



# EXHIBIT "A"

L.H. MILLER FAMILY REAL ESTATE, L.L.C.

FOR

CONSOLIDATION OF 5530 SO. STATE CHEVY DEALERSHIP

T.P.N. 22-18-103-018, 22-18-103-020, 22-18-103-021, 22-18-103-019, 22-18-103-015, 22-18-103-025, 22-18-103-017, 22-18-103-029, 22-18-103-027, 22-18-101-039, 22-18-101-033, 22-18-101-037, 22-18-101-031, 22-18-101-035 & 22-18-101-029

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 89°19'46" EAST, 747.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 02°15'30" WEST, ALONG SAID WESTERLY LINE, 316.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°15'30" WEST, ALONG SAID WESTERLY LINE, 733.03 FEET; THENCE SOUTH 82°00'00" WEST, 189.48 FEET; THENCE SOUTH 00°53'00" WEST, 163.97 FEET TO THE NORTHERLY LINE OF WILSON STREET; THENCE SOUTH 85°40'00" WEST, ALONG SAID NORTHERLY LINE, 103.58 FEET; THENCE NORTH 12°37'29" WEST, 124.50 FEET; THENCE NORTH 12°27'34" WEST, 47.34 FEET; THENCE SOUTH 77°36'08" WEST, 10.97 FEET; THENCE NORTH 15°20'40" WEST, 88.45 FEET; THENCE SOUTH 74°27'07" EAST, 4.34 FEET; THENCE NORTH 15°39'44" WEST, 112.84 FEET; THENCE NORTH 18°14'45" WEST, 50.72 FEET; THENCE NORTH 17°31'10" WEST, 82.38 FEET; THENCE SOUTH 84°44'53" EAST, 1.28 FEET; THENCE NORTH 17°09'19" WEST, 0.71 FEET; THENCE NORTH 17°18'10" WEST, 79.11 FEET; THENCE NORTH 15°36'04" WEST, 152.61 FEET; THENCE NORTH 11°10'54" WEST, 6.23 FEET; THENCE NORTH 15°40'47" WEST, 134.68 FEET; THENCE NORTH 82°00'00" EAST, 5.67 FEET; THENCE NORTH 15°59'30" WEST, 52.01 FEET; THENCE SOUTH 82°00'00" WEST, 5.67 FEET; THENCE NORTH 16°02'00" WEST, 37.13 FEET; THENCE NORTH 89°56'22" EAST, 7.51 FEET; THENCE NORTH 15°59'30" WEST, 1.25 FEET; THENCE NORTH 90°00'00" EAST, 579.37 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.493 ACRES OR 369,945.07 SQUARE FEET MORE OR LESS.

BASIS OF BEARING, NORTH 02°15'30" EAST - BEING THE MONUMENT LINE OF STATE STREET.



Exhibit A  
Property Description

BEGINNING AT A POINT THAT LIES NORTH 89°19'46" EAST 761.21 FEET ALONG THE SECTION LINE TO THE WEST LINE OF STATE STREET AND SOUTH 02°15'30" WEST 1225.54 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF WILSON AVENUE FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 85°40'00" WEST 126.34 FEET ALONG SAID NORTH LINE; THENCE NORTH 01°30'00" EAST 108.09 FEET; THENCE NORTH 85°40'00" EAST 127.78 FEET TO SAID WEST LINE; THENCE SOUTH 02°15'30" WEST 108.25 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. PROPERTY CONTAINS APPROXIMATELY 0.314 ACRES, 13,622 SQUARE FEET.

Tax ID 22-18-103-023

FOUNDERS TITLE COMPANY NO. F-00081043

WHEN RECORDED MAIL TO:  
MILLER FAMILY REAL ESTATE, LLC  
9350 South 150 East, Suite 1000  
Sandy, UT 84070

11896197  
8/12/2014 4:36:00 PM \$13.00  
Book - 10252 Pg - 3716-3717  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

FASHION PLACE APARTMENTS LLC, Grantor,  
of Salt Lake City, County of Salt Lake, State of Utah, hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to

MILLER FAMILY REAL ESTATE, LLC, a Utah limited liability company, Grantee  
of 9350 South 150 East #1000, Sandy, UT 84070 for the sum of

TEN 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 AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for  
the year 2014 and thereafter.

WITNESS, the hand of said Grantor this 12th day of August, 2014.

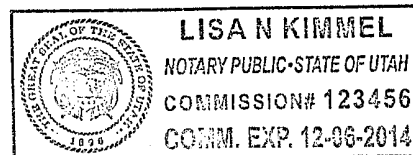
FASHION PLACE APARTMENTS LLC

*Michael Solaimanian*  
By: Michael Solaimanian, Manager *manager*

STATE OF UTAH  
COUNTY OF SALT LAKE

On the 12th day of August, A.D., 2014, personally appeared before me Michael Solaimanian, Manager of  
FASHION PLACE APARTMENTS LLC, the signer of the within instrument, who duly acknowledged to me that  
he executed the same, as said Manager, on behalf of FASHION PLACE APARTMENTS LLC.

*Lisa N Kimmel*  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**LEGAL DESCRIPTION  
EXHIBIT "A"**

**PARCEL 1:**

Beginning at a point which is South 12.25 chains and East 11.75 chains and South 1°30' West 6.05 chains and South 85°40' West 179.05 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 85°40' West 70 feet; thence North 1°30' East 108.09 feet; thence North 85°40' East 70 feet; thence South 1°30' West 108.09 feet to the point of beginning.

The following is shown for information purposes only: Tax Parcel No. 22-18-103-016

**PARCEL 2:**

Beginning in the center of State Street 12.25 chains South and 11.7 chains East and South 1°30' West 220.21 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 1°30' West 71 feet; thence South 85°40' West 249.05 feet, more or less, to an old fence line; thence North 1°30' East along said old fence line approximately 54.8 feet; thence North 82° East 250 feet, more or less, to the place of beginning.

EXCEPTING that portion lying within the bounds of State Street.

The following is shown for information purposes only: Tax Parcel No. 22-18-103-022