

WHEN RECORDED, MAIL TO:
Prime West Holdings, LLC
3940 E. Fairbrook Circle
Mesa, Arizona 85205
Attn: Stephen Patterson

Tax Parcel No: _____

OWC-0490

OWC-0491

OWC-0493

OWC-0494

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, JLS PROPERTIES, L.L.C., a Utah limited liability company (the "Grantor"), hereby grants and conveys to PRIME WEST HOLDINGS, LLC, an Arizona limited liability company, whose address is 3940 E. Fairbrook Circle, Mesa, Arizona 85205 (the "Grantee"), all right, title and interest in and to the real property located in Wasatch County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

By acceptance of this deed, Grantee agrees to comply with the Utah Uniform Land Sales Practices Act with regard to the disposition of any of the real property described herein, unless such disposition is exempt from the aforementioned act.

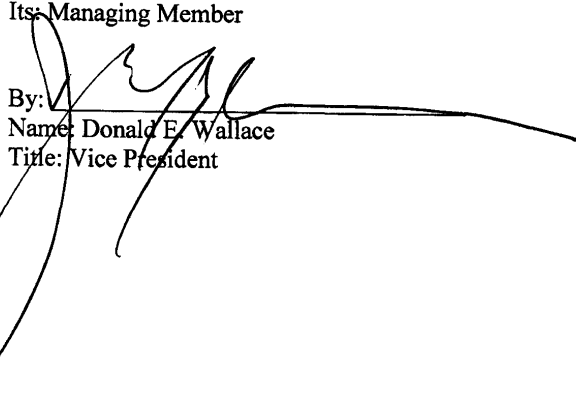
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6th day of June, 2007.

[Signature and acknowledgment on the following page.]

GRANTOR:

JLS PROPERTIES, L.L.C.,
a Utah limited liability company

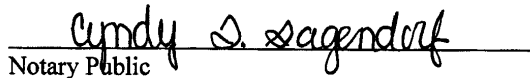
By: SORVENTURES, INC.,
a Utah corporation
Its Managing Member

By: 
Name: Donald E. Wallace
Title: Vice President

STATE OF UTAH

COUNTY OF Salt Lake) ss.

On this 6 day of JUNE, 2007, personally appeared before me Donald E. Wallace, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Vice President of SORVENTURES, INC., the Managing Member of JLS PROPERTIES, L.L.C., a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.


Notary Public

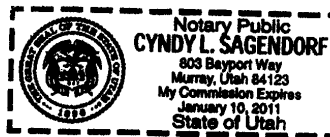


EXHIBIT A**PARCEL 2**

Beginning at a point which is South 00°01'28" East along the section line 1,893.88 feet and West 274.50 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 20°19'20" East 244.88 feet; thence South 04°03'42" East 220.13 feet; thence South 39°49'20" West 99.60 feet; thence North 64°08'49" West 207.91 feet; thence North 79°44'04" West 241.91 feet; thence North 00°42'25" West 239.69 feet; thence North 87°59'29" West 77.25 feet; thence Westerly, a distance of 110.54 feet along a curve to the left having a radius of 175.00 feet and a central angle of 36°11'27"; thence South 55°49'04" West 103.10 feet; thence Westerly, a distance of 141.44 feet along a curve to the right having a radius of 300.00 feet and a central angle of 27°00'45"; thence South 07°10'11" East 246.15 feet; thence North 82°02'05" West 270.06 feet; thence North 21°33'23" East 242.40 feet; thence Northwesterly, a distance of 250.20 feet along a non tangent curve to the right of which the radius point lies North 21°33'23" East a radius of 300.00 feet, and having a central angle of 47°47'02"; thence North 20°39'35" West 117.56 feet; thence South 69°20'25" West 225.77 feet; thence North 19°34'37" West 330.25 feet; thence South 89°55'22" East 1,279.72 feet; thence South 46°57'50" West 87.00 feet; thence South 48°58'07" East 21.04 feet; thence Southerly, a distance of 190.03 feet along a curve to the right having a radius of 185.00 feet and a central angle of 58°51'16"; thence East 178.03 feet to the POINT OF BEGINNING.
Containing 720,370.43 square feet or 16.537 acres, more or less.

PARCEL 3

Beginning at a point which is South 00°01'28" East along the section line 2,105.01 feet and West 2,045.99 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 54°41'24" West 155.27 feet; thence South 66°41'32" West 155.27 feet; thence North 88°29'43" West 277.57 feet; thence South 78°51'18" West 274.65 feet; thence North 56°23'05" West 386.38 feet; thence North 35°06'45" West 206.28 feet; thence North 60°00'00" West 206.92 feet; thence North 79°04'55" West 97.68 feet; thence South 60°00'00" West 171.00 feet; thence North 55°28'57" West 218.94 feet; thence North 45°00'00" West 161.56 feet; thence South 89°55'22" East 1,885.11 feet; thence South 11°02'49" East 466.54 feet to the POINT OF BEGINNING.
Containing 804,993.82 square feet or 18.480 acres, more or less.

PARCEL 4

Beginning at a point which is South 89°09'49" East along the section line 2.42 feet and South 1,649.96 feet from the Northwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 89°55'22" East 460.97 feet; thence South 40°03'22" East 13.72 feet; thence South 11°19'05" West 35.86 feet; thence South 39°42'57" East 163.14 feet; thence South 66°53'46" West 556.65 feet; thence North 82°54'51" West 54.86 feet; thence North 00°05'02" West 383.44 feet to the POINT OF BEGINNING.
Containing 153,676.33 square feet or 3.528 acres, more or less.

PARCEL 5

Beginning at a point which is South 89°55'22" East 463.43 feet and South 1,649.97 feet from the Northwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 89°55'22" East 802.37 feet; thence South 45°00'00" East 161.56 feet; thence South 55°28'57" East 218.94 feet; thence North 60°00'00" East 171.00 feet; thence South 79°04'55" East 97.68 feet; thence South 60°00'00" East 206.92 feet; thence South 35°06'45" East 206.28 feet; thence South 56°23'05" East 386.38 feet; thence North 78°51'18" East 274.65 feet; thence South 88°29'43" East 277.57 feet; thence North 66°41'32" East 155.27 feet; thence North 54°41'24" East 155.27 feet; thence North 11°02'49" West 466.54 feet; thence South 89°55'22" East 389.96 feet; thence South 19°34'37" East 330.25 feet; thence South 08°48'27" East 690.12 feet; thence North 79°32'28" West 304.84 feet; thence South 85°09'21" West 179.76 feet; thence South 85°02'50" West 853.51 feet; thence North 55°16'25" West 580.85 feet; thence North 50°52'03" West 128.44 feet; thence North 71°10'10" West 38.49 feet; thence North 49°38'57" West 215.87 feet; thence South 46°07'25" West 606.81 feet; thence South 71°36'20" West 326.04 feet; thence South 77°13'58" West 382.08 feet; thence South 19°57'58" West 75.12 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 19°57'58" East, a radial distance of 775.00 feet; thence Westerly along the arc, through a central angle of 01°11'49", a distance of 16.19 feet; thence North 68°50'13" West 87.42 feet to a point of curve to the left having a radius of 325.00 feet and a central angle of 18°13'15"; thence Westerly along the arc a distance of 103.35 feet; thence North 87°03'28" West 47.71 feet; thence North 07°50'27" West 336.74 feet; thence West 210.46 feet; thence North 00°05'02" West 367.60 feet; thence South 82°54'51" East 54.86 feet; thence North 66°53'46" East 556.65 feet; thence North 39°42'57" West 163.14 feet; thence North 11°19'05" East 35.86 feet; thence North 40°03'22" West 13.72 feet to the POINT OF BEGINNING.

Containing 2,314,377.32 square feet or 53.131 acres, more or less.

PARCEL 6

Beginning at the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 00°01'28" East along the section line 1650.00 feet; thence North 89°55'22" West 465.51 feet; thence South 46°57'50" West 87.00 feet; thence South 48°58'07" East 21.04 feet; thence Southerly, a distance of 190.03 feet along a curve to the right having a radius of 185.00 feet and a central angle of 58°51'16"; thence East 178.03 feet; thence South 20°19'20" East 244.88 feet; thence South 04°03'42" East 220.13 feet; thence South 39°49'20" West 99.60 feet; thence North 64°08'49" West 207.91 feet; thence North 79°44'04" West 241.91 feet; thence North 00°42'25" West 239.69 feet; thence North 87°59'29" West 77.25 feet; thence Westerly, a distance of 110.54 feet along a curve to the left having a radius of 175.00 feet and a central angle of 36°11'27"; thence South 55°49'04" West 103.10 feet; thence Westerly, a distance of 141.44 feet along a curve to the right having a radius of 300.00 feet and a central angle of 27°00'45"; thence South 07°10'11" East 246.15 feet; thence North 82°02'05" West 270.06 feet; thence North 21°33'23" East 242.40 feet; thence Northwesterly, a distance of 250.20 feet along a non tangent curve to the right of which the radius point lies North 21°33'23" East a

radius of 300.00 feet, and having a central angle of $47^{\circ}47'02''$; thence North $20^{\circ}39'35''$ West 117.56 feet; thence South $69^{\circ}20'25''$ West 225.77 feet; thence South $08^{\circ}48'27''$ East 690.12 feet; thence South $64^{\circ}13'01''$ East 127.96 feet; thence South $78^{\circ}13'46''$ East 196.46 feet; thence South $63^{\circ}28'15''$ East 190.24 feet; thence South $51^{\circ}12'54''$ East 150.56 feet; thence South $74^{\circ}11'46''$ East 131.03 feet; thence South $65^{\circ}41'27''$ East 182.39 feet; thence South $45^{\circ}14'54''$ East 415.19 feet; thence South $27^{\circ}05'58''$ West 207.09 feet; thence southeasterly, a distance of 100.39 feet along a non tangent curve to the left of which the radius point lies North $27^{\circ}05'58''$ East a radius of 775.00 feet, and having a central angle of $07^{\circ}25'18''$; thence North $26^{\circ}34'56''$ East 214.03 feet; thence North $54^{\circ}08'37''$ East 177.88 feet; thence North $65^{\circ}59'50''$ East 169.12 feet; thence North $74^{\circ}51'10''$ East 172.91 feet; thence East 213.19 feet; thence North $00^{\circ}01'28''$ West 1,907.91 feet; thence North $19^{\circ}08'50''$ West 1,297.34 feet to the POINT OF BEGINNING.

Containing

