

**WHEN RECORDED, MAIL TO:**  
David E. Gee, Esq.  
Parr Waddoups Brown Gee & Loveless  
185 South State Street, Suite 1300  
Salt Lake City, Utah 84111

9374659  
05/11/2005 04:16 PM \$35.00  
Book - 9129 Pg - 9356-9362  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
BY: SBM, DEPUTY - WI 7 P.

**Mail Tax Notice to:**  
Gateway Associates, Ltd.  
c/o The Boyer Company, L.C.  
90 South 400 West, Suite 200  
Salt Lake City, Utah 84101

### QUIT CLAIM DEED

**FIRSTDIGITAL COMMUNICATIONS, LLC**, a Utah limited liability company ("Grantor") hereby QUIT-CLAIMS to **GATEWAY ASSOCIATES, LTD.**, a Utah limited partnership ("Grantee") for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all right, title and interest it may have in and to certain communication equipment that has become part of the real property in connection with the following described tract of land in Salt Lake County, State of Utah:

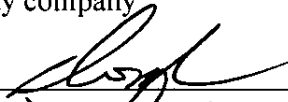
See Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor retains all personal property located on the above-referenced real property except to the extent transferred by a Bill of Sale of even date herewith by Grantor in favor of Grantee.

WITNESS, the hand of said Grantor, effective as of the 1<sup>st</sup> day of January, 2004.

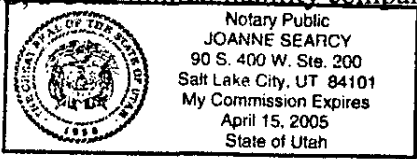
FIRSTDIGITAL COMMUNICATIONS, LLC, a Utah limited liability company, by its manager

THE BOYER COMPANY, L.C., a Utah limited liability company

By:   
Name: David E. Gee  
Its: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2005, by Revon Glenn, who is a manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the manager of FIRSTDIGITAL COMMUNICATIONS, LLC, a Utah limited liability company.



Joanne Searcy  
NOTARY PUBLIC  
Residing at: Salt Lake County, Utah

My Commission Expires: 4/15/05

**EXHIBIT "A"**  
**TO**  
**QUIT CLAIM DEED**

Legal Description

APPLICABLE TAX PARCEL NUMBERS FOR REFERENCE PURPOSES ONLY:

PARCEL 1: 15-01-177-002, 15-01-177-003, 15-01-177-010,  
15-01-177-012, 15-01-177-008

PARCEL 2A: 15-01-131-001, 15-01-131-002, 15-01-131-003, 15-01-131-007  
PARCEL 2B: 15-01-131-008

PARCEL 3: 15-01-185-001

PARCEL 4: 15-01-130-001

PARCEL 5: 08-36-376-016, 08-36-376-015, 08-36-376-014, 08-36-376-013,  
08-36-376-012

**EXHIBIT "A"**  
**TO**  
**QUIT CLAIM DEED**

**PARCEL 1:**

RETAIL UNITS 1, 2 and 3, and PARKING UNITS 1 and 2, contained within the **GATEWAY BLOCK A**, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828968, in Book "2001P", at Page 38 of Plats (as said Record of Survey Map shall have heretofore been amended or supplemented by that certain Record of Survey Map entitled "**GATEWAY PLANETARIUM Amending Gateway Block A, Parking Units 1 And 2, And Retail Units 3 And 4, A Utah Condominium Project**", recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 6, 2002 as Entry No. 8448732, in Book "2002P", at Page 352 of Plats), and as further identified in the Declaration Of Condominium Gateway Block A Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828969, in Book 8427 at Page 4676 (as said Declaration may have heretofore been amended or supplemented). **TOGETHER WITH** the undivided ownership interest in said Project's Common Elements that is appurtenant to said Units as more particularly described in said Declaration (as heretofore amended and/or supplemented).

**EXCEPTING FROM THE FOREGOING PARCEL:**

- (a) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, in that certain Quitclaim Deed recorded September 29, 1960 as Entry No. 1739045, in Book 1745 at Pages 447-449, inclusive, of the Official Records of the Salt Lake County Recorder.
- (b) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

**PARCEL 2A:**

RETAIL UNITS 1, 2, and 3, and PARKING UNIT 1, and all contained within the **GATEWAY BLOCK B**, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828970, in Book "2001P", at Page 39 of Plats (as said Record of Survey Map has been amended by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder) and in the Declaration Of Condominium Gateway Block B Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828971, in Book 8427 at Page 4752 (as said Declaration has been amended or supplemented by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment To Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder, and by that certain Second Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded July 20, 2004 as Entry No. 9125323, in Book 9016 at Page 2655, of the Official Records of the Salt Lake County Recorder). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Units as more particularly described in said Declaration (as heretofore amended and/or supplemented).

**PARCEL 2B:**

CP UNIT 1, contained within the **GATEWAY BLOCK B**, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828970, in Book "2001P", at Page 39 of Plats (as said Record of Survey Map has been amended by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder) and in the Declaration Of Condominium Gateway Block B Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828971, in Book 8427 at Page 4752 (as said Declaration has been amended or supplemented by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment To Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder, and by that certain Second Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded July 20, 2004 as Entry No. 9125323, in Book 9016 at Page 2655, of the Official Records of the Salt Lake County Recorder). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration (as heretofore amended and/or supplemented).

**EXCEPTING FROM THE FOREGOING PARCELS 2A AND 2B:**

- (a) The minerals and mineral rights reserved by UNION PACIFIC LAND RESOURCES CORPORATION in that certain QuitClaim Deed recorded July 26, 1976 as Entry No. 2838121 in Book 4277 at Page 335 of the Official Records of the Salt Lake County Recorder.
- (b) The minerals and mineral rights conveyed to UNION PACIFIC LAND RESOURCES CORPORATION in that certain Mineral Deed dated as of April 1, 1971, the existence of which Mineral Deed and mineral rights is disclosed by that certain Donative Quitclaim Deed recorded July 25, 1991 as Entry No. 5101661, in Book 6339 at Pages 2004-2007, inclusive, of the Official Records of the Salt Lake County Recorder.
- (c) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

**PARCEL 3:**

The RETAIL UNIT contained within the **GATEWAY BLOCK C1**, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 27, 2000 as Entry No. 7788087, in Book "2000P", at Page 364 of Plats (as said Record of Survey Map may be amended or supplemented) and in the Declaration Of Condominium Gateway Block C-1 Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 27, 2000 as Entry No. 7788088, in Book 8410 at Page 8862, as said Declaration has been amended and restated in its entirety by the Amended And Restated Declaration Of Condominium Gateway Block C1 Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on April 27, 2001 as Entry No. 7881708, in Book 8450 at Page 4761 (as said Amended And Restated Declaration may be further amended or supplemented). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration (as heretofore amended and/or supplemented).

**EXCEPTING THEREFROM** the minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

**PARCEL 4:**

RETAIL UNIT 1 contained within the **GATEWAY BLOCK C2**, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 27, 2000 as Entry No. 7788089, in Book "2000P", at Page 365 of Plats (as said Record of Survey Map may be amended or supplemented) and in the Declaration Of Condominium Gateway Block C-2 Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 27, 2000 as Entry No. 7788090, in Book 8410 at Page 8942, as said Declaration has been amended and restated in its entirety by the Amended And Restated Declaration Of Condominium Gateway Block C2 Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on April 27, 2001 as Entry No. 7881709, in Book 8450 at Page 4843 (as said Amended And Restated Declaration may be further amended or supplemented) . TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration (as heretofore amended and/or supplemented).

**EXCEPTING THEREFROM** the minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

**PARCEL 5:**

LOTS 3, 4, 5, 6 and 7, **BOYER GATEWAY**, according to the Subdivision Plat thereof, filed on February 26, 2001 as Entry No. 7828967, in Book "2001P" of Plats at Page 37 of the Official Records of the Salt Lake County Recorder.

**EXCEPTING FROM THE FOREGOING PARCEL:**

- (a) The minerals and mineral rights conveyed to UNION PACIFIC LAND RESOURCES CORPORATION in that certain Mineral Deed dated as of April 1, 1971, the existence of which Mineral Deed and mineral rights is disclosed by that certain Donative Quitclaim Deed recorded July 25, 1991 as Entry No. 5101661, in Book 6339 at Pages 2004-2007, inclusive, of the Official Records of the Salt Lake County Recorder.
- (b) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

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