

When Recorded Mail This Deed To:
c/o DRA Advisors LLC
575 Fifth Avenue, 38th Fl
New York, NY 10017
Attention: Asset Manager - Fund X

13952804 B: 11339 P: 4075 Total Pages: 7
05/16/2022 01:40 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Tax Notice to:
c/o DRA Advisors LLC
575 Fifth Avenue, 38th Fl
New York, NY 10017
Attention: Asset Manager - Fund X

With a copy to:
A Street Partners
2875 Decker Lake Drive, Suite 222
West Valley City, UT 84119
Attn: Property Manager

Tax Parcel No.: 15-21-476-026

(Above Space for Recorder's Use Only)

156372-CAB

SPECIAL WARRANTY DEED

2620 DECKER LAKE, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT, all of its undivided 30.990% right, title, and interest as a Tenant In Common against all who claim by, through or under, Grantor unto **G&I X DECKER LAKE LLC**, a Delaware limited liability company, Grantee, whose current address is 2875 Decker Lake Drive, #222, Salt Lake 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.

Together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's estate, right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto.

Subject to all matters that would be disclosed by a survey of the property and those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

[Signature and acknowledgment on following page]

13th *DA*
WITNESS, the hand of said Grantor, this ~~16th~~ day of May, 2022.

2620 DECKER LAKE, LLC,
a Utah limited liability company

By: DPRE Management, LLC,
a Utah limited liability company
Its: Manager

By: *Brian Dilley*
Name: Brian Dilley
Title: Manager

STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 13th day of May, 2022, by Brian Dilley, Manager of DPRE Management, LLC, a Utah limited liability company, Manager of 2620 Decker Lake, LLC, a Utah limited liability company, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

Tresea Ann Davis
Notary Public
Residing at: Salt Lake City UT

My commission expires: 09/29/2022

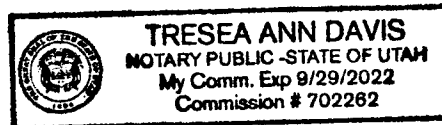


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

All that certain real property in the City of West Valley City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

Beginning at a point on the North Right of Way line of Parkway Boulevard, said point being South 00°03'10" East 540.23 feet and West 1279.14 feet and South 25°00'00" West 1380.87 feet and South 52°59'27" West 368.44 feet and North 37°00'33" West 60.00 feet and South 52°59'27" West 40.00 feet and South 07°59'27" West 28.03 feet to point on an 1102.87 foot radius curve to the right, the radius point of said curve bears North 35°59'21" West; thence Westerly along the arc of said curve 691.27 feet, through a central angle of 35°54'45" (Chord to said curve bears South 71°58'01" West 680.01 feet) and South 89°55'56" West 115.06 feet and North 83°32'31" West 75.29 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being due West 3064.87 feet and due South 2219.60 feet from said Center Section Monument, and running thence along said North line the following two (2) courses: North 83°32'31" West 276.66 feet; thence North 87°05'42" West 618.75 feet to a point on an 11,319.16 foot radius curve to the right, the radius of which bears North 87°26'38" East, thence Northerly 1058.49 feet along the arc of said curve through a central angle of 5°21'27" (Chord to said Curve bears North 00°07'22" East 1057.99 feet); thence South 84°12'00" East 675.53 feet; thence South 269.49 feet to the point of a 233.00 foot radius curve to the left the radius point of which bears East; thence Southeasterly 203.24 feet along the arc of said curve through a Central Angle of 49°58'36" (Chord to said curve bears South 24°59'18" East 196.85 feet); thence South 40°01'25" West 157.77 feet; thence South 59°22'26" East 127.77 feet; thence South 45°00'00" West 105.79 feet; thence South 45°00'00" East 95.35 feet; thence South 77.78 feet; thence South 45°00'00" East 199.09 feet; thence South 06°27'29" West 57.95 feet to the point of beginning.

PARCEL 1A:

Non-exclusive utility easement as created by that certain Nonexclusive Utilities Easement Agreement recorded August 17, 2001 as Entry No. 7978025 in Book 8490 at Page 4507 of official records.

PARCEL 1B:

Non-exclusive easement for ingress and egress as created by that certain Nonexclusive Access (South) Easement Agreement recorded August 17, 2001 as Entry No. 7978027 in Book 8490 at Page 4537 of official records.

PARCEL 1C:

Non-exclusive easement for ingress and egress as created by that certain Nonexclusive Access (North) Easement Agreement recorded August 17, 2001 as Entry No. 7978026 in Book 8490 at Page 4522 of official records.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. The herein described Land is located within the boundaries of West Valley City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Granger - Hunter Improvement District, Central Utah Water Conservancy District, Decker Lake Economic Development Plan, and is subject to any and all charges and assessments levied thereunder.
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 or listed herein. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Lack of access to I-15 as evidenced by that certain Quit Claim Deed recorded February 28, 1972 as Entry No. 2439469 in Book 3045 at Page 509 of official records.
6. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah for construction, replacement, operation and maintenance of water and sewer lines and appurtenances and incidental purposes, by instrument dated December 10, 1973 and recorded January 17, 1974, as Entry No. 2594805, in Book 3500, at Page 154.
7. Easement for utilities and incidental purposes over, across or through the land, being within that portion of the vacated Streets and Alleys in the St. Albans Subdivision, as set forth in that certain Ordinance vacating said Streets and Alleys recorded May 15, 1975 as Entry No. 2708396 in Book 3861 at Page 184 of official records.
8. Grant of Easement in favor of Salt Lake County, a political subdivision and body corporate and politic of the State of Utah, and to Granger-Hunter Improvement District, a public corporation and political subdivision of the State of Utah, their successors and assigns for the purposes of installation, construction, replacement, operation, repair and maintenance of water and sewer lines and fixtures thereon and appurtenances and incidental purposes, by instrument dated July 12, 1974 and recorded May 22, 1975 as Entry No. 2710214 in Book 3867 at Page 139.
9. Easement in favor of Utah Power and Light Company 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 November 7, 1975, as Entry No. 2758316, in Book 4020, at Page 231.

10. Easement in favor of Utah Power and Light Company 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 February 25, 1981, as Entry No. 3537724, in Book 5217, at Page 990.
11. Easement in favor of Utah Power and Light Company 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 February 9, 1983, as Entry No. 3758071, in Book 5437, at Page 974.
12. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Brighton and North Point Irrigation Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404. (exact location not disclosed)
13. Easement for Sanitary sewer as described in that certain Quit-Claim Deed recorded May 8, 1989 as Entry No. 4769184 in Book 6124 at Page 2064 of official records.
14. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah to construct, reconstruct, operate, repair, replace and maintain a waterline and appurtenant structures and incidental purposes, by instrument dated August 19, 1991 and recorded August 26, 1991, as Entry No. 5116646, in Book 6349, at Page 1782.
15. Easement in favor of the U S West Communications, Inc., a Colorado corporation, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded February 26, 1992, as Entry No. 5204652, in Book 6415, at Page 527.
16. Easement in favor of PacifiCorp, an Oregon corporation, dba Utah Power & Light Company 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 April 13, 1993, as Entry No. 5476972, in Book 6639, at Page 60.
17. Terms and conditions of that certain Nonexclusive Utilities Easement Agreement, recorded August 17, 2001 as Entry No. 7978025 in Book 8490 at Page 4507.
18. Terms and conditions of that certain Nonexclusive Access (North) Easement Agreement, recorded August 17, 2001 as Entry No. 7978026 in Book 8490 at Page 4522.
19. Terms and conditions of that certain Nonexclusive Access (South) Easement Agreement, recorded August 17, 2001 as Entry No. 7978027 in Book 8490 at Page 4537.
20. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah, its successors and assigns to construct, reconstruct, operate, repair, replace and maintain a sewer lift station, sewer lines and appurtenant structures and

incidental purposes, by instrument dated March 28, 2003 and recorded April 7, 2003 as Entry No. 8601255 in Book 8773 at Page 2175.

21. Storm Drain Easement in favor of West Valley City, a municipal corporation of the State of Utah for the installation, operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of storm drain and flood control facilities and incidental purposes, by instrument dated April 11, 2006 and recorded June 9, 2006, as Entry No. 9748342, in Book 9305, at Page 9027.

22. Storm Drain Easement in favor of West Valley City, a municipal corporation of the State of Utah for the installation, operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of storm drain and flood control facilities and incidental purposes, by instrument dated October 6, 2006 and recorded December 22, 2006, as Entry No. 9950501, in Book 9399, at Page 3516.

23. Final Judgment of Condemnation, recorded March 17, 2016 as Entry No. 12241808 in Book 10412 at Page 1424.

24. Notice of Adoption of Redevelopment Plan Entitled "Decker Lake Economic Development Plan", recorded October 28, 1994 as Entry No. 5953375 in Book 7044 at Page 2461.

25. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of April 7, 2022, as Project No. 8909A, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:

- a. Existing utilities, including but not limited to water lines, water valves and boxes, sanitary sewer lines and boxes, storm drain lines and boxes, electric power lines, power poles, electric boxes, and secondary waterlines located on and across the Land without a recorded easement
- b. Existing fence located east of the west boundary
- c. Existing fence located south of the north boundary
- d. Existing fence located north of the south boundary
- e. Encroachment of curb, gutter, and driveway improvements upon easterly boundary
- f. Existing building encroaches upon Utah Power and Light Easement Entry No. 4769184
- g. Existing building encroaches upon Granger-Hunter Improvement District Easement Entry No. 2758316
- h. Parking stalls go outside of property lines
- i. Driveway goes outside of property lines

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Attn: Property Manager

Tax Parcel No.: 15-21-476-026

(Above Space for Recorder's Use Only)

156372-CAB

SPECIAL WARRANTY DEED

BCS REAL ESTATE LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT, all of its undivided 5.739% right, title, and interest as a Tenant In Common against all who claim by, through or under, Grantor unto **G&I X DECKER LAKE LLC**, a Delaware limited liability company, Grantee, whose current address is 2875 Decker Lake Drive, #222, Salt Lake 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.

Together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's estate, right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto.

Subject to all matters that would be disclosed by a survey of the property and those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 16th day of May, 2022.

BCS REAL ESTATE LLC,
a Utah limited liability company

By: DPRE Management, LLC,
a Utah limited liability company
its Authorized Signatory

By: Brian Dilley
Name: Brian Dilley
Title: Manager

STATE OF UTAH)

COUNTY OF SALT LAKE)
ss.

The foregoing instrument was acknowledged before me this 16 day of May, 2022, by Brian Dilley, Manager of DPRE Management, LLC, a Utah limited liability company, authorized signatory of BCS Real Estate, LLC, a Utah limited liability company, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

Cortlund G. Ashton
Notary Public
Residing at: DRAPER, UT

My commission expires: 7/25/23



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

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Non-exclusive utility easement as created by that certain Nonexclusive Utilities Easement Agreement recorded August 17, 2001 as Entry No. 7978025 in Book 8490 at Page 4507 of official records.

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Non-exclusive easement for ingress and egress as created by that certain Nonexclusive Access (South) Easement Agreement recorded August 17, 2001 as Entry No. 7978027 in Book 8490 at Page 4537 of official records.

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EXHIBIT "B"
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SPECIAL WARRANTY DEED

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[Signature and acknowledgment on following page]

13th *ED*

WITNESS, the hand of said Grantor, this ~~10~~¹³th day of May, 2022.

DPRE 2620 DECKER, LLC
A Utah limited liability company

By: Dakota Pacific Real Estate Partners III, LP
Its: Member

By: Dakota Pacific RE GP III, LLC
Its: General Partner

By: DPRE Management, LLC
Its: Manager

By: *Brian Dilley*
Brian Dilley
Manager

STATE OF Utah)

COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 13th day of May, 2022, by Brian Dilley, Manager of DPRE Management, LLC, a Utah limited liability company, Manager of Dakota Pacific RE GP III, LLC, a Delaware limited liability company, General Partner of Dakota Pacific Real Estate Partners III, LP, a Delaware limited partnership, Member of DPRE 2620 Decker, LLC, a Utah limited liability company.

Tresea Ann Davis
Notary Public
Residing at: Salt Lake City UT

My commission expires: 09/29/2022

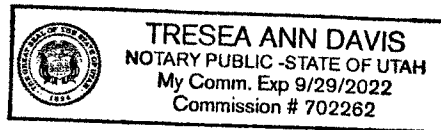


EXHIBIT "A"
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Legal Description of the Real Property

All that certain real property in the City of West Valley City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

Beginning at a point on the North Right of Way line of Parkway Boulevard, said point being South 00°03'10" East 540.23 feet and West 1279.14 feet and South 25°00'00" West 1380.87 feet and South 52°59'27" West 368.44 feet and North 37°00'33" West 60.00 feet and South 52°59'27" West 40.00 feet and South 07°59'27" West 28.03 feet to point on an 1102.87 foot radius curve to the right, the radius point of said curve bears North 35°59'21" West; thence Westerly along the arc of said curve 691.27 feet, through a central angle of 35°54'45" (Chord to said curve bears South 71°58'01" West 680.01 feet) and South 89°55'56" West 115.06 feet and North 83°32'31" West 75.29 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being due West 3064.87 feet and due South 2219.60 feet from said Center Section Monument, and running thence along said North line the following two (2) courses: North 83°32'31" West 276.66 feet; thence North 87°05'42" West 618.75 feet to a point on an 11,319.16 foot radius curve to the right, the radius of which bears North 87°26'38" East, thence Northerly 1058.49 feet along the arc of said curve through a central angle of 5°21'27" (Chord to said Curve bears North 00°07'22" East 1057.99 feet); thence South 84°12'00" East 675.53 feet; thence South 269.49 feet to the point of a 233.00 foot radius curve to the left the radius point of which bears East; thence Southeasterly 203.24 feet along the arc of said curve through a Central Angle of 49°58'36" (Chord to said curve bears South 24°59'18" East 196.85 feet); thence South 40°01'25" West 157.77 feet; thence South 59°22'26" East 127.77 feet; thence South 45°00'00" West 105.79 feet; thence South 45°00'00" East 95.35 feet; thence South 77.78 feet; thence South 45°00'00" East 199.09 feet; thence South 06°27'29" West 57.95 feet to the point of beginning.

PARCEL 1A:

Non-exclusive utility easement as created by that certain Nonexclusive Utilities Easement Agreement recorded August 17, 2001 as Entry No. 7978025 in Book 8490 at Page 4507 of official records.

PARCEL 1B:

Non-exclusive easement for ingress and egress as created by that certain Nonexclusive Access (South) Easement Agreement recorded August 17, 2001 as Entry No. 7978027 in Book 8490 at Page 4537 of official records.

PARCEL 1C:

Non-exclusive easement for ingress and egress as created by that certain Nonexclusive Access (North) Easement Agreement recorded August 17, 2001 as Entry No. 7978026 in Book 8490 at Page 4522 of official records.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. The herein described Land is located within the boundaries of West Valley City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Granger - Hunter Improvement District, Central Utah Water Conservancy District, Decker Lake Economic Development Plan, and is subject to any and all charges and assessments levied thereunder.
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 or listed herein. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Lack of access to I-15 as evidenced by that certain Quit Claim Deed recorded February 28, 1972 as Entry No. 2439469 in Book 3045 at Page 509 of official records.
6. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah for construction, replacement, operation and maintenance of water and sewer lines and appurtenances and incidental purposes, by instrument dated December 10, 1973 and recorded January 17, 1974, as Entry No. 2594805, in Book 3500, at Page 154.
7. Easement for utilities and incidental purposes over, across or through the land, being within that portion of the vacated Streets and Alleys in the St. Albans Subdivision, as set forth in that certain Ordinance vacating said Streets and Alleys recorded May 15, 1975 as Entry No. 2708396 in Book 3861 at Page 184 of official records.
8. Grant of Easement in favor of Salt Lake County, a political subdivision and body corporate and politic of the State of Utah, and to Granger-Hunter Improvement District, a public corporation and political subdivision of the State of Utah, their successors and assigns for the purposes of installation, construction, replacement, operation, repair and maintenance of water and sewer lines and fixtures thereon and appurtenances and incidental purposes, by instrument dated July 12, 1974 and recorded May 22, 1975 as Entry No. 2710214 in Book 3867 at Page 139.
9. Easement in favor of Utah Power and Light Company 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 November 7, 1975, as Entry No. 2758316, in Book 4020, at Page 231.

10. Easement in favor of Utah Power and Light Company 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 February 25, 1981, as Entry No. 3537724, in Book 5217, at Page 990.
11. Easement in favor of Utah Power and Light Company 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 February 9, 1983, as Entry No. 3758071, in Book 5437, at Page 974.
12. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Brighton and North Point Irrigation Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404. (exact location not disclosed)
13. Easement for Sanitary sewer as described in that certain Quit-Claim Deed recorded May 8, 1989 as Entry No. 4769184 in Book 6124 at Page 2064 of official records.
14. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah to construct, reconstruct, operate, repair, replace and maintain a waterline and appurtenant structures and incidental purposes, by instrument dated August 19, 1991 and recorded August 26, 1991, as Entry No. 5116646, in Book 6349, at Page 1782.
15. Easement in favor of the U S West Communications, Inc., a Colorado corporation, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded February 26, 1992, as Entry No. 5204652, in Book 6415, at Page 527.
16. Easement in favor of PacifiCorp, an Oregon corporation, dba Utah Power & Light Company 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 April 13, 1993, as Entry No. 5476972, in Book 6639, at Page 60.
17. Terms and conditions of that certain Nonexclusive Utilities Easement Agreement, recorded August 17, 2001 as Entry No. 7978025 in Book 8490 at Page 4507.
18. Terms and conditions of that certain Nonexclusive Access (North) Easement Agreement, recorded August 17, 2001 as Entry No. 7978026 in Book 8490 at Page 4522.
19. Terms and conditions of that certain Nonexclusive Access (South) Easement Agreement, recorded August 17, 2001 as Entry No. 7978027 in Book 8490 at Page 4537.
20. Grant of Easement in favor of Granger-Hunter Improvement District, a body politic of Salt Lake County, State of Utah, its successors and assigns to construct, reconstruct, operate, repair, replace and maintain a sewer lift station, sewer lines and appurtenant structures and

incidental purposes, by instrument dated March 28, 2003 and recorded April 7, 2003 as Entry No. 8601255 in Book 8773 at Page 2175.

21. Storm Drain Easement in favor of West Valley City, a municipal corporation of the State of Utah for the installation, operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of storm drain and flood control facilities and incidental purposes, by instrument dated April 11, 2006 and recorded June 9, 2006, as Entry No. 9748342, in Book 9305, at Page 9027.

22. Storm Drain Easement in favor of West Valley City, a municipal corporation of the State of Utah for the installation, operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of storm drain and flood control facilities and incidental purposes, by instrument dated October 6, 2006 and recorded December 22, 2006, as Entry No. 9950501, in Book 9399, at Page 3516.

23. Final Judgment of Condemnation, recorded March 17, 2016 as Entry No. 12241808 in Book 10412 at Page 1424.

24. Notice of Adoption of Redevelopment Plan Entitled "Decker Lake Economic Development Plan", recorded October 28, 1994 as Entry No. 5953375 in Book 7044 at Page 2461.

25. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of April 7, 2022, as Project No. 8909A, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:

- a. Existing utilities, including but not limited to water lines, water valves and boxes, sanitary sewer lines and boxes, storm drain lines and boxes, electric power lines, power poles, electric boxes, and secondary waterlines located on and across the Land without a recorded easement
- b. Existing fence located east of the west boundary
- c. Existing fence located south of the north boundary
- d. Existing fence located north of the south boundary
- e. Encroachment of curb, gutter, and driveway improvements upon easterly boundary
- f. Existing building encroaches upon Utah Power and Light Easement Entry No. 4769184
- g. Existing building encroaches upon Granger-Hunter Improvement District Easement Entry No. 2758316
- h. Parking stalls go outside of property lines
- i. Driveway goes outside of property lines