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RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:

Pennington LLP
260 California Street, Suite 500
San Francisco, CA 94111
Attention: Beth Pennington, Esq.

Space above this line for Recorder's use

SPECIAL WARRANTY DEED

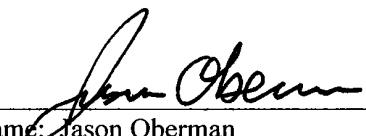
300 West Owner LLC, a Delaware limited liability company ("**Grantor**"), hereby conveys and warrants to North 300 West LLC, a Delaware limited liability company ("**Grantee**"), subject to all matters of record and matters disclosed to, or discovered by Grantee prior to recordation of this deed only against all who claim by, through, or under the Grantor, for the sum of Ten and 00/100 Dollars (\$10.00), the tract of land in Salt Lake County, Utah described on Exhibit A, which is attached hereto and made a part hereof.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor has executed this deed as of September 12, 2019.

GRANTOR:

300 WEST OWNER LLC,
a Delaware limited liability company

By: 
Name: Jason Oberman
Title: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

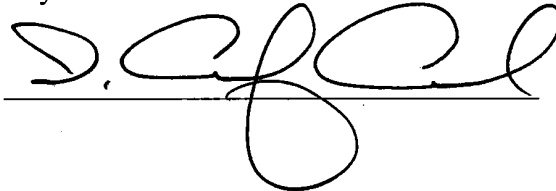
STATE OF CALIFORNIA)

COUNTY OF SAN MATEO)

On SEPTEMBER 12, 2019, before me, ALFONSO ANDRADA (here insert name and title of the notarizing officer), personally appeared Jason Oberman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

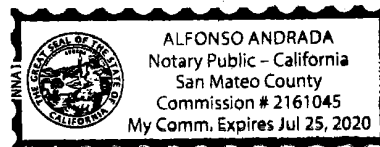


EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN SALT LAKE COUNTY, STATE OF UTAH:

TRACT I (TIMESQUARE - 1) (15-24-252-001 & -002)

A part of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the West line of Mercer Way, lying North 0°04'30" West 3,224.10 feet and South 89°55'30" West 132.00 feet from a County Surveyors Monument located at the intersection 2700 South and 300 West Streets, (said monument being located 513.96 feet North and 2,973.175 feet East from the Southwest corner of said Section 24), and running thence South 0°04'30" East along the said West line of Mercer Way, 147.50 feet; thence North 89°54'07" West 252.44 feet; thence North 0°04'30" West 167.44 feet to the South line of Bugatti Street; thence South 89°54'07" East along the said South line 232.50 feet to the point of curvature of a 20 foot radius curve to the right; thence along the arc of said curve, right 31.355 feet, (the long chord bears South 44°59'24" East 28.24 feet) to the point of beginning.

TRACT III (TIMESQUARE - 3 & 4) (15-24-178-001)

A Part of section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the South line of Bugatti Street said point being North 0°04'30" West 3,243.64 feet and North 89°54'07" West 409.44 feet from a County Surveyors Monument at the intersection of 2700 South and 300 West Street (said monument being located 513.96 feet North and 2,973.175 feet East from the Southwest corner of said Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian), and running thence North 89°54'07" West, along the said South line of Bugatti Street, 227.49 feet to the point of curvature of a 25 foot radius curve left; thence along the arc of said 25 foot radius curve left, 39.24 feet (center of curve bears South 0°04'30" West and the long chord bears South 45°06'32" West 35.335 feet); thence South 0°04'30" East along the East line of Bearcat Drive, 344.95 feet; thence South 89°54'07" East 155.0 feet; thence North 0°04'30" West 202.49 feet; thence South 89°54'07" East 97.56 feet; thence North 0°04'30" West 167.44 feet to the point of beginning.

TRACT VI (TIMESQUARE - 7, 8 & 9) (15-24-177-010)

Beginning on the Easterly right-of-way line of a State Highway at a point which is North 0°04'30" West along the 300 West street Monument line 3,512.11 feet and North 89°54'07" West parallel with and 12.00 feet perpendicularly distant

Southerly from the centerline of the Denver and Rio Grande Western Railroad, a distance of 897.21 feet from the County Surveyor's Monument at the intersection of 2700 South Street and 300 West Street, said monument being located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 3°33'41" East along said State Highway right-of-way line 965.67 feet; thence North 71°15' East 146.30 feet to a point on the Westerly line of Bearcat Drive, said point being on the arc of a 230.00 foot radius curve the center of which bears North 71°15' East; thence Northerly along said West Street line and the arc of said curve to the right through a central angle of 18°40'30", a distance of 74.97 feet; thence North 0°04'30" West along said West Street line 842.83 feet; thence North 89°54'07" West 185.21 feet to the point of beginning.

Together with 1/2 vacated portion of Bearcat Drive abutting the North 218.42 feet of the East boundary, as set forth in that street vacation plat recorded July 22, 2009, as Entry No. 10759742, in Book 9748, at Page 448.

Less and excepting therefrom any portion lying within the bounds of that property taken by UDOT by virtue of that Final Judgment of Condemnation recorded December 14, 2006 as Entry No. 9939454, in Book 9394, at Page 3829 of Official Records and being more particularly described as follows:

A parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the SE 1/4NW 1/4 of Section 24, T. 1 S., R. 1 W., SLB&M. The boundaries of said parcel of land described as follows:

Beginning at a point on the existing Northeasterly no-access and right of way line of a State Highway, said point being 682.557 meters (2239.36 feet) [actual measured distance being 682.055 meters, being 2237.71 feet] North 0°4'30" West along the monument line and 102.093 meters (334.95 feet) North 88°03'41" West from a monument at the intersection of 2700 South and 300 West Streets (said monument being 906.224 meters (2,973.175 feet) East and 156.655 meters (513.96 feet) North from the Southwest corner of said Section 24), running Westerly 87.377 meters (286.67 feet) along the arc of a 215.344 meter (706.51 foot) radius curve to the right and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 76°26'14" West for a distance of 86.779 meters (284.71 feet)); to a point of compound curvature with a 144.158 meter (472.96 foot) radius curve to the right Northwesterly 99.941 meters (327.89 feet) along the arc of said curve and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 44°57'09" West for a distance of 97.952 meters (321.36 feet)); thence North 03°33'41" West 12.900 meters (43.32 feet) along the Easterly no access and right of way line of a freeway; thence North 88°43'24" East 6.148 meters (20.17 feet); thence Southeasterly 99.706 meters (327.12 feet) along the arc of a 180.330 meters (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 42°57'08" East for a distance of 98.440 meters (322.97 feet)); thence South 23°57'49" West 10.484 meters (34.40 feet); thence South 66°02'11" East 6.096 meters (20.00 feet); North 23°57'49" East 9.814 meters (32.20 feet); thence Southeasterly 21.854 meters (71.70 feet) along the arc of a 180.330 meter (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 64°12'44" East for a distance of 21.841 meters (71.66 feet)); thence South 16°03'17" West 4.973 meters (16.32 feet); thence Easterly 59.315 meters (194.60 feet) along the arc of a 185.274 meter (607.86 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.062 meters (193.77 feet)); to the point of beginning.

TRACT VII (TIMESQUARE - 10 & 11) (15-24-176-006)

PARCEL 1:

A part of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the common boundary line of the Denver and Rio Grande Western Railroad South right-of-way line and the North line of Timesquare Industrial Park, North 0°04'30" West 3512.11 feet along the center line of 300 West Street and North 89°54'07" West 662.0 feet from a Salt Lake County Surveyor's Monument at 2700 South and 300 West, (said monument being located North 513.96 feet and East 2973.175 feet from the Southwest corner of said Section 24); and running thence South 0°04'30" East along the East line of Bearcat Drive, 193.49 feet to the point of curvature of a 25 foot radius curve left; thence

along the arc of said curve, left 39.19 feet (long chord bears South 44°59'18" East 35.30 feet); thence South 89°54'07" East, along the North line of Bugatti Street, 240.0 feet; thence North 0°04'30" West 218.42 feet to said common boundary line; thence North 89°54'07" West along said common boundary, 264.93 feet to the point of beginning.

Together with 1/2 vacated portion of Bearcat Drive abutting the West, as set forth in that street vacation plat recorded July 22, 2009, as Entry No. 10759742, in Book 9748, at Page 448.

Less and excepting a parcel of land in fee, for the "West Valley Light Rail Transit", a Utah Transit Authority Project, being part situate in the E1/2NW1/4 of Section 24, T. 1 S., R. 1 W., SLB&M, the boundaries of said of land are described as follows:

Beginning at a point on the common boundary line of the Denver and Rio Grande Western Railroad South right-of-way line and the North line of Timesquare Industrial Park, N.00°04'30"W. 3512.11 feet along the center line of 300 West Street and N89°54'07"W. 662.00 feet from the Salt Lake County Surveyor's Monument as 2700 South and 300 West, (said monument being located North 513.96 feet and East 2973.175 feet and S.89°54'07"E. 264.93 feet from the Southwest corner of said Section 24; thence S.00°04'30"E. 100.05 feet; thence N.89°55'59"W. 67.38 feet; thence N.00°05'53"E. 100.08 feet; thence S.89°54'07"E. 67.08 feet to the point of beginning.

PARCEL 2: (15-24-251-002 & -003 & -005-4001 & -005-4002)

Beginning at a point which is North 513.96 feet and East 2973.175 feet and North 0°04'30" West 2931.175 feet and South 89°55'30" West 47 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°55'30" West 20 feet; thence Westerly and Northerly along a curve to the right 23.56 feet; thence North 0°04'30" West 278.1 feet; thence Northerly and Westerly along a curve to the left 109.75 feet; thence North 89°54'07" West 245.29 feet; thence North 0°04'30" West 218.45 feet; thence South 89°54'07" East 350.07 feet; thence South 0°04'30" East 581.24 feet to the point of beginning.

Less and Excepting that portion lying outside the Salt Lake County Water Conservancy District.

Also, less and excepting a parcel of land in fee, for the "West Valley Light Rail Transit", a Utah Transit Authority Project, being part situate in the W1/2NW1/4 of Section 24, T. 1 S., R. 1 W., SLB&M, the boundaries of said of land are described as follows:

Beginning at a point which is North 513.96 feet and thence East 2,973.18 feet and N.00°04'30"W. 2,931.18 feet and thence S.89°55'30"W. 47.00 feet and N.00°04'30"W. 581.24 feet from the Southwest corner of said Section 24; thence S.00°04'30"E. 10.00 feet; thence N.89°54'07"E. 23.00 feet; thence N.00°04'30"W. 10.00 feet; thence S.89°54'07"E. 23.00 feet to the point of beginning.

TRACT X (ROADWAY PARCELS 7 & 9)

PARCEL 1: (15-24-178-002 & 15-24-252-003)

Beginning at a point which is North 0°04'30" West 2,489.87 feet and West 457.88 feet from the county surveyor's

monument located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°04'30" West 151.04 feet; thence North 89°54'07" West 49.10 feet; thence North 0°04'30" West 208.59 feet; thence North 89°54'07" West 155 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 155 feet; thence North 0°04'30" West 202.49 feet; thence South 89°54'07" East 97.56 feet; thence North 0°04'30" West 167.44 feet; thence South 89°54'07" East 25.00 feet; thence South 0°04'30" East 167.44 feet; thence South 89°54'07" East 252.44 feet; thence South 0°04'30" East 25 feet; thence North 89°54'07" West 350 feet; thence South 0°04'30" East 386.085 feet; thence South 85°54'07" East 49.10 feet; thence South 0°04'30" East 176.845 feet; thence North 88°03'41" West 25.0 | feet to the point of beginning.

PARCEL 2: (15-24-252-006 & 15-24-252-007)

Beginning at a point which is North 0°04'30" West 2739.28 feet and North 89°54'07" West 132.02 feet from the county surveyor's monument, said monument being located 513.96 feet North and 2973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°54'07" West 350 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 170 feet; thence North 0°04'30" West 286.925 feet; thence South 89°54'07" East 25 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 155 feet; thence South 0°04'30" East 25 feet to the point of beginning.

TRACT XI (PARKING PARCEL) (15-24-178-004)

Beginning at a point North 0°04'30" West 2764.279 feet and North 89°54'07" West 312.109 feet from a County Surveyor's Monument located at the intersection of 2700 South and 300 West Streets (said monument being located 513.96 feet North and 2973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Meridian); and running thence North 0°04'30" West 286.925 feet; thence North 89°54'07" West 170.00 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 170.00 feet to the point of beginning.

TRACT XII (PARKING PARCEL) (15-24-252-004 & -005)

Beginning at a point which is North 513.96 feet and East 2973.175 feet and North 0°04'30" West 2764.39 feet and North 89°54'07" West 132 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°04'30" West 286.925 feet; thence North 89°54'07" West 155 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 155 feet to the point of beginning.

TRACT XIII (EASEMENT)

Non-exclusive easements for vehicular and pedestrian access, ingress and egress as set forth in that certain Declaration of Access Easement recorded September 12, 2011 as Entry No. 11241915 in Book 9949 at Page 3864, over the following described property, to wit:

TRACT X (ROADWAY PARCELS 7 & 9)

PARCEL 1: (15-24-178-002)

Beginning at a point which is North 0°04'30" West 2,489.87 feet and West 457.88 feet from the county surveyor's monument located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°04'30" West 151.04 feet; thence North 89°54'07" West 49.10 feet; thence North 0°04'30" West 208.59 feet; thence North 89°54'07" West 155 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 155 feet; thence North 0°04'30" West 202.49 feet; thence South 89°54'07" East 97.56 feet; thence North 0°04'30" West 167.44 feet; thence South 89°54'07" East 25.00 feet; thence South 0°04'30" East 167.44 feet; thence South 89°54'07" East 252.44 feet; thence South 0°04'30" East 25 feet; thence North 89°54'07" West 350 feet; thence South 0°04'30" East 386.085 feet; thence South 85°54'07" East 49.10 feet; thence South 0°04'30" East 176.845 feet; thence North 88°03'41" West 25.0 | feet to the point of beginning.

PARCEL 2: (15-24-252-006)

Beginning at a point which is North 0°04'30" West 2739.28 feet and North 89°54'07" West 132.02 feet from the county surveyor's monument, said monument being located 513.96 feet North and 2973.175 feet East from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°54'07" West 350 feet; thence North 0°04'30" West 25 feet; thence South 89°54'07" East 170 feet; thence North 0°04'30" West 286.925 feet; thence South 89°54'07" East 25 feet; thence South 0°04'30" East 286.925 feet; thence South 89°54'07" East 155 feet; thence South 0°04'30" East 25 feet to the point of beginning.