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5/1/2020 2:20:00 PM \$40.00  
Book - 10937 Pg - 5425-5430  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 6 P.

Record and Return To:

PEG Companies, Inc.  
Attn: Jeff Warr  
180 N. University Avenue, Ste. 200  
Provo, Utah 84601

Portion of Parcel # 15014280030000

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### QUITCLAIM DEED AND LOT LINE ADJUSTMENT

This QUITCLAIM DEED AND LOT LINE ADJUSTMENT, dated April 14, 2020, is by and between 4<sup>TH</sup> SOUTH ASSOCIATES, LLC (“Grantor”), a Utah limited liability company, and PEG SLC 360 SOUTH, LLC, (“Grantee”, and together with the Grantor, the “Parties”), a Delaware limited liability company having its principal office at 180 North University Ave, Suite 200, Provo, Utah 84601.

WHEREAS, Grantor is the owner of that certain parcel located in Salt Lake County having Parcel No. 15014280030000 and further described in Exhibit A, attached hereto,

WHEREAS, Grantee is the owner of that certain parcel located in Salt Lake County having Parcel No. 15014280230000, 15014280020000, 15014280040000, 15014280050000 and further described in Exhibit B, attached hereto,

WHEREAS, Grantee has paid to Grantor the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in exchange for the following described tract of land in Salt Lake County, Utah, being a partial parcel, to wit:

A part of Lot 4, Block 50, Plat A, Salt Lake City Survey lying within the East Half of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the East Line of 200 West Street located 100.00 feet North 0°13'48" East along said East Line from the Southwest Corner of said Block 50; and running thence North 0°13'48" East 32.07 feet along said East Line of 200 West Street; thence South 89°47'33" East 165.08 feet to the Lot Line common to said Lot 3 and Lot 4; thence South 0°13'48" West 64.40 feet along said Lot Line; thence North 89°47'54" West 7.07 feet; thence North 0°13'48" East 32.34 feet; thence North 89°47'54" West 158.01 feet to the East Line of 200 West Street and the point of beginning. |

(the “Partial Parcel”),

WHEREAS, pursuant to that certain Notice of Lot Line Adjustment Approval (“*Approval Document*”), dated the 2<sup>nd</sup> day of October, 2019, and produced by the Salt Lake City Planning Division, the Parties have been authorized to adjust the lot line between the Grantor Parcel and Grantee Parcel to allow for the transferal of the Partial Parcel from Grantor to Grantee,

NOW THEREFORE, pursuant to the Approval Document, Grantor does hereby quitclaim to Grantee the Partial Parcel resulting in Parcel No. 15014280030000, the Grantor Parcel, having hereafter the following legal description:

A PART OF LOT 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 100.00 FEET ALONG THE EAST LINE OF 200 WEST STREET; THENCE SOUTH 89°47'54" EAST 158.01 FEET; THENCE SOUTH 0°13'48" WEST 32.34 FEET; THENCE SOUTH 89°47'54" EAST 7.07 FEET TO THE EAST LINE OF LOT 4; THENCE SOUTH 0°13'48" WEST 67.71 FEET ALONG SAID LOT LINE TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 165.08 FEET ALONG SAID NORTH LINE OF 400 SOUTH STREET TO THE POINT OF BEGINNING.

Further, and pursuant to the Approval Document, the Grantee Parcel shall hereafter have the following legal description:

A PART OF LOTS 3 AND 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED 100.00 FEET NORTH 0°13'48" EAST ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 182.25 FEET ALONG SAID EAST LINE OF 200 WEST STREET TO THE SOUTH LINE OF BROADWAY LOFTS CONDOMINIUMS AS STAKED ON THE GROUND; THENCE SOUTH 89°47'02" EAST 165.08 FEET ALONG SAID SOUTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE SOUTH 0°13'48" WEST 67.75 FEET ALONG SAID LOT LINE; THENCE SOUTH 89°46'33" EAST 52.48 FEET; THENCE SOUTH 0°13'51" WEST 49.50 FEET; THENCE SOUTH 89°46'33" EAST 49.54 FEET; THENCE SOUTH 0°13'55" WEST 102.70 FEET; THENCE SOUTH 0°32'03" WEST 62.30 FEET TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 101.68 FEET ALONG SAID NORTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 0°13'48" EAST 67.71 FEET ALONG SAID LOT LINE; THENCE NORTH 89°47'54" WEST 7.07 FEET; THENCE NORTH 0°13'48" EAST 32.34 FEET; THENCE NORTH 89°47'54" WEST 158.01 FEET TO THE EASTLINE OF 200 WEST STREET AND THE POINT OF BEGINNING.

[SIGNATURE PAGES FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this deed as the date set forth above.

4<sup>TH</sup> SOUTH ASSOCIATES, LLC

By: Vectra Management Group, Inc.,  
its Manager

By: *[Handwritten Signature]*

Name: Raju Shah  
Title: Managing Director

STATE OF California )  
 )SS:  
COUNTY OF Los Angeles )

ACKNOWLEDGMENT

On this 29 day of April, 2020, personally appeared before me Raju Shah, the Managing Director of the Manager of 4<sup>TH</sup> SOUTH ASSOCIATES, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Warranty Deed in his capacity as Managing Director of the Manager of 4<sup>TH</sup> SOUTH ASSOCIATES, LLC with full authority to do so.

*Tisha T. Tuong*  
Notary Public

(seal)





**Exhibit A**

**Legal Description of Grantor Parcel Prior to Filing**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 10 RODS; THENCE NORTH 8 RODS; THENCE WEST 10 RODS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING.

**Exhibit B**

**Legal Description of Grantee Parcel Prior to Filing**

A PART OF LOTS 3 AND 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED 132.07 FEET NORTH 0°13'48" EAST ALONG THE WEST LINE OF SAID BLOCK 50 FROM THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 150.18 FEET ALONG THE EAST LINE OF 200 WEST STREET TO THE SOUTH LINE OF BROADWAY LOFTS CONDOMINIUMS AS STAKED ON THE GROUND; THENCE SOUTH 89°47'02" EAST 165.08 FEET ALONG SAID SOUTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE SOUTH 0°13'48" WEST 67.75 FEET ALONG SAID LOT LINE; THENCE SOUTH 89°46'33" EAST 52.48 FEET; THENCE SOUTH 0°13'51" WEST 49.50 FEET; THENCE SOUTH 89°46'33" EAST 49.54 FEET; THENCE SOUTH 0°13'55" WEST 102.70 FEET; THENCE SOUTH 0°32'03" WEST 62.30 FEET TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 101.68 FEET ALONG SAID NORTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 0°13'48" EAST 132.10 FEET ALONG SAID LOT LINE; THENCE NORTH 89°47'33" WEST 165.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,209 SQ. FT.  
OR 1.015 ACRES