

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

12623955
09/26/2017 02:43 PM \$0.00
Book - 10602 Pa - 4441-4443
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
NATIONAL TITLE AGCY OF UT INC
6770 S 900 E #101
MIDVALE UT 84047
BY: SNP, DEPUTY - WI 3 P.

Special Warranty Deed

(Controlled Access)
(Limited Liability Company)

Salt Lake County

Tax ID No. 27-13-227-017-4002
Pin No. 11827
Project No. F-115-7(314)294
Parcel No. 115-7:105:A

0737

ST Mall Owner, LLC, a Limited Liability Company of the State of Delaware Grantor(s), hereby CONVEYS AND WARRANTS against all who claim by, through, or under Grantor, to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. F-115-7(314)294, being part of an entire tract of property situate in Lot 1, Amended Lot 1, South Towne Center Mall Subdivision, recorded as Entry No. 9461246, Book 2005P, Page 250 in the office of the Salt Lake County Recorder, and in the SW1/4NE1/4 of Section 13, T.3S., R.1W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing easterly right of way and no-access line of Interstate 15 and in the westerly boundary line of said Lot 1, which point is 2,245.75 feet S.00°54'30"W. along the section line and 1,601.63 feet N.89°05'30"W. from the Northeast Corner of said Section 13, said point is also approximately 50.00 feet radially distant easterly from the Monroe Street Ramp Control Line opposite engineer station 115+56.17; and running thence along said right of way and no-access line and said boundary line the following two (2) courses: (1) N.34°54'34"W. 243.66 feet to the beginning of a 1,740.85-foot radius

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LIMITED LIABILITY RW-04LL (11-01-03)

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non-tangent curve to the right (Note: radius bears N.57°49'06"E.); thence (2) Northerly 378.10 feet along the arc of said curve through a delta of 12°26'39" (Note: chord to said curve bears N.25°57'35"W. for a distance of 377.36 feet) to a point 52.85 feet radially distant westerly from said control line opposite engineer station 121+48.00; thence N.84°49'43"E. 88.85 feet to the beginning of a 321.00-foot radius non-tangent curve to the left (Note: radius bears N.84°49'43"E.) at a point 36.00 feet radially distant easterly from said control line opposite engineer station 121+48.00; thence southerly 109.45 feet along the arc of said curve concentric with said control line through a delta of 19°32'12" (Note: chord to said curve bears S.14°56'23"E. for a distance of 108.92 feet) to a point opposite engineer station 120+26.27; thence S.24°42'29"E. 252.39 feet along a line parallel with said control line to the beginning of a 930.00-foot radius curve to the right at a point opposite engineer station 117+73.88; thence southerly 76.86 feet along the arc of said curve concentric with said control line through a delta of 04°44'07" (Note: chord to said curve bears S.22°20'26"E. for a distance of 76.84 feet) to a point opposite engineer station 117+00.00; thence N.70°01'37"E. 14.00 feet to the beginning of a 944.00-foot radius non-tangent curve to the right (Note: radius bears S.70°01'37"W.) at a point 50.00 feet radially distant easterly from said control line opposite engineer station 117+00.00; thence southerly 151.88 feet along the arc of said curve concentric with said control line through a delta of 09°13'06" (Note: chord to said curve bears S.15°21'50"E. for a distance of 151.72 feet) 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. The above described parcel of land contains 34,102 square feet in area or 0.783 acre, more or less (the "Property").

(Note: Rotate all bearings in the above description 00°14'33" clockwise to obtain highway bearings.)

SUBJECT TO (i) all matters of record; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.

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IN WITNESS WHEREOF, said ST Mall Owner, LLC has caused this instrument to be executed by its proper officers thereto duly authorized this 26th day of September, A.D. 2017.

ST MALL OWNER, LLC, a Delaware limited liability company

By: ST Mall Mezzco, LLC, a Delaware limited liability company
Its: Managing Member

By: GS Pacific ST LLC, a Delaware limited liability company
Its: Sole Economic Member

By: South Towne Pacific, LLC, a Delaware limited liability company
Its: Managing Member

By: 
Name: Steven M. Plenge
Title: Authorized Signatory

ST MALL OWNER ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 09/13/2017 before me, E. A. ARAQUE, NOTARY PUBLIC personally appeared **Steven M. Plenge**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)

