

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Redevelopment Agency of Salt Lake City
Attn: Chief Operating Officer
451 South State Street, #418
P.O. Box 145518
Salt Lake City, Utah 84114-5518

12954843
3/22/2019 3:17:00 PM \$20.00
Book - 10763 Pg - 654-659
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

Sidwell Nos. 08-36-205-047

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**"), is made as of the 20 day of March, 2019, ("**Effective Date**") by and between the Redevelopment Agency of Salt Lake City, a public agency ("**Grantor**"), and WW SLC Owner VIII, L.L.C., a Delaware limited liability company ("**Grantee**");

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does, by this Deed, CONVEY AND WARRANT to the Grantee, against all claiming by, through or under it that certain real property in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit "A" attached hereto (the "**Property**"), subject to the exceptions to title set forth in Exhibit "B" attached hereto.

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IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Special Warranty Deed to be effective as of the Effective Date.

GRANTOR:
REDEVELOPMENT AGENCY OF SALT LAKE CITY

Jacqueline M. Biskupski

Jacqueline M. Biskupski
Executive Director

Approved as to form:
Salt Lake City Attorney's Office

Katherine N. Lewis

Katherine N. Lewis

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On the 19th day of March, 2019 personally appeared before me Jacqueline M. Biskupski, who being by me duly sworn did say she is the Executive Director of the Redevelopment Agency of Salt Lake City, and that the foregoing instrument was signed on behalf of the RDA.

Simone Butler

NOTARY PUBLIC

Residing at: SALT LAKE COUNTY

My Commission Expires:

10/25/2021

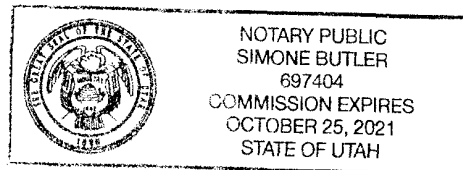


EXHIBIT "A"
(to Special Warranty Deed)

Legal Description of Property

PARCEL 1:

A parcel of land lying and situate in the Northeast quarter of Section 36, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the East line of 300 West Street and the Southwest corner of Lot 2, Marmalade District, recorded January 15, 2014 in Book 2014P at Page 9, in the office of the Salt Lake County Recorder; thence North 00°01'28" East 513.17 feet along the East right of way line of 300 West Street; thence North 89°59'33" East 201.90 feet along the South right of way line of 600 North Street; thence South 00°01'15" West 177.50 feet; thence North 89°59'33" East 7.71 feet; thence South 00°01'15" West 161.36 feet; thence North 89°56'19" West 90.22 feet; thence South 00°14'04" West 174.74 feet; thence North 89°51'18" West 118.76 feet to the point of beginning.

PARCEL 1A:

Easements as disclosed in that certain Master Declaration of Covenants, Conditions and Restrictions of Marmalade Block Development, recorded August 4, 2014 as Entry No. 11892206 in Book 10250 at Page 5468.

PARCEL 1B:

Easements as disclosed in that certain Easement recorded March 23, 2017, as Entry No. 12501445, in Book 10540, at Page 8110.

PARCEL 1C:

Easements as disclosed in that certain Easement Agreement recorded February 24, 2014 as Entry No. 11808936 in Book 10213 at Page 1795.

Tax Id No.: 08-36-205-047

EXHIBIT "B"
(to Special Warranty Deed)

Permitted Exceptions

1. Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 08-36-205-047. Taxes for the year 2018 have been paid.
2. The herein described Land is located within the boundaries of the Salt Lake City Metropolitan Water District and is subject to any and all charges and assessments levied thereunder. As of the date hereof, said charges and assessments are paid current.
3. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Easements, notes and restrictions as shown on the recorded plat for Marmalade District, recorded January 15, 2014 as Entry No. 11789868 in Book 2014P at Page 9.
6. Agreement for Sewer Line by and between Safeway Stores, Incorporated, a Nevada corporation and Frank Tavey and Emily L. Tavey, husband and wife, dated November 7, 1939 and recorded November 18, 1939 as Entry No. 869482 in Book 239 of Liens and Leases at Page 252. (exact location not disclosed).
7. Easement Agreement by and between the Local Building Authority of Salt Lake City, Utah, a non-profit corporation acting as a public entity and instrumentality of the State of Utah performing essential governmental functions on behalf of Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City, a public body, dated February 24, 2014 and recorded February 24, 2014 as Entry No. 11808936 in Book 10213 at Page 1795. (as disclosed on the ALTA survey prepared by PSOMAS, having been certified under the date of March 11, 2019 as Job No. 8CHU020100).
8. Terms and Conditions of that certain Easement in favor of Redevelopment Agency of Salt Lake City, a public entity, its successors and assigns, recorded March 23, 2017, as Entry No. 12501445, in Book 10540, at Page 8110.
9. Notice of Location within an Historic District wherein said Land is located within the Salt Lake City Capitol Hill Historic District, recorded July 3, 1995 as Entry No. 6113553 in Book 7180 at Page 2015.

Notice of Location within an Historic District wherein said Property is located within the Salt Lake City Capitol Hill Historic District, recorded August 8, 1995 as Entry No. 6137512 in Book 7202 at Page 1282.

10. Notice of Adoption of Redevelopment Plan Entitled "West Capitol Hill Redevelopment Plan", recorded July 22, 1996 as Entry No. 6410924 in Book 7448 at Page 960.
11. Salt Lake City Ordinance No. 92 of 1999 Enacting the Capitol Hill Community Master Plan, recorded November 29, 1999 as Entry No. 7522327 in Book 8326 at Page 75.
12. Salt Lake City Ordinance No. 55 of 2006 Rezoning Properties on the East and West Sides of 300 West Street, Between 500 North Street and 600 North Street, and Amending the Capitol Hill Master Plan, recorded February 9, 2011 as Entry No. 11131357 in Book 9904 at Page 3731.
13. Protective Covenants, Conditions and Restrictions, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded August 4, 2014 as Entry No. 11892206 in Book 10250 at Page 5468.

Amended August 4, 2014 as Entry No. 11892207 in Book 10250 at Page 5570.
14. Notice of Lot Consolidation and Lot Line Adjustment Approval, recorded January 20, 2017 as Entry No. 12458383 in Book 10522 at Page 3494.
15. Utah Department of Transportation Drainage Agreement by and between Utah Department of Transportation and RDA of Salt Lake City, recorded May 14, 2018 as Entry No. 12771213 in Book 10674 at Page 862.
16. Subject to the following matters disclosed on that certain survey prepared by PSOMAS, having been certified under the date of March 11, 2019 as Job No. 8CHU020100, by Brian D. Arnold, a Registered Land Surveyor holding License No. 187007:
 - a. Existing shotcrete walls, concrete wall, concrete driveway, and wood fence on concrete wall not on boundary line
 - b. Existing carport, shed, concrete driveway, and wood fence on concrete wall encroaching upon the easement area as defined in Parcel 1B
 - c. Existing carport and shed encroaching upon the subject Land
 - d. Existing utilities, including but not limited to: power pole; storm drain catch basin; irrigation box; PVC standpipes and water spigot located on and across the Land without dedicated easements and any prescriptive easement rights associated with the same

17. Emergency Vehicle Access Easement and No-Build Easement in favor of Salt Lake City Corporation, a Utah municipal corporation and its successors and assigns, recorded February 5, 2019 as Entry No. 12929867 in Book 10750 at Page 8220. (affects Parcel 4A)
18. Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, recorded February 20, 2019 as Entry No. 12936977 in Book 10754 at Page 1268. (affects Parcel 1)
19. Development Agreement by and between Redevelopment Agency of Salt Lake City and WW SLC Owner VIII, L.L.C., a Delaware limited liability company, dated as of the date hereof and recorded in the official records of Salt Lake County, Utah as of the date hereof.
20. Option to Repurchase Agreement by and between Redevelopment Agency of Salt Lake City and WW SLC Owner VIII, L.L.C., a Delaware limited liability company, dated as of the date hereof and recorded in the official records of Salt Lake County, Utah as of the date hereof.
21. Terms and conditions of the Subsurface Improvements Easement executed by Salt Lake City Corporation, a Utah municipal corporation and WW SLC Owner VIII, LLC, dated as of the date hereof and recorded in the official records of Salt Lake County, Utah as of the date hereof.
22. Terms and conditions of the Memorandum of Lease executed by Salt Lake City Corporation, a Utah municipal corporation and WW SLC Owner VIII, LLC, a Delaware limited liability company, dated as of the date hereof and recorded in the official records of Salt Lake County, Utah as of the date hereof.