

Mail Recorded Deed and Tax Notice To:  
Jeff Reynolds  
1945 South Fremont Drive  
Salt Lake City, UT 84104

13461250  
11/13/2020 3:10:00 PM \$40.00  
Book - 11060 Pg - 2688-2692  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.



TAX ID NO.: 15-16-452-005 & 021  
114754-CAF

## **CORRECTIVE QUITCLAIM DEED**

**Fremont, LLC, a Utah limited liability company AND BMW 5, LLC, a Utah limited liability company GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to BMW 5, LLC, a Utah limited liability company**

**GRANTEE(S) of Salt Lake City, State of Utah 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 EXHIBITS "A & B" ATTACHED HERETO**

**THIS CORRECTIVE QUITCLAIM DEED IS INTENDED TO CORRECT THE ERRORS FOUND IN THE NOTICE OF LOT LINE ADJUSTMENT APPROVAL, AS ENTRY NUMBER 13436438, BOOK 11045 AND PAGE 867-224 WHEREIN THE EXHIBITS, QUITCLAIM DEEDS, LEGAL DESCRIPTIONS, ACCESS EASEMENT, GRANT OF SHARED ACCESS EASEMENT WERE ALL RECORDED AS PART OF THE NOTICE AND NOT AS SEPARATE DOCUMENTS AS INTENDED. THE LEGAL DESCRIPTION FOUND IN EXHIBIT "A" CORRECTS ANY AND ALL ERRORS AND SUPERCEDES THE LEGAL DESCRIPTION FOUND IN THE AFOREMENTIONED NOTICE OF LOT LINE ADJUSTMENT.**

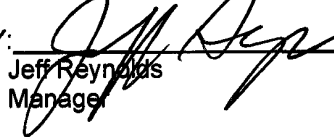
**TAX ID NO.: 15-16-452-005 and 15-16-452-021 (for reference purposes only)**

Dated this 12th day of November, 2020.

Fremont, LLC, a Utah limited liability company

BY:  \_\_\_\_\_  
Jeff Reynolds  
Manager

BMW 5, LLC, a Utah limited liability company

BY:  \_\_\_\_\_  
Jeff Reynolds  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of Fremont, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



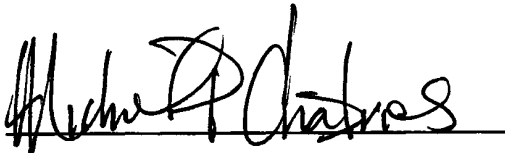
Notary Public



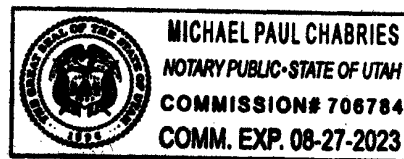
STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of BMW 5, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



**EXHIBIT A**

**NEW BMW5 LLC Description**

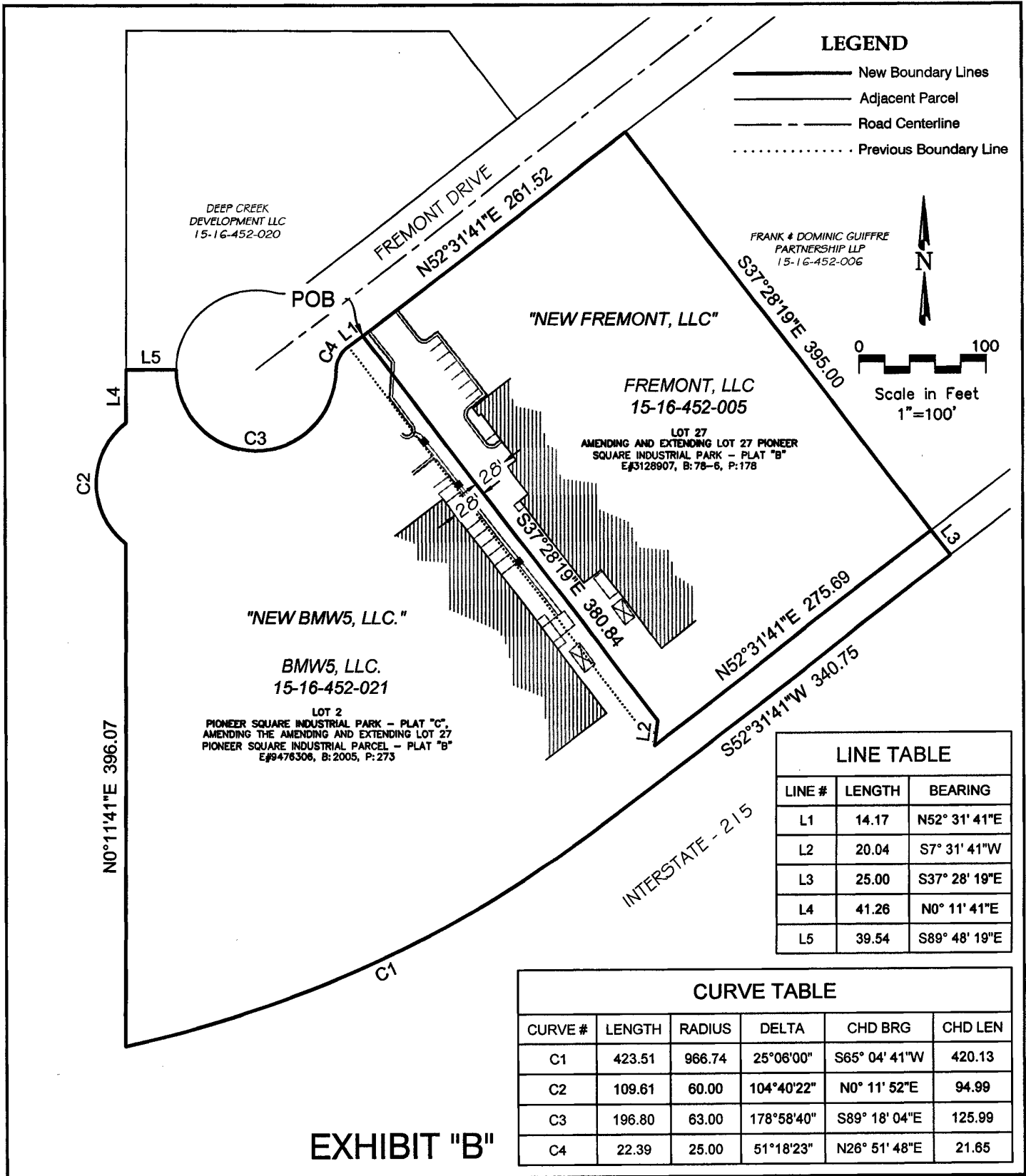
A parcel of land being all of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 and part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded January 5, 2018 as Entry No. 12692639 in Book 10636, at Page 1647 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

**Beginning** at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41" E. along said lines from a northeasterly corner of said Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B”; thence S. 37°28'19" E. 380.84 feet; thence S. 07°31'41" W. 20.04 feet to an interior corner of said Lot 2; thence along said Lot 2 the following ten (10) courses: 1) N. 52°31'41" E. (Record = N52°17'00"E) 275.69 feet; 2) S. 37°28'19" E. (Record = S37°43'W) 25.00 feet; thence S. 52°31'41" W. (Record = S52°17'00"W) 340.75 feet to a point of tangency with a 966.74 – foot radius curve to the right, concave northwesterly; 3) Southwesterly 423.51 feet along the arc of said curve, through a central angle of 25°06'00" (Chord bears S. 65°04'41" W. 420.13 feet); 4) N. 00°11'41" E. (Record = N0°03'00"W) 396.07 feet to a point of non-tangency with a 60.00 – foot radius curve to the right, concave easterly (Radius point bears N. 37°51'41" E.); 5) Northerly 109.61 feet along the arc of said curve, through a central angle of 104°40'22" (Chord bears N. 00°11'52" E. 94.99 feet); 6) N. 00°11'41" E. (Record = N0°03'00"W) 41.26 feet; 7) S. 89°48'19" E. (Record = N89°57'00"E) 39.54 feet to a point of non-tangency with a 63.00 – foot radius curve to the left, concave northerly (Radius point bears S. 89°48'44" E.); 8) Easterly 196.80 feet along the arc of said curve, through a central angle of 178°58'40" (Chord bears S. 89°18'04" E. 125.99 feet) to a reverse curve with a 25.00 – foot radius curve to the right, concave southeasterly; 9) Northeasterly 22.39 feet along the arc of said curve, through a central angle 51°18'23" (Chord bears N. 26°51'48" E. 21.65 feet); 10) N. 52°31'41" E. (Record = N52°17'00"E) 14.17 feet to the **Point of Beginning**.

The above described parcel of land contains 162,106 square feet in area or 3.722 acres, more or less.

**EXHIBIT “B”:** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 89°48'27" W. along the monument line of 1700 South Street between the street monument at the intersection of Pioneer Road and 1700 South Street and the street monument at the intersection of Sawyer Road and 1700 South Street



**EXHIBIT "B"**

BMW5, LLC., FREMONT, LLC  
Boundary Line Adjustment

Assesor Parcel No:  
15-16-452-021 & 15-16-452-005

Southeast Quarter  
Section 16, T.1S., R.1W., S.L.B.&M.

PREPARED BY:

**CIR** | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

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