

E-15256/AW

When Recorded Return To:

Parsons Behle & Latimer
One Utah Center
201 South Main Street, Suite 1800
Post Office Box 45898
Salt Lake City, Utah 84145-0898
Attention: Jason S. Nichols

ENT 63526:2005 PG 1 of 31
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Jun 14 3:38 pm FEE 85.00 BY SB
RECORDED FOR FIRST AMERICAN TITLE INSURAN
ELECTRONICALLY RECORDED

Please Mail Tax Notice To:

Timp Saddle, LLC
c/o Jonathan D. Kaufelt
351 17th Street
Santa Monica, CA 90402

Space above for County Recorder's Use

Serial No. 52-281-0017

SPECIAL WARRANTY DEED

SUNDANCE UNIT 17 ASSOCIATES ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor to TIMP SADDLE, LLC, a Utah limited liability company ("Grantee"), of 351 17th Street, Orange, Santa Monica, CA 90402, for the sum of Ten Dollars, that certain real property in Utah County, State of Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof, and taxes for the year 2005 and thereafter.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed this Special Warranty Deed as of June 14,, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:


ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF California)
 : ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 22 day of April, 2005 by Allan L. Alexander.

K. L. BRAATZ

NOTARY PUBLIC
Residing at: 1801 Century Park W., LA 90067

My Commission Expires:
14 January 2007



STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Arthur O. Armstrong.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by J. Gunnar Erickson.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 22 April 2005 before me, K. L. Braatz
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Allan L. Alexander
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
K. L. Braatz
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

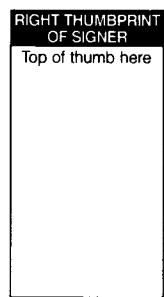
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian of Conservator
 Other: _____

Signer Is Representing: _____



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

ALLAN L. ALEXANDER



ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Allan L. Alexander.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF California)
: ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 21st day of April, 2005 by Arthur O. Armstrong.

Kathy L. Kellison

NOTARY PUBLIC
Residing at: Los Angeles, California

My Commission Expires:
Nov. 21, 2007



STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by J. Gunnar Erickson.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG



J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Allan L. Alexander.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Arthur O. Armstrong.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

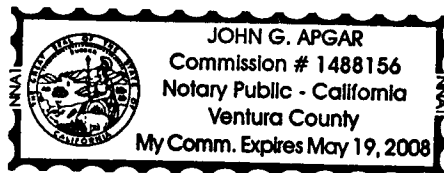
STATE OF California)
: ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 7 day of JUNE, 2005 by J. Gunnar Erickson.

[Signature]

NOTARY PUBLIC
Residing at: Mulbin Cir

My Commission Expires:
May 19 2008



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON


GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

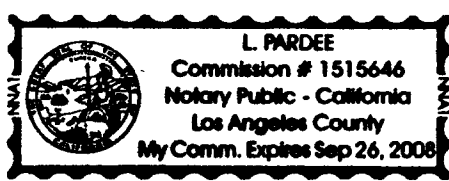
BARRY W. TYERMAN

ALAN S. WERTHEIMER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Los Angeles } ss.
 On April 20, 2005 before me, L Pardee,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared George T. Hayum,
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
L Pardee
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

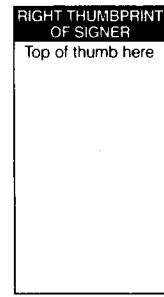
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES
By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM



BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

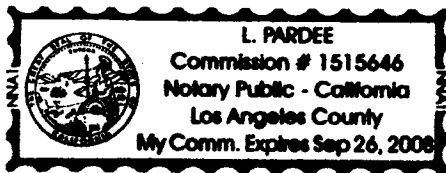
ALAN S. WERTHEIMER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Los Angeles } ss.
 On April 15, 2005 before me, L. Pardee
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Barry L. Hirsch
Name(s) of Signer(s)

Personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
L. Pardee
Signature of Notary Public

OPTIONAL

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Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

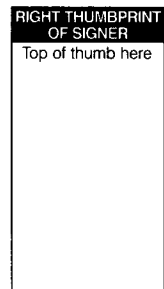
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Grantor has executed this Special Warranty Deed as of April 18, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY



JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

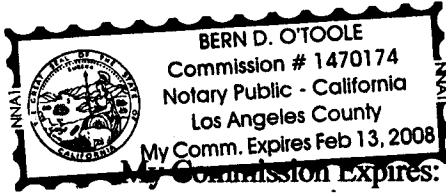
PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF CALIF.)
 : ss.
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 18TH day of APRIL, 2005 by Jonathan D. Kaufelt.



[Signature]
NOTARY PUBLIC
Residing at: 11693 SAN VICENTE BLVD.
L.A. CA. 90049

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Alan J. Levine.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Geoffrey W. Oblath.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES
By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT



ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Jonathan D. Kaufelt.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF California)
: ss.
COUNTY OF Los Angeles)

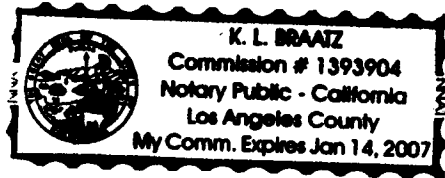
The foregoing instrument was acknowledged before me this 19 day of April, 2005 by Alan J. Levine.

K. L. Braatz

NOTARY PUBLIC
Residing at: 1801 Century Park W, LA, CA 90067

My Commission Expires:

14 January 2007



STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Geoffry W. Oblath.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

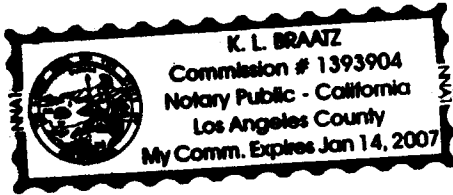
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 19 April 2005 before me, K-L. Braatz,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Alan J. Levine,
Name(s) of Signer(s)

personally known to me
 ~~proved to me on the basis of satisfactory evidence~~

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

K-L. Braatz
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: N/A

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

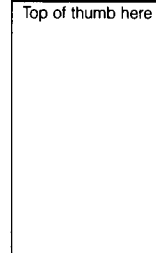
Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES
By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH



RICHARD D. ROSMAN

PAUL M. SCHAEFFER

BARRY W. TYERMAN

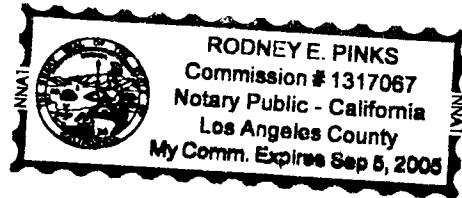
ALAN S. WERTHEIMER

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on this 18th day of April,
2005, by Richard D. Lerman, personally known to me or
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before
me.

Seal _____

Signature Rodney E Pinks



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

BARRY L. HIRSCH

JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE

GEOFFRY W. OBLATH

RICHARD D. ROSMAN



PAUL M. SCHAEFFER

BARRY W. TYERMAN

ALAN S. WERTHEIMER

STATE OF California)
 : SS.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 6 day of April, 2005 by Paul M Schaffer.

Christie S Savoca

NOTARY PUBLIC

Residing at: Los Angeles, Ca

My Commission Expires:

3/31/2006



Grantor has executed this Special Warranty Deed as of June 14, 2005.

GRANTOR:

SUNDANCE UNIT 17 ASSOCIATES

By its owners:

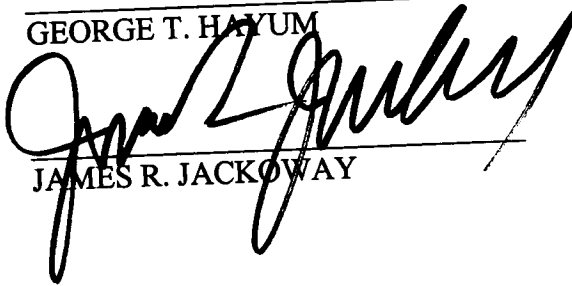
ALLAN L. ALEXANDER

ARTHUR O. ARMSTRONG

J. GUNNAR ERICKSON

GEORGE T. HAYUM

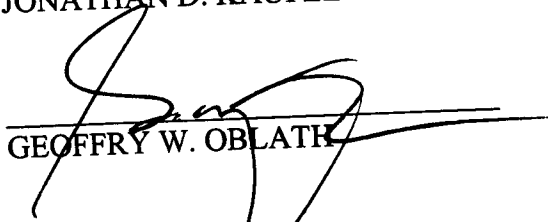
BARRY L. HIRSCH



JAMES R. JACKOWAY

JONATHAN D. KAUFELT

ALAN J. LEVINE



GEOFFRY W. OBLATH

RICHARD D. ROSMAN

PAUL M. SCHAEFFER



BARRY W. TYERMAN



ALAN S. WERTHEIMER

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by George T. Hayum.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

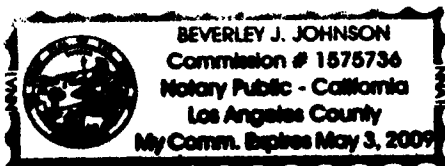
The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Barry L. Hirsch.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF CALIFORNIA)
: ss.
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 23 day of MAY, 2005 by James R. Jackoway.



My Commission Expires:

5/3/09

Beverly J. Johnson
NOTARY PUBLIC
Residing at: 1888 CENTURY PARK EAST, 15TH Floor
LOS ANGELES, CA 90067

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Jonathan D. Kaufelt.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

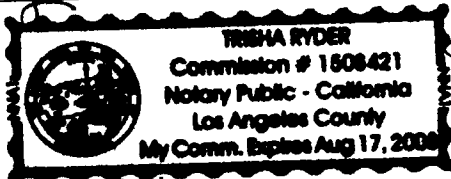
The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Alan J. Levine.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF California)
: ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 13 day of May, 2005 by Geoffry W. Oblath.



Trisha Ryder
NOTARY PUBLIC
Residing at: 1888 Century Park East
Los Angeles CA 90067

My Commission Expires:

8/17/2008

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Richard D. Rosman.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005 by Paul M. Schaeffer.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

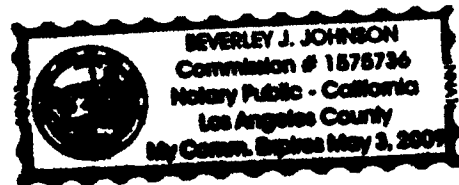
STATE OF CALIFORNIA)
: ss.
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 23rd day of MAY, 2005 by Barry W. Tyerman.

Beverly J. Johnson
NOTARY PUBLIC
Residing at: 1888 CENTURY PARK EAST, 18TH FLOOR
LOS ANGELES, CA 90067

My Commission Expires:

5/3/09

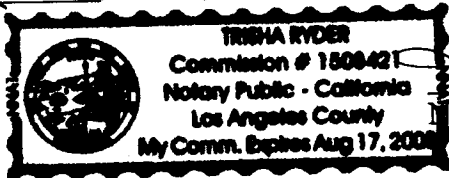


STATE OF California)

: ss.

COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 20 day of May, 2005 by Alan S. Wertheimer.



Trisha Ryder
 NOTARY PUBLIC
 Residing at: 1888 Century Park East
Los Angeles, CA 90067

My Commission Expires:

8/17/2008

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

The land referred to is situated in Utah County, State of Utah, and is more particularly described as follows:

Unit 17, SUNDANCE COTTAGES, an expandable Utah condominium project containing convertible land, as the same is identified in the Record of Survey Map recorded May 20, 1987 in the office of County Recorder of Utah County, Utah, as Entry No. 19867, and Map Filing No. 3452, the First Supplemental Record of Survey Map recorded August 7, 1987, in said office in Utah County, Utah, as Entry No. 30293, Map Filing No. 3490, Arm 39, the Second Supplemental Record of Survey Map recorded October 21, 1987, in said office in Utah County, Utah, as Entry No. 39178, Map Filing No. 3524, Arm 39, and the Amendment to Record Survey Map, First Supplemental Record of Survey Map and Second Supplemental Record of Survey Map recorded November 23, 1987, in said office in Utah County, Utah, as Entry No. 42825, Map Filing No. 3534, Arm 39, (as said Record of Survey Map, First Supplemental Record of Survey Map, Second Supplemental Record of Survey Map and Amendment to Record of Survey Map may have heretofore been amended or supplemented) and in the Condominium Declaration therefor recorded May 20, 1987 in said office in Utah County, Utah, as Entry No. 19868, in Book 2417, at Page 379, in the First Amendment to Condominium Declaration recorded June 2, 1987, in said office in Utah County, Utah, as Entry No. 21563, in Book 2421, at Page 254, in the Second Amendment to Condominium Declaration recorded August 7, 1987 in said office in Utah County, Utah, as Entry No. 30294, in Book 2440, at 488, in the Third Amendment to Condominium Declaration recorded October 21, 1987 in said office in Utah County, Utah, as Entry No. 39179, in Book 2461, at Page 685, and in the Fourth Amendment to Condominium Declaration recorded November 23, 1987 in said office in Utah County, Utah, as Entry No. 42826, in Book 2470, at Page 563 (as said Declaration, First Amendment, Second Amendment, Third Amendment and Fourth Amendment may heretofore been amended or supplemented).

TOGETHER WITH the respective undivided interest in said Project's Common Areas and Facilities which is appurtenant to said units as established by said record of Survey Map, Supplemental Record of Survey Map, Second Supplemental Record of Survey Map, Amendment to Record of Survey, Condominium Declaration, First Amendment, Second Amendment, Third Amendment and Fourth Amendment and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which interest relates.

Said condominium project is situated within the following described property:

Beginning at the corner common to Sections 10, 11, 14 and 15, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence South 0 deg 07'50" East 168.25 feet; thence North 49 deg 01'00" East 497.93 feet; thence North 0 deg 50'00" East 259.71 feet; thence along the arc of a 211.27 foot radius curve to the right 89.51 feet, the chord of which bears North 66 deg 55'14" East 88.85 feet; thence along the arc of a 87.70 foot radius curve to the left 66.28 feet, the chord of which bears North 57 deg 24'22" East 64.72 feet; thence North 92.23 feet; thence North 42 deg 57'18" West 329.41 feet to the Southeast corner of the Kenneth Franck property described as

Lot "A" and Lot "B" on Administratrix's Deed #6437; thence along the South line of said Franck property South 89 deg 52'10" West 293.71 feet to the East line of Timphaven Homes Plat "2"; thence South 0 deg 07'50" East along said plat line 820.35 feet to the point of beginning. Basis of Bearings: The section line between the Southwest corner of Section 11 and the West quarter corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; being North 0 deg 07'50" West.

TOGETHER WITH (1) a perpetual, non-exclusive easement over, along and across the property described in the immediately succeeding paragraph (the "Servient Tenement") for pedestrian and vehicular ingress to and egress from the property described in the immediately preceding paragraph (the "Dominant Tenement"); and (2) a perpetual, non-exclusive easement in, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, utility lines, pipes and conduits of all types for the benefit of and appurtenant to the Dominant Tenement:

Beginning at a point on the Easterly fee title boundary of Sundance Cottages, a Utah condominium project, said point being North 487.69 feet and East 516.31 feet from the Southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence along the arc of a 87.70 foot radius curve to the left 12.43 feet, the chord of which bears North 31 deg 41'31" East 12.42 feet; thence North 27 deg 37'50" East 167.29 feet; thence along the arc of a 98.81 foot radius curve to the right 18.28 feet to the Southwesterly right of way of the Alpine Loop Highway, the chord of which bears North 32 deg 55'47" East 18.25 feet; thence along the arc of a 578.72 foot radius curve to the right 30.30 feet along said right of way, the chord of which bears North 42 deg 33'01" West 30.30 feet; thence along the arc of a 128.81 foot radius curve to the left 28.68 feet, the chord of which bears South 34 deg 00'35" West 28.62 feet; thence South 27 deg 37'50" West 124.06 feet to the Easterly fee title boundary of said Cottages; thence South 62.79 feet along said Easterly boundary to the point of beginning.

TOGETHER WITH rights of ingress and egress set forth as follows:

An Easement Deed recorded December 18, 1986, as Entry No. 43593, in Book 2367, at Page 207, Utah County Recorder's Office.

An Easement Deed recorded December 18, 1986, as Entry No. 43595, in Book 2367, at Page 215, Utah County Recorder's Office.

An Easement Deed recorded December 18, 1986, as Entry No. 43599, in Book 2367, at Page 230, Utah County Recorder's Office.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

(Exceptions Nos. 9 – 24 from Section B.2. of the Title Commitment Report of 3/24/05)

9. Any charge upon the land by reason of its inclusion in Utah County.
10. Subject to any easement or right of way as may have been established or acquired according to law, over the same or any part thereof, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States, as evidenced by that certain Patent recorded January 28, 1920, as Entry No. 849, in Book 191, at page 431, Utah County Recorder's Office.
11. Pole Line Easement granted to UTAH POWER & LIGHT COMPANY, a corporation, for a perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits and one guy anchor and two poles, with the necessary guys, stubs, crossarms and other attachments thereon or affixed thereto for, the support of said circuits, to be erected and maintained upon and across the subject property. Said Easement recorded August 9, 1947, as Entry No. 9311, in Book 470, at Page 471, Utah County Recorder's Office.
12. Right of Way Easement, dated September 24, 1976, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, to construct, operate, maintain, and remove such communications and other facilities, from time to time, upon, over, under and across the subject property. Said Right of Way Easement recorded October 14, 1976, as Entry No. 26604, in Book 1505, at Page 137, Utah County Recorder's Office.
13. Right of Way Easement, dated January 12, 1977, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, to construct, operate, maintain, and remove such communications and other facilities, from time to time, upon, over, under and across the subject property. Said Right of Way Easement recorded January 20, 1977, as Entry No. 2201, in Book 1527, at Page 108, Utah County Recorder's Office.
14. Easement granted to UTAH POWER & LIGHT COMPANY, a corporation, for a perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits with the necessary poles, towers, guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over and across subject property. Said Easement recorded October 28, 1977, as Entry No. 36042, in Book 1594, at Page 65, Utah County Recorder's Office.
15. Resolution to establish the North Fork Special Service District as amended and to authorize construction of improvements as set forth in the Notice of Intention to create the District, as amended. Said Resolution recorded December 16, 1977, as entry No. 42813, in Book 1606, at Page 776, Utah County Recorder's Office.

Resolution to expand the Services and to annex additional area to the North Fork Special Service District. Said Resolution recorded November 5, 1986, as Entry No. 38006, in Book 2355, at Page 2, Utah County Recorder's Office.

16. Easement Deed, dated October 30, 1986, wherein CGMI UTAH, INC., quit claims to the respective owners of the property constituting the Dominant Tenement, including C. ROBERT REDFORD, SUNDANCE DEVELOPMENT CORPORATION, LOWER ELK MEADOWS PROPERTY OWNERS ASSOCIATION, NORTH PINE PROPERTY OWNERS, and the respective owners of lots and/or parcels within Sundance Recreational Resort Plats C, D, E and within Timphaven Homes Plats 1-A, 2 and 3, recorded December 18, 1986, as Entry No. 43598, in Book 2367, at Page 225, Utah County Recorder's Office.

17. Subject to all easements, restrictions and right-of-way, as shown or evidenced by the Official Survey Map of SUNDANCE COTTAGES, filed May 20, 1987, as Entry No. 19867, Map Filing No. 3452-38, First Supplemental filed August 7, 1987, as Entry No. 30293, Map Filing No. 3490-39, Second Supplemental filed October 21, 1987, as Entry No. 39178, Map Filing No. 3524-39, Revision of First and Second Supplemental filed November 23, 1987, as Entry No. 42825, Map Filing No. 3534-39, Utah County Recorder's Office.

18. Condominium Declaration for SUNDANCE COTTAGES, recorded May 20, 1987, as Entry No. 19868, in Book 2417, at Page 379, Utah County Recorder's Office.

First Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded June 2, 1987, as Entry No. 21563, in Book 2421, at Page 254, Utah County Recorder's Office.

Second Amendment of Restrictive Covenants for SUNDANCE COTTAGES, recorded August 7, 1987, as Entry No. 30294, in Book 2440, at Page 488, Utah County Recorder's Office.

Third Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded October 21, 1987, as Entry No. 39179, in Book 2461, at Page 685, Utah County Recorder's Office.

Fourth Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded November 23, 1987, as Entry No. 42826, in Book 2470, at Page 563, Utah County Recorder's Office.

19. Maintenance and Open Space Preservation Agreement between SUNDANCE COTTAGES, a Utah joint venture, and SUNDANCE COTTAGES OWNERS ASSOCIATION, a Utah non-profit corporation, and UTAH COUNTY. Said Agreement recorded May 20, 1987, as Entry No. 19869, in Book 2417, at Page 450, Utah County Recorder's Office.

20. Easement Deed, dated May 27, 1987, wherein Sundance Cottages quit claims to the respective owners of the property constituting the Dominant Tenement, including C. Robert Redford, Sundance Development Corporation, and the other respective owners of lots and /or parcels within said Dominant Tenement, recorded November 24, 1987, as Entry No. 42935, in Book 2470, at Page 872, Utah County Recorder's Office. (Affects Common Areas only.)

21. Water Improvements Deed and Easement Deed, dated November 25, 1987, between SUNDANCE COTTAGES and SUNDANCE DEVELOPMENT CORPORATION, recorded November 15, 1987, as Entry No. 43178, in Book 2471, at Page 463, Utah County Recorder's Office. (Affects Common Areas only)

22. Sewer Improvements Deed and Easement Deed, dated November 25, 1987, between SUNDANCE COTTAGES AND SUNDANCE DEVELOPMENT CORPORATION, recorded November 25, 1987, as Entry No. 43179, in Book 2471, at Page 469, Utah County Recorder's Office. (Affects Common Areas only.)

23. Memorandum of Television Service Agreement dated December 23, 1992 and recorded April 28, 1993 as Entry No. 25333 in Book 3132 at Page 801 of Official Records.

24. Memorandum of Television Service Agreement dated December 23, 1992 and recorded April 28, 1993 as Entry No. 25334 in Book 3132 at Page 807 of Official Records.