

WHEN RECORDED, RETURN TO:

The Redevelopment Agency of Sandy City
10000 Centennial Parkway, Suite 311
Sandy, Utah 84070
Attention: Executive Director
307851

10222826
9/14/2007 4:04:00 PM \$15.00
Book - 9515 Pg - 4706-4708
Gary W. Ott
Recorder, Salt Lake County, UT
TALON GROUP
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

For good and valuable consideration, UTAH SOCCER STADIUM OWNER, LLC, a Delaware limited liability company (the "Grantor"), located and having a mailing address at 515 South 700 East, Suite 2R, Salt Lake City, Utah 84102, hereby conveys and warrants against all who claim by, through, or under the Grantor to the REDEVELOPMENT AGENCY OF SANDY CITY, a body corporate and politic of the State of Utah (the "Grantee"), having a business address at 10000 Centennial Parkway, Suite 301, Sandy, Utah 84070, that certain tract of land situated in Salt Lake County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property"), subject to matters of record and other matters which may be disclosed by a survey of the Subject Property. The Subject Property shall not include any improvements constructed upon the Property, including, without limitation, the stadium currently being constructed on the Property, which shall not be deemed to be a party of the Subject Property and shall remain the personal property of the Grantor.

For Reference Purposes Only: Tax Parcel Nos. 27-01-427-013-0000
 27-01-476-002-0000
 27-01-476-003-0000
 27-01-476-004-0000
 27-01-476-005-0000
 27-01-426-007-0004 &
 27-01-426-057-0000
 27-01-476-026-0000

[Signature Page Follows.]

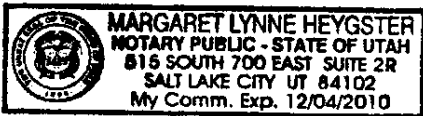
IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this
21 day of August, 2007.

UTAH SOCCER STADIUM OWNER, LLC,
a Delaware limited liability company

By: Dean Howes
Title: VICE President

STATE OF Utah)
County of Salt Lake) :SS

On the 21 day of August, 2007, personally appeared before me
Dean Howes, who being by me duly sworn did say, that s/he is the
Vice President of UTAH SOCCER STADIUM OWNER, LLC, a Delaware limited liability
company, and that said instrument was signed in behalf of said limited liability company.



Margaret Lynne Heygster
NOTARY PUBLIC
Residing at: 515 South 700 East #2R
SLC, UT 84102

My Commission Expires: 12/04/2010

SCHEDULE "A"

Certain real property located in Salt Lake County, Utah, more particularly described as follows:

PARCEL 1:

ALL OF LOT 4, REAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 6, 2007 AS ENTRY NO. 10214892 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1A:

A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE LAYING, CONSTRUCTION, INSTALLATION, OPERATION, INSPECTION, SERVICING, MAINTENANCE, REPAIR, REMOVAL, ALTERATION, ENLARGEMENT, RELOCATION AND REPLACEMENT OF UTILITY PIPES, LINES, WIRES, CONDUITS AND RELATED FACILITIES INCLUDING, WITHOUT LIMITATION, PIPES, LINES, WIRES, CONDUITS AND RELATED FACILITIES FOR ELECTRICITY, NATURAL GAS, OTHER FUELS OR POWER SOURCES, TELEPHONE, SEWAGE, STORM WATER DRAINAGE AND ALL TYPES OF WATER, UNDER, THROUGH AND ACROSS, THE EASEMENT AREA, RECORDED AUGUST 29, 2007 AS ENTRY NO. 10207234 IN BOOK 9509 AT PAGE 1976 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°54'33" WEST 876.09 FEET & NORTH 1411.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 50°22'36" WEST 20.00 FEET; THENCE NORTH 39°37'24" EAST 186.23 FEET; THENCE NORTH 00°00'44" WEST 1,077.31 FEET; THENCE SOUTH 89°59'19" EAST 20.00 FEET; THENCE SOUTH 00°00'44" EAST 1,084.51 FEET; THENCE SOUTH 39°37'24" WEST 193.44 FEET TO THE POINT OF BEGINNING.

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