

**When recorded mail to and mail
tax notices to:**

Natomas Meadows Two, LLC
P.O. Box 30076
Salt Lake City, Utah 84104
Attention: George J. Ross

SPECIAL WARRANTY DEED

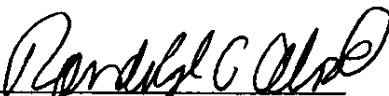
NINIGRET PROPERTIES - 2004, L.C., a Utah limited liability company, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, to **NATOMAS MEADOWS TWO, LLC**, a Utah limited liability company, as to an undivided 88.03% interest, and to **FAE HOLDINGS 373133R, LLC**, a Utah limited liability company, as to an undivided 11.97% interest, Grantees, whose address is set forth above, all that real property situated in Salt Lake County, State of Utah, which is more particularly described on Schedule 1 hereto, subject to the Permitted Exceptions set forth on Schedule 2 hereto.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 6th day of ^{December}~~November~~, 2005.

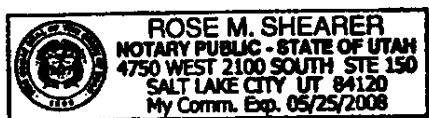
NINIGRET PROPERTIES - 2004, L.C.
a Utah limited liability company

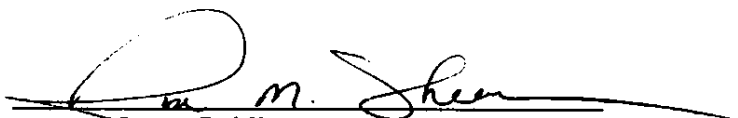
By: **THE NINIGRET GROUP, L.C.**,
a Utah limited liability company, Its Manager

By: 
Randolph G. Abood, Manager

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

This instrument was acknowledged before me on ~~November~~ ^{December} 7, 2005, by Randolph G. Abood, the Manager of The Ninigret Group, L.C., the Manager of Ninigret Properties - 2004, L.C., a Utah limited liability company.




Notary Public

AFFECTS PARCEL NUMBERS: 15-18-151-002
15-18-301-004
15-18-151-001
15-18-151-003
15-18-151-004
15-18-351-005
15-18-351-006
SCHEDULE 1

PARCEL 1 – Building 1

Lot 1, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded March 17, 1995, as Entry No. 6042772, in Book 7118, at Page 1456 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

PARCEL 2 – Building V:

Part of Lot 4, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Ninigret Park – Plat 6, as recorded February 27, 1997 in Book 9702P at Page 58 in the Salt Lake County Recorder's Office, which point is on the South right-of-way line of 1730 South Street, said point also being 483.00 feet South 89°52'11" West along the monument line and 33.00 feet South 00°07'49" East from the street monument found at intersection of 4650 West Street and 1730 South Street (said street monument being 176.13 feet South 00°01'56" East along the Section line and 971.46 feet North 89°52'11" East along the monument line from the section corner monument found at the West Quarter corner of said Section 18), and running thence along said South right-of-way line North 89°52'11" East 415.00 feet to the point of curvature with a 35.00 foot radius curve to the right; thence Southwesterly 54.98 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°07'49" East 49.50 feet) to the West right-of-way line of 4650 West Street; thence along said West right-of-way line South 00°07'49" East 688.00 feet; thence South 89°52'11" West 450.00 feet; thence North 00°07'49" West 723.00 feet to the point of beginning.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded June 6, 1996, as Entry No. 6375986, in Book 7416, at Page 1519 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699051, in Book 8381, at Page 3327 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987868, in Book 8494, at Page 2067 of Official Records.

PARCEL 3 – Building II

Lot 5, NINIGRET PARK – PLAT 2, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

PARCEL 5 – Building IV

Lot 2, NINIGRET PARK – PLAT 3, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded March 17, 1995, as Entry No. 6042772, in Book 7118, at Page 1456 of Official Records

PARCEL 6 – Building XII

Lot 2A, NINIGRET PARK – AMENDED PLAT 7, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded October 14, 1999, as Entry No. 7489795, in Book 8316, at Page 1449 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded October 14, 1999, as Entry No. 7489796, in Book 8316, at Page 1456 of Official Records.

Also subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

PARCEL 7 – Building XIII and other land

Part of Lot 1A, NINIGRET PARK – AMENDED PLAT 7, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder and part of Lot 4, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is 723.00 feet South 00°07'49" East from the Northeast corner of Lot 1, Ninigret Park – Plat 6, as recorded February 27, 1997 in Book 9702P at Page 58 in the Salt Lake County Recorder's Office, said Northeast corner being 483.00 feet South 89°52'11" West along the monument line and 33.00 feet South 00°07'49" East from the street monument found at intersection of 4650 West Street and 1730 South Street (said street monument being 176.13 feet South 00°01'56" East along the section line and 971.46 feet North 89°52'11" East along the monument line from the section corner monument found at the West Quarter corner of said Section 18), and running thence North 89°52'11" East 450.00 feet to a point on the West right-of-way line of 4650 West Street; thence along said West right-of-way line South 00°07'49" East 736.96 feet; thence South 89°52'11" West 450.00 feet; thence North 00°07'49" West 736.96 feet to the point of beginning.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded October 14, 1999, as Entry No. 7489795, in Book 8316, at Page 1449 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699051, in Book 8381, at Page 3327 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

Also, together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699053, in Book 8381, at Page 3343 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987868, in Book 8494, at Page 2067 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987869, in Book 8494, at Page 2075 of Official Records.

Also:

Part of Lot 1A, NINIGRET PARK – AMENDED PLAT 7, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is 1459.96 feet South 00°07'49" East from the Northeast corner of Lot 1, Ninigret Park – Plat 6, as recorded February 27, 1997 in Book 9702P at Page 58 in the Salt Lake County Recorder's Office, said Northeast corner being 483.00 feet South 89°52'11" West along the monument line and 33.00 feet South 00°07'49" East from the street monument found at intersection of 4650 West Street and 1730 South Street (said street monument being 176.13 feet South 00°01'56" East along the section line and 971.46 feet North 89°52'11" East along the monument line from the section corner monument found at the West Quarter corner of said Section 18), and running thence North 89°52'11" East 450.00 feet to a point on the West right-of-way line of 4650 West Street; thence along said West right-of-way line South 00°07'49" East 182.60 feet; thence South 89°52'11" West 450.00 feet; thence North 00°07'49" West 182.60 feet to the point of beginning.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987869, in Book 8494, at Page 2075 of Official Records.

SCHEDULE 2

1. General property taxes for the year 2005 have been paid.
2. The land is included within the boundaries of Salt Lake City, and is subject to charges and assessments made thereby.
3. Mineral reservations contained in that certain Quitclaim Deed from Union Pacific Land Resources Corporation recorded July 19, 1982 as Entry No. 3694487 in Book 5396 at page 388 of Official Records.
4. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded February 17, 1995 as Entry No. 6024187 in Book 7103 at Page 805 of Official Records.
5. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded March 17, 1995 as Entry No. 6042031 in Book 7117 at Page 2661 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familiar status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
6. Easements, notes and restrictions as shown on the recorded plats.
7. The terms, conditions and easements contained in the Grant(s) of Reciprocal Easements described in Schedule 1.
8. Deed of Trust, Security Agreement and Financing Statement dated October 25, 1995 by and between Ninigret Park Development, L.C., a Utah limited liability company as Trustor in favor of First American Title Company of Utah as Trustee and Allianz Life Insurance Company of North America, Minnesota corporation as Beneficiary, to secure an original indebtedness of \$4,100,000.00 and any other amounts or obligations secured thereby, recorded October 30, 1995 as Entry No. 6201682 in Book 7260 at Page 141 of Official Records; as such Deed of Trust has been amended by First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments.

Assignment of Rents and Leases executed by Ninigret Park Development, L.C., a Utah limited liability company, in favor of Allianz Life Insurance Company of North America, a Minnesota corporation, recorded October 30, 1995 as Entry No. 6201683 in Book 7260 at page 164 of Official Records, as amended.
9. A non-exclusive easement for construction and maintenance of a shared fire line and incidental purposes, as created by that certain Grant of Easement recorded August 16,

2000 as Entry No. 7699053 in Book 8381 at page 3343 of Official Records. (Affects Building XII)

10. Rights of current tenants in possession.
11. Subject to matters revealed by surveys prepared by Bingham Engineering and Dominion Engineering dated December, 2005.

11/14
44/12
10170488

When recorded mail Deed
and Tax notices to:
Natomas Meadows, LLC
P.O. Box 30076
Salt Lake City, UT 84130
Attention: George J. Ross

10170488
07/20/2007 02:56 PM \$44.00
Book - 9493 Pg - 8730-8740
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
VAN COTT BAGLEY CORNWALL
MC CARTHY PC PO BOX 45340
50 S MAIN ST STE 1600
SLC UT 84145-0340
BY: KLD, DEPUTY - WI 11 P.

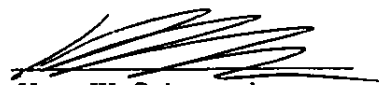
SPECIAL WARRANTY DEED

FAE Holdings 373133R, a Utah Limited Liability Company, Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, to Natomas Meadows Two, LLC, a Utah Limited Liability Company as to an undivided 11.97% interest, Grantee, whose address is set forth above, all that real property situated in Salt Lake City, Salt Lake County, State of Utah, which is more particularly described on Schedule 1 hereto, subject to the Permitted Exceptions set forth on Schedule 2 hereto.

Together with and subject to all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all covenants, conditions and restrictions of record.

DATED this th 20 day of December 2006.

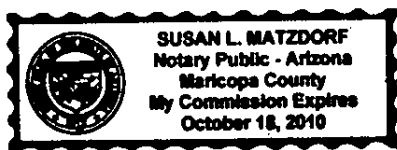
FAE Holdings 373133R, LLC
a Utah Limited Liability Company
By Natomas Meadows Two, LLC

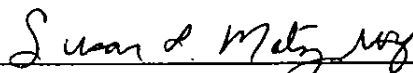
By: 
Kern W. Schumacher
Manager

STATE OF Arizona)
COUNTY OF Maricopa)

: ss.

This instrument was acknowledged before me on December th 20, 2006. By Kern W. Schumacher, as manager of Natomas Meadows Two, LLC, a Utah Limited Liability Company.




Notary Public

SCHEDULE 1

Property in Salt Lake County, Utah

Building III – Legal Description

Tax Parcel No. 15-18-151-003-0000

Lot 1, NINIGRET PARK-PLAT 3, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

AFFECTS PARCEL NUMBERS: 15-18-151-002
15-18-301-004
15-18-151-001
15-18-151-003
15-18-151-004
15-18-351-005
15-18-351-006
SCHEDULE 1

PARCEL 1 – Building 1

Lot 1, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded March 17, 1995, as Entry No. 6042772, in Book 7118, at Page 1456 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

PARCEL 2 – Building V:

Part of Lot 4, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Ninigret Park – Plat 6, as recorded February 27, 1997 in Book 9702P at Page 58 in the Salt Lake County Recorder's Office, which point is on the South right-of-way line of 1730 South Street, said point also being 483.00 feet South $89^{\circ}52'11''$ West along the monument line and 33.00 feet South $00^{\circ}07'49''$ East from the street monument found at intersection of 4650 West Street and 1730 South Street (said street monument being 176.13 feet South $00^{\circ}01'56''$ East along the Section line and 971.46 feet North $89^{\circ}52'11''$ East along the monument line from the section corner monument found at the West Quarter corner of said Section 18), and running thence along said South right-of-way line North $89^{\circ}52'11''$ East 415.00 feet to the point of curvature with a 35.00 foot radius curve to the right; thence Southwesterly 54.98 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$ (chord bears South $45^{\circ}07'49''$ East 49.50 feet) to the West right-of-way line of 4650 West Street; thence along said West right-of-way line South $00^{\circ}07'49''$ East 688.00 feet; thence South $89^{\circ}52'11''$ West 450.00 feet; thence North $00^{\circ}07'49''$ West 723.00 feet to the point of beginning.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded June 6, 1996, as Entry No. 6375986, in Book 7416, at Page 1519 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699051, in Book 8381, at Page 3327 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987868, in Book 8494, at Page 2067 of Official Records.

PARCEL 3 – Building II

Lot 5, NINIGRET PARK – PLAT 2, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

PARCEL 5 – Building IV

Lot 2, NINIGRET PARK – PLAT 3, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded September 1, 1995, as Entry No. 6157263, in Book 7220, at Page 1246 of Official Records.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded March 17, 1995, as Entry No. 6042772, in Book 7118, at Page 1456 of Official Records

PARCEL 6 – Building XII

Lot 2A, NINIGRET PARK – AMENDED PLAT 7, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded October 14, 1999, as Entry No. 7489795, in Book 8316, at Page 1449 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded October 14, 1999, as Entry No. 7489796, in Book 8316, at Page 1456 of Official Records.

Also subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

PARCEL 7 – Building XIII and other land

Part of Lot 1A, NINIGRET PARK – AMENDED PLAT 7, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder and part of Lot 4, NINIGRET PARK – AMENDED PLAT 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

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Also, together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699053, in Book 8381, at Page 3343 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987868, in Book 8494, at Page 2067 of Official Records.

Also, subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 29, 2001, as Entry No. 7987869, in Book 8494, at Page 2075 of Official Records.

Also:

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A parcel of land located in the Southwest Quarter of Section 18, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

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Subject to and together with those rights, interests and easements pursuant to that certain Grant of Reciprocal Easements recorded August 16, 2000, as Entry No. 7699052, in Book 8381, at Page 3334 of Official Records.

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SCHEDULE 2

1. General property taxes for the year 2005 have been paid.
2. The land is included within the boundaries of Salt Lake City, and is subject to charges and assessments made thereby.
3. Mineral reservations contained in that certain Quitclaim Deed from Union Pacific Land Resources Corporation recorded July 19, 1982 as Entry No. 3694487 in Book 5396 at page 388 of Official Records.
4. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded February 17, 1995 as Entry No. 6024187 in Book 7103 at Page 805 of Official Records.
5. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded March 17, 1995 as Entry No. 6042031 in Book 7117 at Page 2661 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familiar status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
6. Easements, notes and restrictions as shown on the recorded plats.
7. The terms, conditions and easements contained in the Grant(s) of Reciprocal Easements described in Schedule 1.
8. Deed of Trust, Security Agreement and Financing Statement dated October 25, 1995 by and between Ninigret Park Development, L.C., a Utah limited liability company as Trustor in favor of First American Title Company of Utah as Trustee and Allianz Life Insurance Company of North America, Minnesota corporation as Beneficiary, to secure an original indebtedness of \$4,100,000.00 and any other amounts or obligations secured thereby, recorded October 30, 1995 as Entry No. 6201682 in Book 7260 at Page 141 of Official Records; as such Deed of Trust has been amended by First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments.

Assignment of Rents and Leases executed by Ninigret Park Development, L.C., a Utah limited liability company, in favor of Allianz Life Insurance Company of North America, a Minnesota corporation, recorded October 30, 1995 as Entry No. 6201683 in Book 7260 at page 164 of Official Records, as amended.
9. A non-exclusive easement for construction and maintenance of a shared fire line and incidental purposes, as created by that certain Grant of Easement recorded August 16,

2000 as Entry No. 7699053 in Book 8381 at page 3343 of Official Records. (Affects Building XII)

10. Rights of current tenants in possession.
11. Subject to matters revealed by surveys prepared by Bingham Engineering and Dominion Engineering dated December, 2005.