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08/31/2005 11:00 AM \$24.00
Book - 9181 Pg - 7339-7346
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TALON GROUP
BY: AMF, DEPUTY - WI 8 P.

SPECIAL WARRANTY DEED

WHEN RECORDED MAIL TAX
STATEMENTS AND RETURN TO:

Sunset Investors LLC
c/o Sunset Real Properties LLC
3970 Woodside Road
Woodside, CA 94062

PARCEL I.D. NUMBER 15-36-302-025-0000

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **BP-UT 1 Property Associates, L.C.**, as to an undivided 8.3147% interest; **CDS-UT 1 Property Associates, L.P.**, as to an undivided 42.6932% interest; **Callan 1970 Mountain Shadows, L.L.C.**, as to an undivided 10.4983% interest; **Callan 1985 Mountain Shadows, L.L.C.**, as to an undivided 10.4983% interest and **S. Charles Topham Properties, L.C.**, as to an undivided 27.9955% interest (collectively, "**Grantor**"), does hereby bargain and sell, convey and warrant against all claiming by, through or under it and none other to **Sunset Investors LLC**, a Delaware limited liability company ("**Grantee**"), all that certain real property situated in the City of South Salt Lake, County of Salt Lake, State of Utah, described on **Schedule 1** attached hereto and by this reference incorporated herein (the "**Property**"), together with all tenements, hereditaments and appurtenances thereto.

(Signatures on next page)

IN WITNESS WHEREOF, the Grantor has caused its names to be hereunto subscribed as of August 29, 2005.

BP-UT 1 Property Associates, L.C.,
a Utah limited liability company

By: *Daniel R. Stanger*
Daniel R. Stanger, Manager

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

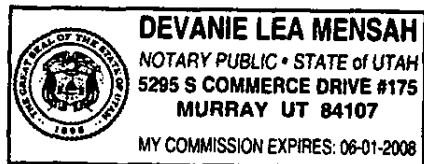
On this 29th day of August 2005, personally appeared before me, a Notary Public in and for the County and State aforesaid, Daniel R. Stanger, Manager of BP-UT 1 Property Associates, L.C., a Utah limited liability company, who acknowledged that he executed the foregoing instrument on behalf of said limited liability company.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said County of Salt Lake, the day and year in this Certificate first above written.

My commission Expires:

06-01-2008

Devanie Lea Mensah
Notary Public



CDS-UT 1 Property Associates, L.P.,
a Utah limited partnership

By: *Daniel R. Stanger*
Danuel R. Stanger, General Partner

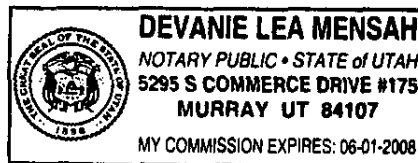
STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On this 20th day of August 2005, personally appeared before me, a Notary Public in and for the County and State aforesaid, Danuel R. Stanger, General Partner of CDS-UT 1 Property Associates, L.P., a Utah limited partnership, who acknowledged that he executed the foregoing instrument on behalf of said limited partnership.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said County of Salt Lake, the day and year in this Certificate first above written.

My commission Expires:
6-1-2008

Devanie Lea Mensah
Notary Public



Callan 1970 Mountain Shadows, L.L.C.,
a Utah limited liability company

By: Gladys Ann Callan
Gladys Ann Callan, Manager

STATE OF Utah)
COUNTY OF SALT LAKE) ss:
)

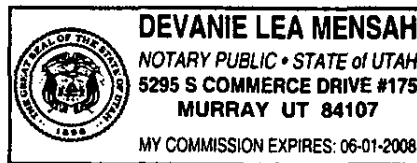
On this 20th day of August 2005, personally appeared before me, a Notary Public in and for the County and State aforesaid, Gladys Ann Callan, Manager of Callan 1970 Mountain Shadows, L.L.C., a Utah limited liability company, who acknowledged that she executed the foregoing instrument on behalf of said limited liability company.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said County of SALT LAKE, the day and year in this Certificate first above written.

My commission Expires:

6-1-2008

Devan M Mensah
Notary Public



Callan 1985 Mountain Shadows, L.L.C.,
a Utah limited liability company

By: Gladys Ann Callan
Gladys Ann Callan, Manager

STATE OF Utah)
COUNTY OF SALT LAKE) ss:
)

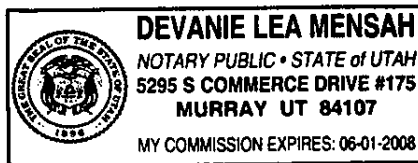
On this 20th day of August 2005, personally appeared before me, a Notary Public in and for the County and State aforesaid, Gladys Ann Callan, Manager of Callan 1985 Mountain Shadows, L.L.C., a Utah limited liability company, who acknowledged that she executed the foregoing instrument on behalf of said limited liability company.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said County of SALT LAKE, the day and year in this Certificate first above written.

My commission Expires:

6-1-2008

Devan Le Mensah
Notary Public



S. Charles Topham Properties, L.C.,
a Utah limited liability company

By: *S. Charles Topham Managing Member*
S. Charles Topham, Managing Member

STATE OF UTAH)

) ss:

COUNTY OF UTAH)

) ss:

On this 30th day of August 2005, personally appeared before me, a Notary Public in and for the County and State aforesaid, S. Charles Topham, Managing Member of S. Charles Topham Properties, L.C., a Utah limited liability company, who acknowledged that he executed the foregoing instrument on behalf of said limited liability company.

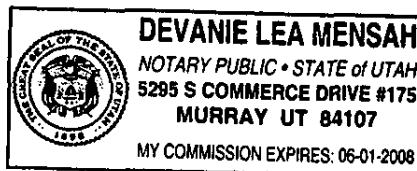
In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said County of Utah, the day and year in this Certificate first above written.

My commission Expires:

10-1-2008

Devanie Lea Mensah

Notary Public



SCHEDULE 1
LEGAL DESCRIPTION

SEE ATTACHED

EXHIBIT "A"

Beginning at the Southwest Corner of Lot 2, Block 13, Ten Acre Plat "A", Big Field Survey, and running thence North 00°02'50" West along the East line of 700 West Street 1143.52 feet to the South line of Fine Drive (3750 South Street Dedication Plat as recorded with the Office of the Salt Lake County Recorder), said point being South 00°02'50" East 1.83 feet from the Northwest Corner of Lot 3 of said Block 13; thence South 89°57'24" East along said South line 750.19 feet to the point of curvature; thence Northeasterly along a 500 foot radius curve to the left through a central angle of 00°39'20" a distance of 5.72 feet to a point on the extension of the West line of Breitling Subdivision as recorded with the Office of the Salt Lake County Recorder; thence South along said West line and line extended 226.45 feet to the Northeast Corner of Lot 12 of said Breitling Subdivision; thence West along the North line of said Breitling Subdivision 237.44 feet to the Northwest Corner of Lot 14 of said Breitling Subdivision; thence South along the West line of said Breitling Subdivision 314.01 feet; thence North 89°54'15" West 145.99 feet; thence South 603.40 feet to the North line of 3900 South Street; said point being South 89°54'15" East 180.91 feet from the Southwest Corner of Lot 2, Block 3, Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°54'15" West along said North line of 3900 South Street 371.54 feet to the point of beginning.

Tax Parcel No. 15-36-302-025-0000