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04/23/98 3:40 PM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
STEVEN W DOUGHERTY
50 W BROADWAY STE.700
SLC, UT 84101-2006
REC BY:R JORDAN DEPUTY - WI

WHEN RECORDED RETURN TO:

Steven W. Dougherty, Esq.
700 Bank One Tower
50 West Broadway
Salt Lake City, Utah 84101-2006

QUITCLAIM DEED

Wasatch Pacific, Inc., a Utah corporation (Grantor), hereby quitclaims to Lone Peak Park, L.C., a Utah limited liability company, whose address is 4198 East Prospector Drive, Salt Lake City, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described property in Salt Lake County, Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

DATED: April 22, 1998.

WASATCH PACIFIC, INC

By [Signature]
Its President

State of Utah)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me on April 22^{ad}, 1998, by Terry C. Diehl, President of Wasatch Pacific, Inc.

Notary Public
DEBORAH W. PETERSEN
50 West Broadway #700
Salt Lake City, Utah 84101
My Commission Expires
November 6, 1998
State of Utah

[Signature]
Notary Public

BK7955PG0654

BOUNDARY DESCRIPTION PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A" HAWKES & ASSOCIATES BOUNDARY SURVEY RECORDED AT THE SALT LAKE COUNTY SURVEYORS OFFICE ENTRY #S97-01-0069 AND THE WESTERLY RIGHT OF WAY LINE OF LONE PEAK PARKWAY RE-ALIGNMENT RECORDED #6330523 BOOK 96-4P DATED APRIL 15, 1996 SALT LAKE COUNTY RECORDERS, N89°D32'42"W 1303.85 FEET ALONG THE NORTH LINE OF SAID SECTION 25 AND SOUTH 2834.08 FEET FROM THE NORTH EAST CORNER OF SAID SECTION 25 TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A STANDARD SALT LAKE COUNTY BRASS CAP WELL MONUMENT IN THE NORTH BOUND LANES OF STATE STREET);

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WESTERLY LINE OF SAID LONE PEAK PARKWAY RE-ALIGNMENT: (1) S00°D46'54"E 675.253 FEET; (2) THENCE S09°D25'20"W 50.800 FEET; (3) THENCE S00°D46'54"E 117.170 FEET (4) THENCE S44°D44'47"W 14.010 FEET TO A POINT ON THE NORTHERLY LINE OF 12300 SOUTH; THENCE N89°D43'50"W 920.912 FEET ALONG NORTH RIGHT OF WAY LINE OF 12300 SOUTH STREET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO ERNEST SANTAROSA AND FRANK SANTAROSA, AS JOINT TENANTS, IN THAT CERTAIN RE-RECORDED QUIT-CLAIM DEED RECORDED NOVEMBER 30, 1981, AS ENTRY #3627200, IN BOOK 5317, PAGE 1210, SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL N00°D07'14"E 481.192 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N89°D52'46"W 143.201 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF PARCEL "C" OF SAID HAWKES & ASSOCIATES BOUNDARY SURVEY (SAID POINT BEING N89°D52'46"W 285.799 FEET AND N00°D07'14"E 541.79 FEET AS SURVEYED TO CENTER OF SAID SECTION 25); THENCE N00°D07'27"E 351.998 FEET TO THE SOUTHWEST CORNER OF SAID OF PARCEL "A"; THENCE N89°D13'06"E 1069.795 FEET ALONG SOUTHERLY LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

CONTAINS 19.21 ACRES

EXHIBIT A

BK 7955 PG 0655

DESCRIPTION OF 5' SANTAROSA OVERLAP:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL "B" OF THE HAWKES & ASSOCIATES BOUNDARY SURVEY RECORDED AT THE SALT LAKE COUNTY SURVEYORS OFFICE ENTRY #S97-01-0069 SAID POINT BEING N89 DEGREES 32'42"W 2205.66 FEET ALONG THE NORTH LINE OF SECTION 25 AND S00 DEGREES 27'18"W 3208.23 FEET FROM THE NORTHEAST CORNER OF SECTION 25 TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A FOUND SALT LAKE COUNTY BRASS CAP WELL MONUMENT); THENCE S00 DEGREES 07'14"W 5.188 FEET ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO A POINT ON THE SOUTHERLY LINE OF THE JOHN W. FRANCOM AND ASSOCIATES A.L.T.A. SURVEY RECORDED #S94-03-0101 SALT LAKE COUNTY SURVEYORS OFFICE; THENCE N89 DEGREES 54'33"W 429.000 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N00 DEGREES 07'14"E 5.411 FEET ALONG SAID QUARTER SECTION LINE TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL "C" OF SAID BALLARD SHOPPING PLAZA SURVEY; THENCE S89 DEGREES 52'46"E 429.000 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
CONTAINS: 2273.91 Sq. Ft.

.05 ACRES

DESCRIPTION OF PARCEL "C" GAP:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL "C" HAWKES & ASSOCIATES BOUNDARY SURVEY RECORDED AT THE SALT LAKE COUNTY SURVEYORS OFFICE ENTRY #S97-01-0069 SAID POINT BEING N89 DEGREES 32'42"W 2634.62 FEET ALONG THE NORTH LINE OF SAID SECTION 25 AND S00 DEGREES 27'18"W 3216.144 FEET FROM THE NORTHEAST CORNER OF SECTION 25 TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A SALT LAKE BRASS CAP WELL MONUMENT IN THE NORTH BOUND LANES OF STATE STREET); THENCE S00 DEGREES 07'14"W 11.375 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N84 DEGREES 11'12"W 989.979 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "C"; THENCE S84 DEGREES 50'33"E 988.916 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "C" TO THE POINT OF BEGINNING.
CONTAINS: 5602.73 Sq. Ft.

0.13 ACRES

DK7955PG0656

CANAL OVERLAP PARCELS "A" & "C":

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" OF THE HAWKES & ASSOCIATES SURVEY RECORDED #S97-01-0069 SALT LAKE COUNTY SURVEYORS OFFICE, SAID CORNER BEING N89°D32'42"W 1365.35 FEET ALONG THE NORTH LINE OF SECTION 25 AND SOUTH 2339.39 FEET FROM THE NORTH EAST CORNER OF SECTION 25 OF TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S08°D55'39"E 11.949 FEET ALONG THE EAST LINE OF SAID SURVEY TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PARCEL RECORDED MARCH 11, 1882 AT 2:00 PM BOOK #S PAGES 712 AND 713 SALT LAKE COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE (1) S65°D45'00"W 258.840 FEET; (2) THENCE N79°D00'00"W 693.000 FEET; (3) THENCE S87°D30'00"W 381.150 FEET; THENCE NORTH 23.376 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "C" OF SAID HAWKES & ASSOCIATES SURVEY AND A POINT ON THE ARC OF A 200.000 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 00°D53'26" (CENTER BEARS N01°D31'02"W); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY BOUNDARY (1) NORTHEASTERLY 3.119 FEET ALONG THE ARC OF SAID 200.000 FOOT RADIUS CURVE; (2) THENCE N87°D35'22"E 120.777 FEET; (3) THENCE N83°D31'17"E 56.691 FEET TO A POINT OF CURVATURE; (4) THENCE NORTHEASTERLY 108.253 FEET ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 08°D39'02" (CENTER BEARS S06°D28'43"E) TO THE NORTHEAST CORNER OF SAID PARCEL "C" (SAID CORNER BEING A COMMON CORNER WITH SAID PARCEL "A") AND A POINT ON THE ARC OF A 717.000 FOOT RADIUS CURVE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH LINE OF SAID PARCEL "A" (1) SOUTHEASTERLY 108.945 FEET ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 08°D42'21" (CENTER BEARS S02°D10'19"W) TO A POINT OF TANGENCY; (2) THENCE S79°D07'20"E 374.632 FEET; (3) THENCE S76°D10'06"E 272.300 FEET; (4) THENCE N67°D16'25"E 289.011 FEET TO THE POINT OF BEGINNING.

BK 7955 PG 0657