

SPECIAL WARRANTY DEED

When Recorded Mail This Deed To:

CPZ City View, LLC
3601 S. Constitution Blvd., Suite G-128,
West Valley City, Utah 84119

12103781
7/31/2015 2:27:00 PM \$30.00
Book - 10348 Pg - 7724-7729
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 6 P.

Mail Tax Notice to:

CPZ City View, LLC
3601 S. Constitution Blvd., Suite G-128,
West Valley City, Utah 84119

Tax Parcel Nos.: 16-05-407-002 & 16-05-407-020

MNT 46256

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

CITY VIEW APARTMENTS, L.L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto CPZ CITY VIEW, LLC, a Utah limited liability company, Grantee, whose current address is 3601 South Constitution Blvd., Suite G-128, West Valley City, Utah 84119, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 31 day of July, 2015.

CITY VIEW APARTMENTS, L.L.C.,
a Utah limited liability company

By: *Gregory W. White*
Name: Gregory W. White
Title: Manager

STATE OF Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 31 day of July, 2015,
by Gregory W. White, the Manager of City View Apartments, L.L.C., a Utah limited liability company,
for and on behalf of said company.

[Signature]
Notary Public

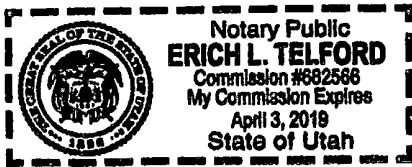


Exhibit A

Legal Description

Parcel 1:

Beginning on the South line of Fuller Drive and the East right of way line of U.S. Highway 40, said point being North 00°00'27" East 322.0 feet and East 0.10 feet from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 89°57'45" East along said South line of Fuller Drive 177.41 feet; thence South 0°01'45" West 131.65 feet; thence South 84°51'45" West 58.52 feet; thence South 75°00' West 77.71 feet to the East right of way line of said U.S. Highway 40, said point being on a curve to the right, the radius point of which is North 60°01'53" East 329.78 feet; thence Northwesterly along said Easterly right of way line and arc of said curve 164.62 feet to the point of beginning.

Together with the South one half of the following described property as disclosed by that certain Ordinance recorded August 11, 2010 as Entry No. 11008238 in Book 9848 at Page 2752, being described as follows:

Beginning at the Northwest corner of Lot 3, Block 20, Plat "F", SALT LAKE CITY SURVEY, and running thence North 33.0 feet; thence East 125.0 feet; thence South 41.0 feet; thence West 125.0 feet; thence North 8.0 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed recorded October 30, 2000 as Entry No. 7749414 in Book 8397 at Page 6200, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

Also less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed recorded July 6, 2001 as Entry No. 7941537 in Book 8476 at page 6018, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being 280.09 feet North 00°00'30" West from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY, along the West line of said Block 20 and 3.90 feet North 89°59'30" East, said point also being 351.69 feet North 11°19'10" East from the Salt Lake City Street Monument at 1000 East Street and 500 South Street; and running thence Southeasterly along the arc of a 309.58 foot radius curve through a central angle of 02°52'39" 15.55 feet with a chord bearing South 15°07'50" East 15.55 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 03°49'56" 21.96 feet with a chord bearing South 13°21'44" East 21.95 feet; thence Southeasterly along the arc of a 311.58 foot radius curve through a central angle 03°12'35" 17.45 feet with a chord bearing South 22°12'28" East 17.45 feet; thence

Southeasterly along the arc of a 347.45 foot radius curve through a central angle of 09°16'17" 56.22 feet with a chord bearing South 27°55'35" East 56.16 feet; thence South 32°33'40" East 31.96 feet; thence Southeasterly along the arc of a 371.55 foot radius curve through a central angle of 12°59'54" 84.29 feet with a chord bearing South 38°05'19" East 84.11 feet; thence Southeasterly along the arc of a 307.94 foot radius curve through a central angle of 06°41'40" 35.98 feet with a chord bearing South 48°27'03" East 35.96 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 06°27'54" 37.04 feet with a chord bearing South 58°20'30" East 37.02 feet; thence Southeasterly along the arc of a 305.94 foot radius curve through a central angle of 06°34'08" 35.08 feet with a chord bearing South 61°59'15" East 35.06 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 58°55'25" 339.15 feet along said East right of way line with a chord bearing North 38°10'22" West 324.40 feet to the point of beginning.

Less and excepting such portions of the above previously deeded to UTA and described as follows;

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

Parcel 1A:

Together with a Parking Lot Easement as disclosed by that certain Warranty Deed recorded January 13, 1972 as Entry No. 2431789 in Book 3033 at Page 418, on the following described property with a right of ingress and egress thereto:

Beginning at a point South 00°00'07" West 8.00 feet from the Northeast corner of Lot 3, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence South 00°00'07" West 20.45 feet; thence North 89°51' West 136.05 feet; thence North 0°02' West 20.00 feet; thence North 89°57'45" East 136.06 feet to the point of beginning.

Parcel 2:

Beginning at a point 8.0 feet South and 0.10 feet East from the Northwest corner of Lot 3, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence East 329.9 feet to a point on the East line of said Lot 3, which said point is 8.0 feet South of the Northeast corner of said Lot; thence South 322.0 feet to the Southeast corner of Lot 2, in aforesaid Block 20, Plat "F", thence on the arc of a curve to the right having a radius of 329.78 feet, a distance of 510.24 feet to the point of beginning.

Excepting therefrom that portion of said tract of land shown as Parcel 1 above:

Beginning on the South line of Fuller Drive and the East right of way line of U.S. Highway 40, said point being North 00°00'27" East 322.0 feet and East 0.10 feet from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 89°57'45" East along said South line of Fuller Drive 177.41 feet; thence South 0°01'45" West 131.65 feet; thence South 84°51'45" West 58.52 feet;

thence South 75°00' West 77.71 feet to the East right of way line of said U.S. Highway 40, said point being on a curve to the right, the radius point of which is North 60°01'53" East 329.78 feet; thence Northwesterly along said Easterly right of way line and arc of said curve 164.62 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed recorded October 30, 2000 as Entry No. 7749414 in Book 8397 at Page 6200, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

Also less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed recorded July 6, 2001 as Entry No. 7941537 in Book 8476 at page 6018, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being 280.09 feet North 00°00'30" West from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY, along the West line of said Block 20 and 3.90 feet North 89°59'30" East, said point also being 351.69 feet North 11°19'10" East from the Salt Lake City Street Monument at 1000 East Street and 500 South Street; and running thence Southeasterly along the arc of a 309.58 foot radius curve through a central angle of 02°52'39" 15.55 feet with a chord bearing South 15°07'50" East 15.55 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 03°49'56" 21.96 feet with a chord bearing South 13°21'44" East 21.95 feet; thence Southeasterly along the arc of a 311.58 foot radius curve through a central angle 03°12'35" 17.45 feet with a chord bearing South 22°12'28" East 17.45 feet; thence Southeasterly along the arc of a 347.45 foot radius curve through a central angle of 09°16'17" 56.22 feet with a chord bearing South 27°55'35" East 56.16 feet; thence South 32°33'40" East 31.96 feet; thence Southeasterly along the arc of a 371.55 foot radius curve through a central angle of 12°59'54" 84.29 feet with a chord bearing South 38°05'19" East 84.11 feet; thence Southeasterly along the arc of a 307.94 foot radius curve through a central angle of 06°41'40" 35.98 feet with a chord bearing South 48°27'03" East 35.96 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 06°27'54" 37.04 feet with a chord bearing South 58°20'30" East 37.02 feet; thence Southeasterly along the arc of a 305.94 foot radius curve through a central angle of 06°34'08" 35.08 feet with a chord bearing South 61°59'15" East 35.06 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 58°55'25" 339.15 feet along said East right of way line with a chord bearing North 38°10'22" West 324.40 feet to the point of beginning.

Less and excepting such portions of the above previously deeded to UTA and described as follows;

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot

radius curve through a central angle of $12^{\circ}33'50''$ 76.51 feet with a chord bearing South $26^{\circ}50'01''$ East 76.36 feet; thence South $32^{\circ}09'04''$ East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of $18^{\circ}53'18''$ 103.26 feet with a chord bearing South $43^{\circ}01'50''$ East 102.79 feet; thence South $14^{\circ}43'55''$ West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of $40^{\circ}30'30''$ 233.16 feet along said East right of way line with a chord bearing North $35^{\circ}17'55''$ West 228.33 feet to the point of beginning.