

9658554

When Recorded, mail to:  
• Metro Business, C/O  
Richard and Janet Thompson  
Co-Trustees  
P.O. Box 1600  
Park City, UT. 84060

9658554  
3/10/2006 9:11:00 AM \$24.00  
Book - 9264 Pg - 9384-9391  
Gary W. Ott  
Recorder, Salt Lake County, UT  
TALON GROUP  
BY: eCASH, DEPUTY - EF 8 P.

[PARCEL ID # 15 22 202 011  
15 22 202 013  
15 22 202 014  
15 22 227 034  
15 22 227 025  
15 22 227 026  
15 23 151 004  
15 23 151 003

***Special Warranty Deed***

Richard James Thompson and Janet Van Horne Thompson, Co-Trustees of the Thompson Family Trust UDT dated August 14, 1987 and Richard J. Thompson and Janet V. Thompson, Co-Trustees of the Trust Established under the Will of William F. Steigerwald dated February 24, 1961, as GRANTORS, hereby convey and warrant against all claiming by, through or under it to METRO BUSINESS FLEX 8, L.L.C., a Delaware limited liability company, as GRANTEE, of County of New Castle, State of Delaware, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

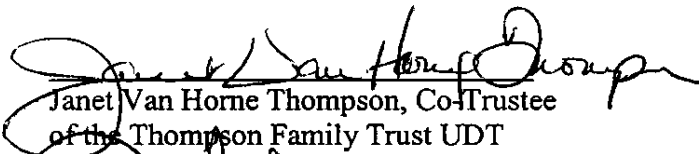
Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and property taxes.

WITNESS the hand of said GRANTOR, this 3<sup>th</sup> day of March, 2006

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONLY



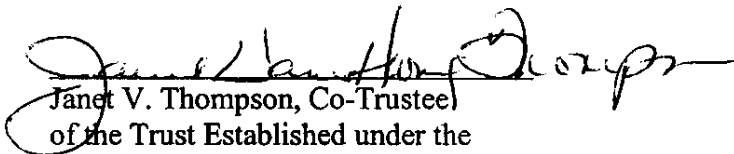
Richard James Thompson, Co-Trustee  
of the Thompson Family Trust UDT  
August 14, 1987



Janet Van Horne Thompson, Co-Trustee  
of the Thompson Family Trust UDT  
August 14, 1987



Richard J. Thompson, Co-Trustee  
of the Trust Established under the  
Will of William F. Steigerwald dated  
February 24, 1961



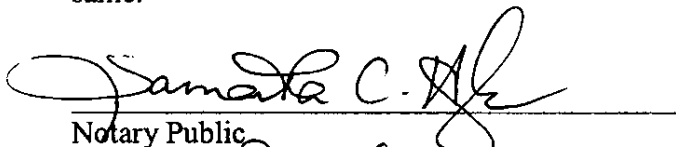
Janet V. Thompson, Co-Trustee  
of the Trust Established under the  
Will of William F. Steigerwald dated  
February 24, 1961

State of *Utah*

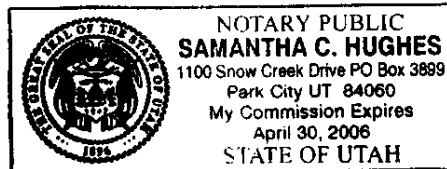
SS:

County of *Summit*

The foregoing instrument was acknowledged before me this 8 day of March, 2006, by Richard James Thompson, Co-Trustee of the Thompson Family Trust UDT dated August 14, 1987, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.



Notary Public  
Residing in *Park City UT*  
My Commission Expires: *4-30-06*



State of *Utah*

SS:

County of *Summit*

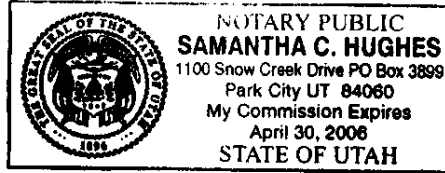
The foregoing instrument was acknowledged before me this 8 day of March, 2006, by Janet Van Horne Thompson, Co-Trustee of the Thompson Family Trust UDT dated August 14, 1987, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.

*Samantha C. Hughes*

Notary Public

Residing in *Park City UT*

My Commission Expires: *4-30-06*



State of *Utah*

SS:

County of *Summit*

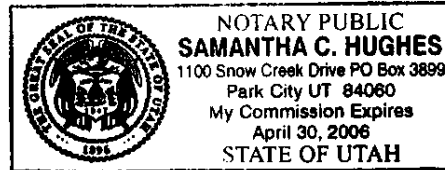
The foregoing instrument was acknowledged before me this 8 day of March, 2006, by Richard J. Thompson, Co-Trustee of the Trust Established under the Will of William F. Steigerwald dated February 24, 1961, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

*Samantha C. Hughes*

Notary Public

Residing in *Park City UT*

My Commission Expires: *4-30-06*



State of *Utah*

SS:

County of *Summit*

The foregoing instrument was acknowledged before me this 8 day of March, 2006, by Janet V. Thompson, Co-Trustee of the Trust Established under the Will of William F. Steigerwald dated February 24, 1961, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.

*Samantha C. Hughes*

Notary Public

Residing in *Park City UT*

My Commission Expires: *4-30-06*

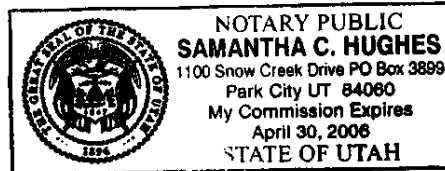


Exhibit "A"

Real property located in Salt Lake County, State of Utah, described as follows:

PARCEL NTW:

Beginning at a point on the East right-of-way of 1700 West Street (Redwood Road) and the Southerly highway right-of-way line and non-access line for the 2100 South Street Freeway (Project No. F-018-1); said point of beginning also being South  $00^{\circ}02'35''$  West 948.71 feet along the Quarter Section line and East 71.90 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North  $88^{\circ}31'22''$  East 335.0 feet along said Southerly highway right-of-way line; thence South  $01^{\circ}43'20''$  East 173.02 feet to the North line of a 50.00 foot roadway; thence South  $88^{\circ}16'40''$  West 335.06 feet along the North line of said roadway; thence West and Northerly 23.12 feet along the arc of a 28.00 foot radius curve to the right (long chord bears North  $68^{\circ}04'13''$  West 22.47 feet) along the North line of said roadway to the East line of 1700 West Street (Redwood Road) thence North  $00^{\circ}04'26''$  East 116.24 feet along the East line of said 1700 West Street; thence North  $17^{\circ}19'09''$  East 52.11 feet along the East line of said 1700 West Street to the point of beginning.

PARCEL B:

Beginning at a point on the North line of Redwood Gardens Subdivision, said point being South  $00^{\circ}02'35''$  West 1,156.86 feet along the Quarter Section line and East 601.06 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence Northeasterly 218.20 feet along the arc of a 286.31 foot radius curve to the left (long chord bears North  $63^{\circ}04'52''$  East 212.96 feet; thence Northeasterly 261.27 feet along the arc of a 422.54 foot radius curve to the right (long chord bears North  $58^{\circ}57'44''$  East 257.13 feet); thence North  $76^{\circ}40'34''$  East 21.05 feet; thence South  $13^{\circ}19'26''$  East 220.53 feet to the North line of said Redwood Gardens Subdivision; thence North  $75^{\circ}00'00''$  West 50.00 feet along said North line of Redwood Gardens Subdivision; thence North  $67^{\circ}15'22''$  West 86.71 feet along an existing 6 foot concrete block wall to a Northwest Corner of said wall; thence South  $25^{\circ}04'36''$  West 94.91 feet along said 6 foot concrete block wall; thence North  $80^{\circ}27'11''$  West 123.77 feet along said 6 foot concrete block wall to the North line of Redwood Gardens Subdivision;

thence South 89°55'00" West 11.64 feet along said North line of Redwood Gardens Subdivision; thence Northwesterly 24.72 feet along the arc of a 90.00 foot radius curve to the right (long chord bears North 19°17'10" West 24.64 feet) along said North line of Redwood Gardens Subdivision; thence South 80°30'00" West 142.32 feet along said North line of Redwood Gardens Subdivision; thence South 89°55'00" West 30.82 feet to the point of beginning.

LESS AND EXCEPT the interest of West Valley City in the following described property, being a portion of the previous description labeled Parcel B.

Beginning at a point on the North line of Redwood Gardens Plat A Subdivision, said point of beginning being South 00°02'35" West 1,156.39 feet along the Quarter Section line and East 923.77 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian running thence South 89°55'00" West 131.75 feet along the North line of said subdivision to a block wall; thence South 80°27'11" East 123.77 feet along said block wall; thence North 25°04'36" East 22.88 feet along said block wall to the point of beginning.

PARCEL C:

Beginning at a point South 00°02'35" West 923.02 feet along the Quarter Section line and East 1,031.56 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 76°40'34" East 390.00 feet; thence South 00°05'00" East 322.55 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 260.29 feet along said North line of Redwood Gardens Subdivision; thence North 75°00'00" West 71.29 feet along said North line of Redwood Gardens Subdivision; thence North 13°19'26" West 220.53 feet to the point of beginning.

PARCEL H:

Beginning at a point South 00°02'35" West 790.63 feet along the Quarter Section line and East 2,240.61 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence Easterly 44.03 feet along the arc of a 303.52 foot radius curve to the right (long chord bears North 83°42'30" East 43.99 feet); thence North 87°51'52" East 329.89 feet; thence Southerly 43.99 feet along the arc of a 28.00 foot radius curve to the right (long chord bears South 47°08'08" East 39.60 feet); thence South 02°08'08" East 135.00 feet; thence Southeasterly

110.47 feet along the arc of a 141.88 foot radius curve to the left (long chord bears South 24°26'29" East 107.70 feet); thence South 46°44'49" East 68.45 feet; thence Southerly 46.78 feet along the arc of a 95.69 foot radius curve to the right (long chord bears South 32°44'27" East 46.32 feet); thence West 381.92 feet; thence South 35.00 feet to the North line of Redwood Gardens Subdivision; thence South 89°55'00" West 145.00 feet along the North line of Redwood Gardens Subdivision; thence North 363.85 feet to the point of beginning.

PARCEL I:

Beginning South 00°02'35" West 1,119.27 feet along the Quarter Section line and East 2,385.85 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 381.92 feet; thence Southerly 31.29 feet along the arc of a 95.69 foot radius curve to the right (long chord bears South 09°22'02" East 31.15 feet); thence South 280.00 feet; thence Southerly 88.22 feet along the arc of a 180.49 foot radius curve to the right (long chord bears South 14°00'11" West 87.35 feet); thence West 322.79 feet to the East line of Redwood Gardens Subdivision; thence North 00°05'00" West 86.55 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 20.00 feet along the North line of Redwood Gardens Subdivision; thence North 00°05'00" West 274.00 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 22.535 feet; thence North 35.00 feet to the point of beginning.

PARCEL J:

Beginning at a point on the East line of Redwood Gardens Subdivision, said point being South 00°02'35" West 1,514.76 feet along the Quarter Section line and East 2,429.21 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 322.79 feet; thence South 28°00'22" West 51.52 feet; thence Southerly 107.79 feet along the arc of a 219.87 foot radius curve to the left (long chord bears South 13°57'41" West 106.72 feet); thence South 00°05'00" East 130.0 feet; thence Southwesterly 22.27 feet along the arc of a 28.00 foot radius curve to the right (long chord bears South 22°42'11" West 21.69 feet to the North line of 2320 South Street); thence South 89°55'00" West 121.24 feet along the North line of 2320 South Street to the East line of Redwood Gardens Subdivision; thence North 00°05'00" West 112.00 feet along the East line of Redwood Gardens Subdivision; thence South 89°55'00" West 143.00 feet along the North line of Redwood Gardens Subdivision; thence North 00°05'00" West 187.45 feet along the East line of Redwood Gardens Subdivision to the point of beginning.

PARCEL K:

Beginning South 00°02'35" West 1,579.03 feet along the Quarter Section line and East 2,763.18 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 279.15 feet; thence South 234.29 feet to the Northerly right-of-way line of 2320 South Street; thence South 89°55'00" West 291.59 feet along said Northerly right-of-way line of 2320 South Street; thence Westerly and Northerly 22.28 feet along the arc of a 28.00 foot non-tangent radius curve to the right (long chord bears North 22°52'39" West 21.70 feet); thence North 00°05'00" West 130.00 feet; thence Northeasterly 88.18 feet along the arc of a 179.87 foot radius curve to the right (long chord bears North 13°57'41" East 87.30 feet) to the point of beginning.

PARCEL L:

Beginning South 00°02'35" West 1,363.12 feet along the Quarter Section line and East 2,813.03 feet from the Northwest Corner of the Northeast Quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence Northeasterly 19.46 feet along the arc of a 15.00 foot radius curve to the right (long chord bears North 37°09'43" East 18.12 feet); thence North 74°19'26" East 120.11 feet; thence Northeasterly 45.71 feet along the arc of a 167.08 foot radius curve to the right (long chord bears North 82°09'43" East 45.57 feet); thence East 8.26 feet; thence South 269.02 feet; thence West 230.01 feet; thence North 28°00'22" East 51.52 feet; thence Northerly 107.78 feet along the arc of a 220.49 foot radius curve to the left (long chord bears North 14°00'11" East 106.71 feet); thence North 66.89 feet to the point of beginning.

PARCEL NTW, Parcels B, C, H, I and J are:

Together with a Non-Exclusive Rights-of-Way and Easements created in that certain Declaration of Easements and Covenants (Metro Business Park-Phase I/IA) recorded October 8, 1982 as Entry No. 3718902 in Book 5413 at Page 334 of Official Records, and in any amendments and/or supplements thereto.

Parcel K and L are:

Together with the Non-Exclusive Rights-of-Way and Easements created in that certain Declaration of Easement, Covenants and Restrictions (Metro Business Park-Phase II) recorded November 12,

1986 as Entry No. 4347986 in Book 5839 at Page 682 of Official Records, and in any amendments and/or supplements thereto.

Parcel K and L are:

Together with the Non-Exclusive Rights-of-Way and Easements created in that certain Declaration of Easement, Covenants and Restrictions (Metro Business Park-Phase II) recorded November 12, 1986 as Entry No. 4347986 in Book 5839 at Page 682 of Official Records, and in any amendments and/or supplements thereto.

Tax Parcel No. 15-22-202-011-0000.

Tax Parcel No. 15-22-202-013-0000.

Tax Parcel No. 15-22-202-014-0000.

Tax Parcel No. 15-22-227-034-0000.

Tax Parcel No. 15-22-227-025-0000.

Tax Parcel No. 15-22-227-026-0000.

Tax Parcel No. 15-23-151-004-0000.

Tax Parcel No. 15-23-151-003-0000