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WHEN RECORDED MAIL TO:
First American Title Insurance Agency, Inc.
330 East 400 South, Suite 250
Salt Lake City, UT 84111

SPACE ABOVE THIS LINE FOR RECORDER

8280232



8280232
07/01/2002 04:30 PM 24.00
Book - 8615 Pg - 5751-5756
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 6 P.

ALL-INCLUSIVE TRUST DEED

With Assignment of Rents

This ALL-INCLUSIVE TRUST DEED made this 28 day of June, 2002, between **Snowie Facility, L.C.**, a Utah limited liability company as TRUSTOR, whose address is 49 Columbia Avenue, SLC, Ut. 84107, **First American Title Insurance Agency, Inc.** as TRUSTEE, and

James Gaddis Investment Co., Ltd, a Utah limited partnership, as BENEFICIARY,

WITNESSETH: THAT TRUSTOR CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in **SALT LAKE** County, State of Utah.

See Exhibit A attached hereto and made a part hereof.

141637

Tax ID Number: 15-23-401-009

Together with all buildings, fixture and improvements thereon and all water rights, rights of way, easements, rents, and issues, profits, income tenements, hereditaments, privileges and appurtenances here unto belonging, now or hereafter used or enjoyed with said property, or any part thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

For the purpose of securing (1) payment of the indebtedness evidenced by an All-Inclusive Promissory Note (hereinafter the "Note") of even date herewith, in the principal sum of **\$550,000.00**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a Promissory Note or Notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

This instrument is an All-Inclusive Trust Deed subject and subordinate to the following instruments (hereinafter "Senior Encumbrances"):

(1) A Trust Deed/Mortgage recorded 07/01/02, as Entry No. 8280229 in Book 8615, at Page 5731 of Official Records of **Salt Lake County**, which, if a Trust Deed secures a Promissory Note in the original principal amount of , or if a Mortgage, is in the original principal amount of **Five Hundred Thousand Dollars, (\$500,000.00)**, dated 6/28/02, in favor of **Zions First National Bank** Beneficiary/Mortgagee, with the Trustor/Mortgagor being **James Gaddis Investment Co., Ltd, a Utah limited partnership**. If a Trust Deed, its Trustee is Zions First National Bank.

The Promissory Note(s) secured by said Trust Deed(s) is (are) hereinafter referred to as the "Senior Note(s)". Nothing in this Trust Deed, the Note, or any deed in connection herewith shall be deemed to be an assumption by the Trustor of the Senior Notes or Senior Encumbrances.

BK8615PG5751

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association, savings and loan association, or insurance company authorized to do such business in Utah; a corporation authorized to conduct a trust business in Utah, a title insurance or abstract company authorized to do such business in Utah, or a U.S. Government Agency.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general; and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property, Trustor further agrees:

(a). To commence construction promptly and to pursue same with reasonable diligence to completion in accordance with plans and specifications satisfactory to Beneficiary, and

(b). To allow Beneficiary to inspect said property at all times during construction.

Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Trustor under this paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

2. To provide and maintain insurance, of such type or types and amounts as Beneficiary may require, on the improvements now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by Beneficiary with loss payable clauses in favor of and in form acceptable to Beneficiary. In event of loss, Trustor shall give immediate notice to Beneficiary, who may make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Trustor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.

3. To deliver to, pay for and maintain with Beneficiary until the indebtedness secured hereby is paid in full such evidence of title as Beneficiary may require, including abstracts of title or policies of title insurance and any extensions or renewals thereof or supplements thereto.

4. To appear in and defend any action or proceeding purporting to affect the security thereof, the title to said property, or the rights of powers of Beneficiary or Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum incurred by Beneficiary of Trustee.

5. To pay all taxes, insurance and assessment of every kind of nature as and when required by the Holders of Senior Encumbrances or when otherwise due in absence of any requirements under the Senior Encumbrances.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor, including cost of evidence of title, employ counsel, and pay reasonable legal fees.

7. To pay immediately and without demand all sums expended here under by Beneficiary or Trustee, with interest from date of expenditure at the rate borne by the principal balance under the Note until paid, and the repayment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

8. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments of relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights or action and proceeds, including the proceeds of any policies of fire and other insurance affecting said

property, are hereby assigned to Beneficiary, who may, after deducting therefrom all its expenses, including attorney's fees, apply the same on any indebtedness secured hereby. Trustor agrees to execute such further assignments of any compensation, award, damages, and rights of action and proceeds as Beneficiary or Trustee may require.

9. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Trust Deed and the note of endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any persons for the payment of the indebtedness secured hereby, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Trust Deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of said property. The grantee in any reconveyance may be described as "the person or persons entitled thereto", and the recitals therein of any matters or facts shall be conclusive proof of truthfulness thereof. Trustor agrees to pay reasonable Trustee's fees for any of the services mentioned in this paragraph.

10. As additional security, Trustor hereby assigns Beneficiary, during the continuance of these trusts, all rents, issues, royalties, profits of the property affected by this Trust Deed and of any personal property located thereon. Until Trustor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. If Trustor shall default as aforesaid, Trustor's right to collect any of such moneys shall cease and Beneficiary shall have the right, with or without taking possession of the property affected hereby, to all rents, royalties, issues, and profits. Failure to discontinuance of Beneficiary at any time or from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power, and authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability under, nor a subordination of the lien or charge of this Trust Deed to any such tenancy, lease or option.

11. Upon any default by Trustor hereunder, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Trustor hereby consenting to the appointment of Beneficiary as such receiver), and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

12. The entering upon and taking possession of said property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damages of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

13. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

14. Time is of the essence hereof. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in each county wherein said property or some part of parcel thereof is situated. Beneficiary also shall deposit with Trustee, the note and all documents evidencing expenditures secured hereby.

15. After the lapse of such time as may then be required by law following the recordation of said notice of default, and the notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the trustfulness thereof. Any person, including Beneficiary, may bid at the same. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the evidence of title procured in connection with such sale; (2) all sums expended under

the terms hereof, not then repaid, with accrued interest at the rate borne by the principal balance under the Note from date of expenditure; (3) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion. may deposit the balance of such proceeds with the County Clerk of the county in which the sale took place.

16. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

17. Beneficiary may appoint a Successor Trustee at any time by filing for record in the office of the County Recorder of each county in which said property or some part hereof is situated, a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all powers, duties, authority and title of the Trustee named herein or of any Successor Trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

18. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the contest requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

19. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

20. This Trust Deed shall be construed according to the laws of the State of Utah

21. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

Signature of Trustor

Snowie Facility, L.C., a Utah limited liability company

BY Carl A. Rupp
Carl A. Rupp, Manager

BY Gordon A. Rupp
Gordon A. Rupp, Manager

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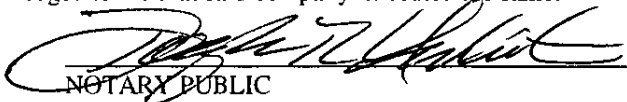
STATE OF UTAH

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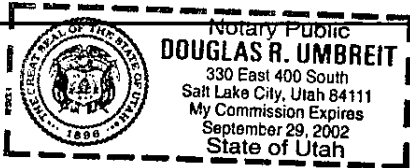
COUNTY OF Salt Lake

On the 28 day of JUNE, 2002, personally appeared before me Carl A. Rupp and Gordon A. Rupp, who being by me duly sworn, says that they are the Managers of Snowie Facility, LC, a Utah limited liability company the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said company by authority of its operating agreement and said managers acknowledged to me that said company executed the same.

My commission expires: 9/29/02


NOTARY PUBLIC

Residing at: SLC UT



REQUEST FOR FULL RECONVEYANCE

(To be used only when indebtedness secured hereby has been paid in full)

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Trust Deed. Said note, together with all other indebtedness secured by said Trust Deed has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Trust Deed, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Trust Deed delivered to you herewith, together with the said Trust Deed, and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed, all of the estate now held by you thereunder.

DATED _____

Mail reconveyance to _____

First American Title Insurance Agency, Inc.

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Exhibit A

Beginning at an existing fence corner said point being the Southeast corner of a Parcel "C" lying North 2730.256 feet and West 2317.338 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt lake Base and Meridian; and running thence South 24°59'00" West 320.60 feet to a point lying Southwesterly 2.0 feet from the Southwesterly face of a building; thence North 65°01'40" West 210.061 feet parallel to said building; and along the approximate centerline of an existing alley; thence North 2°59'46" East 96.314 feet; thence North 83°17'30" East 73.30 feet; thence North 7°55'30" East 95.80 feet to an existing gate post in the fence along the South line of said parcel "C"; thence North 89°26'30" East along said fence 234.80 feet to the point of beginning.

Together with a right of way 25.00 feet wide the East line of which is described as follows:

Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Also together with a right of way 5.00 feet wide the West line of which is described as follows:

Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Subject to and together with a right of way 4.00 feet wide the Centerline of which is described as follows:

Beginning at a point lying Southwesterly 2.0 feet from the Southwesterly face of a building said point being North 2730.256 feet, West 2317.338 feet and South 24°59'00" West 320.60 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 65°01'40" West 155.355 feet parallel to and 2.0 feet Southwesterly of said building and along the approximate centerline of an existing alley.

Together with a non-exclusive right of way and easement for the purpose of access and loading and unloading over and across the following described property, as disclosed in that certain Right of Way and Easement Agreement dated April 22, 1996, and recorded May 31, 1996, as Entry No. 6371483, in Book 7412, at Page 1209, Salt Lake County Recorder's Office, to wit:

Beginning at a point North 2730.256 feet and West 2317.538 feet and South 89°26'30" West 234.80 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 7°55'30" West 95.80 feet; thence South 83°17'30" West 5.00 feet; thence North 1°05'34" East 95.68 feet; thence North 89°25'30" East 20.00 feet to the point of beginning.

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