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5/17/2021 2:23:00 PM \$40.00
Book - 11175 Pg - 7121-7128
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 8 P.

AFTER RECORDING RETURN TO:

JJCT Properties, LLC
17444 Almond Road,
Castro Valley, California 94546
Attn: Jensen Cheng

Parcel I.D.
15-12-404-007-0000

132308.ETF

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, PINE MARTIN INVESTMENT II LLC, a Florida limited liability company ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to JJCT PROPERTIES, LLC, a California limited liability company, whose address is 17444 Almond Road, Castro Valley, California 94546 ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Land");

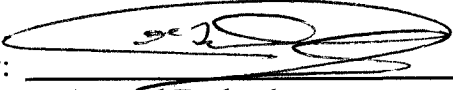
This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference.

[Signature appears on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on May 12 2021.

GRANTOR:

PINE MARTIN INVESTMENT II LLC,
a Florida limited liability company

By: 
Name: Armand Touboul
Title: Manager

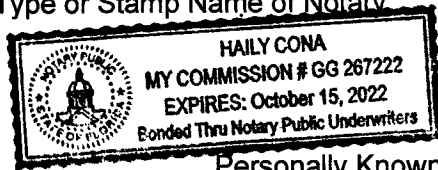
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence
online notarization, this 12th day of May, 2021, by Armand Touboul.

(Seal)


Signature of Notary Public

Haily Cona
Print, Type or Stamp Name of Notary



Personally Known:
OR Produced Identification:

Type of Identification Produced: _____

Exhibit A

to

Special Warranty Deed

(Legal Description)

PARCEL 1:

Lot 6, 300 WEST TOWN CENTER SUBDIVISION, Salt Lake County, Utah, according to the official plat, recorded October 14, 2009 as Entry No. 10816796 in Plat Book 2009P at Page 148.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 described herein, for the passage and accommodation of pedestrians and vehicles over and across the parking, driveways and sidewalk areas, as created and described in that certain Operation and Easement Agreement and any amendments thereto, recorded October 21, 2009 as Entry No. 10821303 in Book 9772 at Page 4892.

Parcel I.D.
15-12-404-007-0000

Street Address: 1098 S. 300 W, Salt Lake City, UT 84101

Exhibit B

to

Special Warranty Deed

(Permitted Exceptions)

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 15-12-404-007. Taxes for the year 2020 have been paid in the amount of \$23,027.11 under Parcel No. 15-12-404-007.
10. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, State Street Community Reinvestment Area, and is subject to any and all charges and assessments levied thereunder.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
 13. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
 14. Salt Lake City Ordinance No. 70 of 2005 Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
 15. Salt Lake City Ordinance No. 51 of 2018 Adopting the Community Reinvestment Area Project Area Plan for the State Street Community Reinvestment Project Area and Designating the Plan as the Official Community Reinvestment Project Area Plan for the State Street Rail Community Reinvestment Project Area, recorded October 31, 2018 as Entry No. 12877619 in Book 10726 at Page 4973.
 16. Grant of Easement in favor of Young Electric Sign Company, a Utah corporation recorded November 19, 2008, as Entry No. 10564909, in Book 9659, at Page 9648.
 17. Letter Agreement on behalf of Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company, recorded November 20, 2008 as Entry No. 10565035 in Book 9660 at Page 385.
 18. Grant of Easement in favor of Paul C. Young, Thomas Young Jr. and Michael T. Young, as Trustees of the Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust Dated September 13, 2002, as successors in interest to Thomas Young Jr. and Henry Schutte, Trustees for Yesco Profit Sharing and Retirement Plan, recorded September 1, 2009 as Entry No. 10789647 in Book 9760 at Page 23.
 19. Easements, notes and restrictions as shown on the recorded plat for 300 West Town Center Subdivision, recorded October 14, 2009 as Entry No. 10816796 in Plat Book 2009P at Page 148.
 20. Operation and Easement Agreement and the terms, conditions and limitations contained therein between Target Corporation and Weingarten Miller EquiWest Salt Lake LLC for 300 West Town Center Shopping Center, recorded October 21, 2009 as Entry No. 10821303 in Book 9772 at Page 4892.
- First Amendment to Operation and Easement Agreement, recorded February 10, 2011 as Entry No. 11132434 in Book 9904 at Page 7602.

Second Amendment to Operation and Easement Agreement, recorded May 29, 2012 as Entry No. 11399709 in Book 10021 at Page 1613.

Third Amendment to Operation and Easement Agreement, recorded January 26, 2018 as Entry No. 12705614 in Book 10642 at Page 707.

Fourth Amendment to Operation and Easement Agreement, recorded February 26, 2018 as Entry No. 12722843 in Book 10650 at Page 1363.

Cost Sharing Agreement (Operation and Easement Agreement) by and among 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), Amerifork 300 West OP Holdings LLC, a Delaware limited liability company, Magdalena Properties, LLC, a California limited liability company, and 300 West OP II LLC, a Delaware limited liability company, dated June 20, 2017 and recorded January 26, 2018 as Entry No. 12705609 in Book 10642 at Page 665.

First Amendment to Cost Sharing Agreement (Operation and Easement Agreement), recorded February 26, 2018 as Entry No. 12722835 in Book 10650 at Page 1311.

21. Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded May 26, 2010, as Entry No. 10959585, in Book 9828, at Page 4183.
22. Easement in favor of Salt Lake City Corporation, a Utah municipal corporation for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of traffic signal bases, poles and associated facilities and incidental purposes, by instrument recorded December 7, 2010, as Entry No. 11091671, in Book 9886, at Page 5889.
23. Terms, conditions, provisions, obligations and agreements as set forth in that certain Environmental Covenant, recorded July 2, 2013 as Entry No. 11676588 in Book 10155 at Page 7987.

Amendment to Environmental Covenant, recorded July 28, 2014 as Entry No. 11887482 in Book 10248 at Page 3387.

Cost Sharing Agreement (Environmental Covenant) by and among 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), Amerifork 300 West OP Holdings LLC, a Delaware limited liability company, Magdalena Properties, LLC, a California limited liability company, and 300 West OP II LLC, a Delaware limited liability company, dated June 20, 2017 and recorded January 26, 2018 as Entry No. 12705608 in Book 10642 at Page 655.

First Amendment to Cost Sharing Agreement (Environmental Covenant), recorded February 26, 2018 as Entry No. 12722834 in Book 10650 at Page 1298.

24. A lease dated May 17, 2010 by and between Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company (Landlord) and KeyBank National Association, a national banking association (Tenant), as disclosed in that certain Memorandum of Land Lease Contract recorded March 24, 2011 as Entry No. 11155178 in Book 9913 at Page 4254.

25. Declaration of Restrictive Use Covenant by and between Poco Locos Holdings, LLC, a Utah limited liability company and 300 West OP II LLC, a Delaware limited liability company, dated January 26, 2018 and recorded January 26, 2018 as Entry No. 12705612 in Book 10642 at Page 687.

26. Declaration of Restrictive Use Covenant by and between 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), Amerifork 300 West OP Holdings LLC, a Delaware limited liability company, and Poco Locos Holdings, LLC, a Utah limited liability company, dated January 26, 2018 and recorded January 26, 2018 as Entry No. 12705613 in Book 10642 at Page 697.

First Amendment to Declaration of Restrictive Use Covenant, recorded February 26, 2018 as Entry No. 12722836 in Book 10650 at Page 1324.

27. Declaration of Restrictive Use Covenant by and between 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), 300 West OP II LLC, a Delaware limited liability company, and Cole CC Salt Lake City UT, LLC, a Delaware limited liability company, dated March 2, 2018 and recorded March 6, 2018 as Entry No. 12728586 in Book 10652 at Page 9790.

28. Declaration of Restrictive Use Covenant by and between Cole CC Salt Lake City UT, LLC, a Delaware limited liability company, and Amerifork 300 West OP Holdings LLC, a Delaware limited liability company, dated March 2, 2018 and recorded March 6, 2018 as Entry No. 12728587 in Book 10652 at Page 9799.

29. Sign Easement Agreement (Sign 4) by and between 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), and KeyBank National Association, a national banking association, dated April 20, 2018 and recorded April 24, 2018 as Entry No. 12759331 in Book 10667 at Page 9760.

30. Declaration of Restrictive Use Covenant by and between Pine Martin Investment II LLC, a Florida limited liability company and 300 West Salt Lake LLC, a Delaware limited liability company (formerly known as Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company), dated May 11, 2018 and recorded May 11, 2018 as Entry No. 12770601 in Book 10673 at Page 6951.

31. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
32. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.