :

Dennis K. Poole, Esq. :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :

GRANTEE'S ADDRESS: :

c/o Cowboy Partners, L.C. :
6440 S. Wasatch Blvd., Suite 100 :
Salt Lake City, Utah 84121 :
AFC 9333-06 :

Space above for County Recorder's Use
PARCEL ID NO. _____

SPECIAL WARRANTY DEED

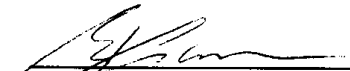
TRIPLE S INVESTMENT CO., LLC, a Utah limited liability company, whose address is 6914 South 3000 East, Suite 101, Salt Lake City, Utah 84171, as to a 97.015% interest, and **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 2.985% interest, GRANTORS, hereby CONVEY AND WARRANT against all claiming by, through or under them to **TRIPLE S INVESTMENT CO., LLC**, a Utah limited liability company, whose address is 6914 South 3000 East, Suite 101, Salt Lake City, Utah 84171, as to a 67.973% interest, **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 1.956% interest, and **CPLC PROPERTIES, LLC**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 30.071% interest, GRANTEES, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property located in **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Subject only to those exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

WITNESS the hand of Grantors this 19 day of October, 2006.

TRIPLE S INVESTMENT CO., LLC, a Utah limited liability company

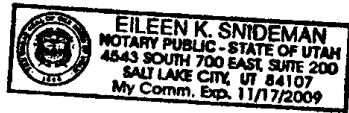
By: 
Name: BOYD ANDERSON
Title: Manager

SCS CLOCKTOWER, L.L.C., a Utah limited liability company

By: 
Scot C. Safford, Manager

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

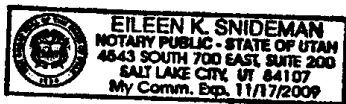
On the 19 day of October, 2006, personally appeared before me BOB ANDERSON, as Manager of **TRIPLE S INVESTMENT CO., LLC**, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Eileen K. Snideman
NOTARY PUBLIC

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

On the 19th day of October, 2006, personally appeared before me Scot C. Safford, as Manager of **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Eileen K. Snideman
NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

That certain real property situated in Salt Lake County, State of Utah and being more particularly described as follows:

Lot 4, HIGBURY COMMONS AT LAKE PARK SUBDIVISION, West Valley City, Utah, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, Utah.

(Tx # 14-25-102-001)

EXHIBIT "B"

(Exceptions)

1. (The following affects all of the land, together with other land not included herein.)
The 2005 general property taxes were paid in the amount of \$141.82. Tax Parcel No. 14-24-351006-0000.

General property taxes for the year 2006 will be assessed under Tax Parcel No. 14-24-351-007.
2. These premises are within the boundaries of West Valley City and the Granger-Hunter Improvement District and are subject to the levies and assessments thereof.
3. Reservations contained in that certain Special Warranty Deed recorded October 14, 1979 as Entry No. 3377924 in Book 5006 at Page 709 of Official Records.
4. An easement over, across or through the land for operation and maintenance of a surface ditch for the distribution of storm and other surface water runoff, and incidental purposes, as granted to Zions Securities Corporation by Instrument recorded October 3, 2003 as Entry No. 8842902 in Book 8892 at Page 3996 of Official Records.

10982746
7/1/2010 11:44:00 AM \$14.00
Book - 9837 Pg - 7704-7706
Gary W. Ott
Recorder, Salt Lake County, UT
AFFILIATED FIRST TITLE
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING RETURN TO:
CPLC Properties, L.C.
6440 South Wasatch Blvd. # 100
Salt Lake City, Utah 84121

AFR 9333-06

AFFIDAVIT OF IDENTITY

STATE OF UTAH)
)ss
County of Salt Lake)

The undersigned, BEING DULY SWORN DEPOSES AND SAYS:

1. I am a citizen of the United States of America, over the age of 21 years, and a residence of the State of Utah.
2. I am the Registered Agent for CPLC Properties, L.C., a Utah limited liability company, which has an office located at 6440 South Wasatch Blvd., #100, Salt Lake City, Utah.
3. On the date of October 23, 2006, CPLC Properties, LLC, a Utah limited liability company, received a 1.956% Fee Simple Title interest in the land described herein, pursuant to that certain Special Warranty Deed, recorded October 23, 2006, as Entry No. 9883957, in Book 9369, at Page 66, records of Salt Lake County, Utah.

NOTE: The said CPLC Properties, LLC, a Utah limited liability company also appears of record in the following instruments:

- Tax Regulatory Agreement recorded as Entry No. 9883958, in Book 9369, at Page 70.
- Low-Income Housing Credit Commitment Agreement and Declaration of Restriction Covenants, recorded as Entry No. 9883959, in Book 9369, at Page 93.
- Construction to Permanent Fee Accommodation Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing , recorded as Entry No. 9883960, in Book 9369, at Page 108.
- Memorandum of Ground Lease, recorded as Entry No. 9883961, in Book 9369, at Page 154.
- Construction to Permanent Leasehold Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing, recorded as Entry No. 9883962, in Book 9369, at Page 158.
- Assignment of Deed of Trust Documents, recorded as Entry No. 9883963, in Book 9369, at Page 202.

all records of Salt Lake County, Utah.

4. That as stated in the Operating Agreement dated October 4, 2006, and as set forth in that certain Articles of Organization of the same date, a copy of which is attached hereto, the correct name in which CPLC Properties, LLC, a Utah limited liability company is designated as a business entity in good standing with the Secretary of the State of Utah is more correctly stated as CPLC Properties, L.C, a Utah limited liability.

5. Therefore, the purpose of this Affidavit of Identity is to impart constructive notice by Official Records, and to attest that CPLC Properties, LLC, a Utah limited liability company, is one in the same entity as CPLC Properties, L.C., a Utah limited liability company.

Affecting the following described land:

Lot 4, Highbury Commons at Lake Park Subdivision, West Valley, Utah, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, Utah.

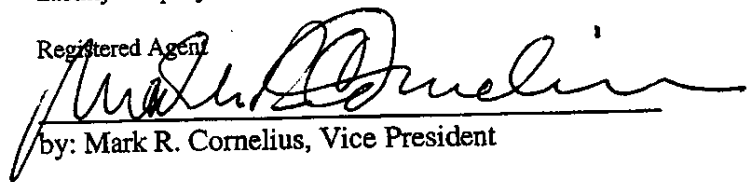
(14-25-102-001)

Dated this 1st day of July, 2010.


CPLC Properties, L.C., a Utah limited liability company

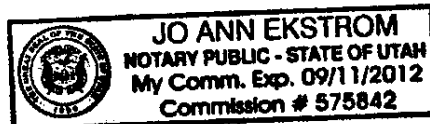
By its Manager Cowboy Partners, L.C., a Utah limited liability company

Registered Agent


by: Mark R. Cornelius, Vice President

Personally appeared before me Mark R. Cornelius as Vice President of Cowboy Partners, L.C., a Utah limited liability company, as Manager for CPLC Properties, L.C., a Utah limited liability company, and individually the Registered Agent for the limited liability company that executed the foregoing instrument by authority of its Articles of Organization and Operating Agreement, and the said Mark R. Cornelius acknowledged to me that the said limited liability company executed the same.


Notary Public



ARTICLES OF ORGANIZATION
OF
CPLC PROPERTIES, L.C.

The undersigned persons, each being more than eighteen years of age, hereby establish a limited liability company pursuant to the Utah Revised Limited Liability Company Act, Chapter 2c of Title 48, Utah Code Annotated (the "Act"), and adopt the following articles of organization:

FIRST: The name of the limited liability company is **CPLC PROPERTIES, L.C.**

SECOND: The period of duration will be through December 31, 2090.

THIRD: This limited liability company is organized to directly or indirectly acquire, develop, manage, and sell real property located within the State of Utah.

FOURTH: The address of the initial registered and designated office of the limited liability company is 6440 South Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, and the name of the Registered Agent at such address is **Mark R. Cornelius**.

FIFTH: This limited liability company is to be managed by the following manager, with its address, until its successor is elected:

COWBOY PARTNERS, L.C.
6440 South Wasatch Boulevard, Suite 100
Salt Lake City, Utah 84121

SIXTH: The director of the Division of Corporations and Commercial Code is appointed as the agent of the limited liability company for service of process if the agent has resigned, the agent's authority has been revoked, or the agent cannot be found or served with the exercise of reasonable diligence.


DATED this 4th day of October, 2006.

Manager:


COWBOY PARTNERS, L.C., a Utah limited liability company

By its Manager, COWBOY GROUP, L.C., a Utah limited liability company

By:


Mark R. Cornelius
Vice President

Date: 10/04/2006
Receipt Number: 1905075
Amount Paid: \$52.00


MARK R. CORNELIUS, Registered Agent

E:\DQP\Cowboy\Lakepark\CPLC Properties Articles.wpd

10-04-06A11:40 RCVD

MP