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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WESTERN STATES TITLE
REC BY: BEVERLY CARTER, DEPUTY

When recorded, return to:

Steeffel, Levitt & Weiss
One Embarcadero Center, 29th Floor
San Francisco, California 94111
Attn: Peter T. Healy, Esq.

4593925

QUITCLAIM DEED
(Union Park Center IIA)

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, UNION PARK IIA ASSOCIATES ("Grantor"), a Utah limited partnership, does hereby release and quitclaim to (i) THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, (ii) UNITED STATES POSTAL SERVICE, (iii) CONSTRUCTORS HAWAII, INC., a Hawaii corporation, (iv) TOWER CONSTRUCTION, INC., a Hawaii corporation, (v) KANE SCOTT FERNANDEZ and MARY LINDA FERNANDEZ, as husband and wife, (vi) ANTHONY ROBERT TEPEDINO AND YOUNG TEPEDINO, Trustees under that certain unrecorded Living Trust Agreement dated May 28, 1987, and (vii) KAHUKU UNITED METHODIST CHURCH (collectively, "Grantee"), all of the property located in the County of Salt Lake, State of Utah, described in Exhibit 1 attached hereto and incorporated herein (the "Property").

Executed this 7th day of March, 1988.

"Grantor"

UNION PARK IIA ASSOCIATES,
a Utah limited partnership

By Thomas M. Lloyd
Its General Partner

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BOOK 6009 PAGE 862

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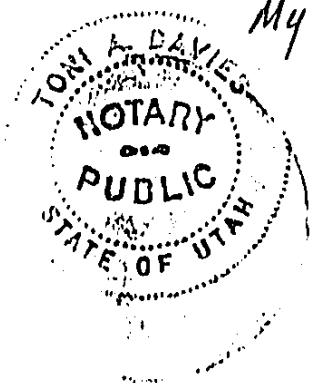
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

The foregoing instrument was acknowledged before me this 26th day of February, 1988, by Thomas M. Lloyd, a person who appeared before me and who is known to me (or proved by satisfactory evidence presented to me) to be the person described in and who executed the instrument, who acknowledged that he or she holds the title or position of General Partner of UNION PARK IIA ASSOCIATES, a Utah limited partnership, and who further acknowledged that he or she signed the instrument on behalf of the partnership by proper authority and that the instrument was the act and deed of said partnership for the purpose therein stated.

Toni A. Davies
A Notary Public

My Commission expires 4/17/89



PROPERTY DESCRIPTION

Beginning West 1600.911 feet and South 946.397 feet from the North-east corner of Section 29, Township 2 South, Range 1 East, Salt Lake Meridian; Northeasterly along curve to L 93.03 feet; South 24° 05' West 57.49 feet M or L; South 80° 14' West 55.6 feet; North 16° 58' West 36.19 feet M or L to beginning 0.07 AC M or L. 5650-1214, 5640-2620, 5403-2197

Exhibit 1

BOOK 6009 PAGE 88A