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Book - 10645 Pg - 5094-5102
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 9 P.

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.
Attn: R. Steven Romney
79 S. Main Street, Suite 500
Salt Lake City, Utah 84111

APN: 14-11-100-008-0000; 14-11-100-009-0000; 14-02-351-003-0000; 14-02-100-015-0000;
14-02-200-002-0000; 07-35-351-001-0000; 07-34-477-001-0000, 14-11-100-005

(space above for Recorder's use only)

NCS - 882565

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **PROPERTY RESERVE, INC.**, a Utah nonprofit corporation (formerly known as and who acquired title as DESERET TITLE HOLDING CORPORATION) ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to **SUBURBAN LAND RESERVE, INC.**, a Utah corporation, whose address is 79 S. Main Street, Suite 500, Salt Lake City, Utah 84111 ("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;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[signature and acknowledgment to follow]

4824-7449-2762

Ent 12712886 BK 10645 PG 5094

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6th day of February 2018.

PROPERTY RESERVE, INC.,
a Utah nonprofit corporation

By: *Ashley Powell*
Name: _____
Its: **ASHLEY POWELL**
PRESIDENT

By: _____
Name: _____
Its: _____

STATE OF UTAH)
ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 5th day of FEBRUARY, 2018, by ASHLEY POWELL, the PRESIDENT of PROPERTY RESERVE, INC., a Utah nonprofit corporation.

Valerie K. Keller
Notary Public

STATE OF UTAH)
ss:
COUNTY OF SALT LAKE)



Acknowledged before me this day of , 2018, by , the of PROPERTY RESERVE, INC., a Utah nonprofit corporation.

Notary Public

EXHIBIT A

PRI PROPERTY – 100 SOUTH & 5600 WEST
AS-SURVEYED DESCRIPTION

An entire Tract of land including all of Tax Parcels number 14-02-200-002 & 14-02-100-015 and being located in Lots 1, 2 and 3, the Northwest Quarter and Northeast Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at a point on the north side of 300 South Street as shown on the plat of Westport Industrial Park - Plat 1, recorded 10/06/05 as Entry No. 9514793 in Book 2005P at Page 317 in the Office of the Salt Lake County Recorder, which is 90.43 feet North 89°49'53" West along the Section line and 65.30 feet North 00°10'07" East from the East Quarter corner of said Section 2 (Basis of Bearings is North 89°49'53" West 5293.54 feet from the East Quarter corner to the West Quarter corner of said Section 2) and running thence South 89°46'35" West 85.02 feet along said road to a point of curvature with a 788.00 foot radius curve to the right; thence Westerly 76.05 feet along the arc of said curve and said road through a central angle of 05°31'46" (chord bears North 87°27'32" West 76.02 feet); thence North 84°41'39" West 164.16 feet to a point of curvature with a 854.00 foot radius curve to the left; thence Westerly 76.57 feet along the arc of said curve and road through a central angle of 05°08'14" (chord bears North 87°15'46" West 76.55 feet); thence North 89°49'53" West 275.94 feet, more or less, to the Southwest corner of Parcel "A" of said Westport Industrial Park - Plat 1; thence along the boundary of said Parcel "A", North 32°12'55" West 44.48 feet; thence North 00°10'07" East 46.27 feet; thence North 89°49'53" West 64.00 feet; thence South 00°10'07" West 34.74 feet; thence South 39°41'27" West 63.64 feet to the Southwest corner of said Parcel "A" and said north side of 300 South Street; thence North 89°49'53" West 3690.34 feet along said Street and the westerly extension thereof as shown on Westport Industrial Park - Plat 2 (recorded 07/17/06 as Entry No. 9784425 in Book 2006P at Page 199), Westport Industrial Park - Plat 2 Amended (recorded 04/22/08 as Entry No. 10407627 in Book 2008P at Page 97) and Westport Industrial Park - Plat 3 (recorded 07/16/09 as Entry No. 10755484 in Book 2009P at Page 100) to the Southeast corner of Alpha Parcel "A" as shown on said Westport Industrial Park - Plat 3; thence along the boundary of said Alpha Parcel "A" North 44°16'34" West 56.03 feet; thence North 00°14'10" West 35.84 feet; thence West 61.86 feet; thence South 00°06'04" West 59.17 feet; thence South 53°25'07" West 27.55 feet to the Southwest corner of said Alpha Parcel "A" and the north side of said 300 South Street; thence North 89°49'53" West 526.44 feet to a point of curvature with a 25.00 foot radius curve to the right; thence Northwesterly 39.23 feet along the arc of said curve through a central angle of 89°54'21" (chord bears North 44°52'43" West 35.33 feet); thence North 89°49'11" West 33.00 feet to a point on the West Section line of said Section 2, which is 110.91 feet North 00°04'44" East from the West Quarter corner of said Section 2; thence North 00°04'44" East 1218.23 feet along said Section line to the Northwest

corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 89°57'20" East 1321.81 feet to the Southwest corner of Lot 3 of said Section 2; thence North 00°00'19" East 1258.42 feet along the West line of said Lot 3 to the Southerly boundary of the Salt Lake Garfield & Western Railroad; thence North 89°57'48" East 1320.19 feet along said Railroad; thence North 89°57'19" East 1377.43 feet along said Railroad to a point on a 1115.92 foot radius non-tangent curve to the right; thence Southeasterly 38.28 feet along the arc of said curve and Railroad through a central angle of 01°57'56" (chord bears South 74°32'35" East 38.28 feet); thence South 71°53'17" East 98.68 feet along said Railroad; thence South 71°03'37" East 150.67 feet along said Railroad; thence South 71°23'40" East 100.52 feet along said Railroad to a point on a 2894.79 foot radius non-tangent curve to the left; thence Easterly 670.18 feet along the arc of said curve and Railroad through a central angle of 13°15'53" (chord bears South 78°41'34" East 668.69 feet) to the westerly right-of-way and boundary of 5600 West Street (SR-172); thence South 00°14'08" East 499.01 feet along said Street; thence South 09°33'56" East 203.34 feet along said Street; thence South 04°41'58" East 300.95 feet along said Street; thence South 66°38'05" East 89.38 feet along said Street; thence South 05°25'48" East 441.81 feet along said Street; thence South 12°30'37" East 94.07 feet along said Street; thence South 00°14'08" East 668.66 feet along said Street to the northwesterly line of property described in that certain Special Warranty Deed (recorded 07/14/11 as Entry No. 11212490 in Book 9936 at Page 7878); thence along said line South 44°40'35" West 70.78 feet to the POINT OF BEGINNING.

Containing 254.51 acres, more or less.

Lot 6B, Westport Industrial Park - Plat 4

All of Lot 6B, Westport Industrial Park-Plat 4, a subdivision recorded July 27, 2009 as Entry No. 10762384 in Book 2009P at Page 107 of the Salt Lake County records. Said lot contains 407,117 square feet or 9.35 acres, more or less.

Cked by JJB 22 January 2018

Parcel South of Interstate 80 and North of Salt Lake Garfield & Western Railway

A parcel of land located in the South Half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point North 00°03'49" East 66.00 feet from the South Quarter Corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and thence parallel to the south line of said Section 35 South 89°57'48" West 2,380.20 feet to the east line of Block 10, Maplewood Addition to Salt Lake City; thence along said line North 00°03'44" East 362.24 feet to the south line of Interstate 80; thence along said line the following seven courses: 1) South 87°35'15" East 598.34 feet, 2) North 89°57'30" East 800.00 feet, 3) North 87°05'46" East 1,001.25 feet, 4) North 89°54'30" East 700.00 feet, 5) South 84°37'13" East 132.98 feet to a point on the arc of a 1,362.39 foot non-tangent curve to the right, 6) Easterly 487.32 feet along the arc of said curve through a central angle of 20°29'40" and a long chord of South 75°47'40" East 484.73 feet and 7) South 52°42'24" East 421.26 feet to a point 66.00 feet perpendicularly distant northerly of said south line of Section 35; thence parallel to said line South 89°57'19" West 1,655.40 feet to the POINT OF BEGINNING. Said parcel contains 1,359,476 square feet or 31.21 acres, more or less.

BLOCKS 1, 2, 6, 7, 10 AND 12, MAPLEWOOD ADDITION TO SALT LAKE CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED FEBRUARY 9, 1911 AS ENTRY NO. 276527 IN BOOK F OF PLATS AT PAGE 70 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, BEING A REMAINDER PARCEL OF PORTIONS ACQUIRED, LESS PORTIONS SOLD, SEPARATED OR TAKEN;

LESS AND EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN INTERSTATE 80 (I-80) AND SOUTHTEMPLE STREET.

ALSO LESS AND EXCEPT THEREFROM THE NORTH 15.3 FEET THEREOF OF BLOCKS 2, 6, 7, 10 AND 12, THE NORTH 15.3 FEET OF THE EAST ONE-HALF OF BLOCK 1 BY VIRTUE OF QUIT CLAIM DEED TO THE STATE ROAD COMMISSION OF UTAH, RECORDED APRIL 29, 1955 AS ENTRY NO. 1423858 IN BOOK 1191 AT PAGE 199 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPT THEREFROM THE NORTH 25.0 FEET OF THE WEST ONE-HALF OF BLOCK 1 BY VIRTUE OF QUIT CLAIM DEEDS TO THE STATE ROAD COMMISSION OF UTAH, RECORDED APRIL 29, 1955 AS ENTRY NO. 1423862 IN BOOK 1191 AT PAGE 203 OF OFFICIAL RECORDS AND RECORDED JUNE 30, 1955 AS ENTRY NO. 1434219 IN BOOK 1213 AT PAGE 271 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPT THEREFROM THE PORTION WITHIN THE SALT LAKE GARFIELD AND WESTERN RAILWAY COMPANY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE SALT LAKE GARFIELD AND WESTERN RAILWAY AND THE EAST LINE OF SECTION

34, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF INTERSECTION BEING 34 FEET NORTH OF THE SAID SOUTHEAST CORNER OF SECTION 34, AND RUNNING THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE PARALLEL TO AND 34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1320 FEET; THENCE NORTH 16 FEET; THENCE WEST ALONG SAID RIGHT OF WAY LINE PARALLEL TO AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 3960 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 100 FEET; THENCE EAST PARALLEL TO AND 150 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 5280 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 116 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED NOVEMBER 1, 1979, AS ENTRY NO. 3358729 IN BOOK 4977 AT PAGE 113 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A FREEWAY AND ADJACENT FRONTAGE ROAD KNOWN AS PROJECT NO. 80-3, BEING PARTS OF AN ENTIRE TRACT OF PROPERTY, IN THE E1/2SE1/4 OF SECTION 33, IN THE S1/2 OF SECTION 34 AND IN THE S1/4 S1/4 OF SECTION 35, T. 1 N., R. 2 W., S.L.B.&M. THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 33 AND THE SOUTH RIGHT OF WAY LINE OF THE EXISTING FREEWAY FI-120(13), WHICH POINT IS 554.36 FT. N. 0°13'15" E. FROM THE SE CORNER OF SAID SECTION 33 AS MONUMENTED, WHICH CORNER IS 1.60 CHAINS WEST FROM THE NE CORNER OF SECTION 4, T. 1 S., R. 2 W., S.L.B.&M.; THENCE S. 89°48' E. 5280.99 FT. ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 34 AT A POINT 559.20 FT. N. 0°16'12" E. FROM THE SE CORNER OF SAID SECTION 34 AS MONUMENTED, WHICH CORNER IS 1.43 CHAINS WEST FROM THE NW CORNER OF SECTION 2, T. 1 S., R. 2 W., S.L.B.&M.; THENCE S. 89°48' E. 3356.31 FT. CONTINUING ALONG SAID SOUTH LINE TO A POINT 59.39 FT. PERPENDICULARLY DISTANT SOUTH FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 872+00; THENCE S. 0°12' W. 100.0 FT.; THENCE N. 89°51' W. 700.00 FT.; THENCE S. 87°20'15" W. 1001.25 FT.; THENCE N. 89°48'00" W. 800.00 FT. ALONG A LINE PARALLEL TO AND 210.0 FT. DISTANT SOUTHERLY FROM SAID CONTROL LINE; THENCE N. 87°20'46" W. 700.64 FT.; THENCE N. 86°13'25" W. 156.75 FT. TO SAID EAST LINE OF SECTION 34 AT A POINT 448.34 FT. NORTH FROM SAID SE CORNER OF SECTION 34; THENCE N. 86°13'25" W. 644.81 FT.; THENCE N. 87°53'27" W. 900.50 FT. TO A POINT 100.0 FT. PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 823+00.0; THENCE S. 88°03'09" W. 800.56 FT.; THENCE N. 89°48' W. 300.00 FT.; THENCE S. 89°20'26" W. 1000.11 FT. TO A POINT

55.00 FT. PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF "D" LINE RAMP OF SAID PROJECT AT ENGINEER STATION 82+86.30; THENCE S. 87°00'50" W. 141.04 FT.; THENCE S. 86°35'15" W. 234.78 FT.; THENCE S. 68°21'52" W. 255.42 FT.; THENCE S. 61°45'55" W. 292.68 FT.; THENCE S. 71°00' W. 444.19 FT. TO THE SOUTH LINE OF SAID ENTIRE TRACT AT A POINT 154.96 FT. RADially DISTANT SOUTHERLY FROM SAID CENTERLINE OF "D" LINE RAMP AT ENGINEER STATION 69+37.34; THENCE WEST 348.38 FT. ALONG SAID SOUTH BOUNDARY LINE TO SAID EAST LINE OF SECTION 33 AT A POINT 66.0 FT. N. 0°13'15" E. FROM SAID SE CORNER OF SAID SECTION 33; THENCE WEST 138.55 FT. ALONG SAID SOUTH BOUNDARY LINE TO A POINT 147.74 FT. PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CENTERLINE OF "D" LINE RAMP AT ENGINEER STATION 64+64.61; THENCE N. 79°02'48" W. 290.25 FT.; THENCE N. 72°21'10" W. 244.33 FT.; THENCE N. 64°40'36" W. 313.57 FT.; THENCE N. 74°42'48" W. 394.16 FT., MORE OR LESS, TO SAID WEST LINE; THENCE NORTH 125.18 FT., MORE OR LESS, TO SAID SOUTH RIGHT OF WAY LINE; THENCE S. 89°48' E. 1321.88 FT. TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcels South of 700 South Street

A parcel of land located in the Northwest Quarter of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the south line of 700 South Street and the west line of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being South 89°54'20" East 663.35 feet along the north line of said Section 11 and South 00°05'46" West 42.00 feet from the Northwest Corner of said Section 11, and thence parallel to said north line South 89°54'14" East 1,990.03 feet to the east line of said Northwest Quarter of Section 11; thence along said line South 00°09'26" West 1,418.27 feet to the north line of the Union Pacific Railroad right-of-way; thence along said line the following three courses: 1) North 87°07'27" West 1327.96 feet to the east line of the west half of said Northwest Quarter of Section 11, 2) along said west line North 00°08'52" East 20.03 feet and 3) North 86°56'17" West 1,328.20 feet to the west line of said Section 11; thence North 45°55'48" East 925.34 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter of said Northwest Quarter of Section 11; thence North 00°08'35" East 620.40 feet to the POINT OF BEGINNING. Said parcel contains 2,937,243 square feet or 67.43 acres, more or less.

Cked by JJB 17 January 2018