

Mail Recorded Deed and Tax Notice To:
700 East BE, LLC,
PO Box 223
Manhattan Beach, CA 90267

12417055
11/21/2016 11:00:00 AM \$31.00
Book - 10502 Pg - 1775-1780
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.



File No.: 87922-AP

SPECIAL WARRANTY DEED

Joseph N. Ambrose, joint venturer of ABB Investment Company, a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Joseph N. Ambrose, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

And Jack Boesch, joint venturer of ABB Investment Company, a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Jack Boesch, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

And Philip Blomquist, joint venturer of ABB Investment Co. a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Philip Blomquist, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
700 East BE, LLC, a Delaware Limited Liability Company

GRANTEE(S) of Manhattan Beach, State of California
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 16-20-105-002, 16-20-105-001, 16-20-104-007 and 16-20-104-018 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 16th day of November, 2016.

Joseph N. Ambrose

Jack Boesch
Philip Blomquist

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Joseph N. Ambrose.

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.

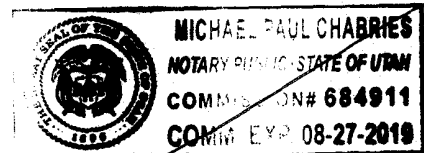
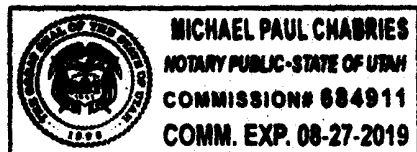
STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16th of November, 2016 by Philip Blomquist.

Michael P Chabries

Notary Public



Dated this 16th day of November, 2016.

Joseph N. Ambrose
Joseph N. Ambrose

Jack Boesch

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16 of November, 2016 by Joseph N. Ambrose.

~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.~~

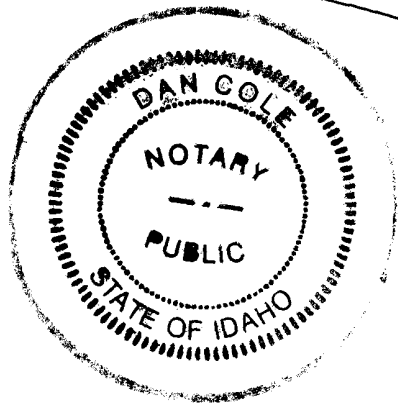
~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by Philip Blomquist.~~

[Signature]
Notary Public

Exp: Dec 28, 2016



Dated this 16th day of November, 2016.

Joseph N. Ambrose

Jack F Boesch

Jack Boesch

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Joseph N. Ambrose.

~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.~~

*Please see attached
Certificate of Acknowledgment.*

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Philip Blomquist.

~~_____
Notary Public~~

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

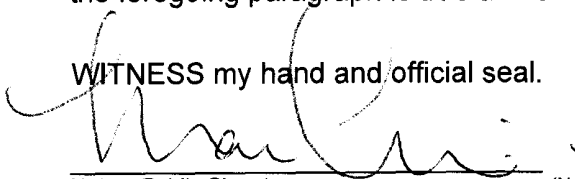
County of Merced }

On November 17, 2016 before me, Monica Cisneros, Notary Public
(Here insert name and title of the officer)

personally appeared Jack F. Boesch
who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity , and that by his/~~her/their~~ signature on the instrument the person , or the entity upon behalf of which the person acted, executed the instrument.

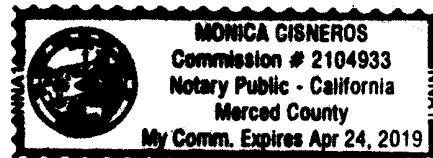
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)
Plus rose certificate
Number of Pages 3 Document Date 11-16-2016

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

PARCEL 1:

Beginning at a point West 63 feet from the Northeast corner of Lot 5, Block 2, Forest Dale Plat "A", according to the official plat thereof and running thence West 37 feet; thence South 75 feet; thence West 288 feet; thence South 115 feet, more or less, to the Northerly line of the Denver & Rio Grande Railroad right of way; thence Northeasterly along said right of way 329 feet, more or less, to a point due South of beginning; thence North 142 feet, more or less, to the point of beginning.

TOGETHER WITH the rights granted to G & M Investment Company, a Utah partnership, by that certain Grant of Easement granting an easement for the location of the structure presently existing upon the following described property:

Beginning at the intersection of the East line of the Elias Morris & Sons Metal Warehouse building and the Northerly right of way line of the Denver & Rio Grande Western Railway Company (opposite Centerline Station 106+73.8), which point of intersection is 154.0 feet South and 199.0 feet West from the Northeast corner of Lot 5, Block 2, Forest Dale Plat "A", said point also being 321.0 feet North 45°27' West from the city monument located at the intersection of Simpson Avenue and 7th East Street, Salt Lake City, Utah; thence South 00°14'10" West 9.1 feet to the Southeast corner of said metal building; thence North 89°45'50" West 67.6 feet along the South line of said metal building to a point on said Northerly right of way line; thence Easterly along said right of way line which is the arc of a 1943.08 foot radius curve to the right through a central angle of 02°00'39" (Note: tangent to said curve at its point of beginning bears North 81°33'03" East) to the point of beginning.

Basis of bearing for the above description is North 00°11'38" East which is the monument line on 7th East Street between Ashton Avenue and Simpson Avenue.

PARCEL 2:

Beginning at the Northwest corner of Lot 14, Block 2, of Forest Dale Plat "A", in Block 43, Ten Acre Plat "A"; thence South 00°13'28" West along the West line of said Lot 14, 75.00 feet; thence South 89°55'04" East parallel with the South line of Wilmington Avenue 288.00 feet to a point on the South line of Lot 3 in said Block 2, 100.00 feet West of the Southeast corner of said Lot 3; thence North 00°13'28" East 75.00 feet to the South line of Wilmington Avenue and the North line of said Block 2; thence North 89°55'04" West 288.00 feet to the point of beginning.

PARCEL 3:

All of Lots 6 and 7, and the East half of Lot 8, Block 1, Forest Dale Plat "A", according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.

PARCEL 4:

Commencing at the Southwest corner of Lot 1, Block 1, Forest Dale, Plat "A"; thence North 132 feet to the Northwest corner of Lot 5; thence West 75.5 feet, more or less; thence South 11 feet to the middle of the North boundary of Lot 8; thence East 52 feet, more or less, to a point on the North boundary line of Lot 6; thence Southeasterly 11 feet, more or less, following the Northeast boundary of Lot 6; thence South 115 feet to the Southeast corner of Lot 6; thence East 13 feet to the point of beginning.