

Recording requested by  
and when recorded mail to:

Fikso Kretschmer Smith Dixon Ormseth PS  
2025 1<sup>st</sup> Avenue, Suite 1130  
Seattle, Washington 98121-2100  
Attn: Thomas E. Dixon

12856980  
9/26/2018 4:36:00 PM \$18.00  
Book - 10716 Pg - 4030-4034  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 5 P.

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**Document Title:** Special Warranty Deed

**Grantor:** City Centre Holdings, LLC

**Grantee:** UPG City Centre Building Property Owner, LLC

**Legal Description:** Full legal description on Schedule 1

**Abbreviated Legal Description:** Ptn. Block 53 of Plat "A" of the Salt Lake City Survey, Salt Lake County, Utah,

**Parcel Identification No(s):** 16-06-305-022-0000

**SPECIAL WARRANTY DEED**

The Grantor, **CITY CENTRE HOLDINGS, LLC**, a Utah limited liability company, which has an address of 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, for good and valuable consideration in hand paid, conveys and warrants against all who claim by, through, or under the Grantor to **UPG CITY CENTRE BUILDING PROPERTY OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), which has an address of c/o Unico Properties LLC, 1215 Fourth Avenue, Suite 600, Seattle, WA 98161, that certain real estate situated in the City of Salt Lake, Salt Lake County, Utah, together with all rights and privileges appurtenant thereto, described as follows:

See Schedule 1 attached hereto.

SUBJECT TO the exceptions to title described on Schedule 2 attached hereto.

The Grantor for itself and its successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever lawfully claiming, through or under said Grantor and not otherwise.

[signature page follows]

40908-18-00561

DATED: Sept. 25, 2018

GRANTOR:

CITY CENTRE HOLDINGS, LLC,  
a Utah limited liability company

By: JDJ CC Manager, LLC,  
a Utah limited liability company,  
Its Manager

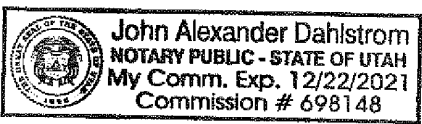
By: JDJ Properties, Inc.,  
a Utah corporation,  
Its Managing Member

By: [Signature]  
Dell Loy Hansen, President

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2018, by Dell Loy Hansen, the President of JDJ Properties, Inc., a Utah corporation, the Managing Member of JDJ CC Manager, LLC, a Utah limited liability company, the Manager of CITY CENTRE HOLDINGS, LLC, a Utah limited liability company.

[Signature]



Print Name John Dahlstrom  
NOTARY PUBLIC in and for the State of Utah,  
residing in Salt Lake County, UT  
My commission expires 12/22/2021

[Seal]

[Signature Page to Special Warranty Deed (Building)]

**SCHEDULE 1 TO DEED**

**LEGAL DESCRIPTION OF PROPERTY**

Parcel 1:

A tract of land lying in Lots 1 and 8 of Block 53 of Plat "A" of the Salt Lake City Survey, Salt Lake County, Utah, described as follows: Beginning at the Southeast Corner of said Block 53; thence along the South boundary of said Block 53, South 89°58'05" West 312.50 feet; thence North 00°01'55" West 286.33 feet; thence North 89°58'05" East 104.24 feet; thence South 00°01'55" East 85.92 feet; thence North 89°58'05" East 111.83 feet; thence South 00°01'55" East 59.17 feet; thence North 89°58'05" East 96.39 feet to the East boundary of said Block 53; thence along said East boundary South 00°02'27" East 141.25 feet to the point of beginning.

Parcel 1A:

The nonexclusive easements, appurtenant to Parcel 1 described herein, as defined, described and created pursuant to that certain "Amendment and Restatement of Second East Ramp Agreements" recorded March 21, 2008 as Entry No. 10378772, in Book 9584, at Page 6733 of the Official Records of the Salt Lake County Recorder.

Parcel 1B:

The nonexclusive easements, appurtenant to Parcel 1 described herein, as defined, described and created pursuant to that certain "Amended and Restated Cross Easement Agreement" recorded March 21, 2008 as Entry No. 10378773, in Book 9584, at Page 6778 of the Official Records.

Parcel 1C:

The nonexclusive easement and right of way, appurtenant to Parcel 1 described herein, for the passage of motor vehicles, carts, dollies and pedestrians over and across the driveway areas and for the use of loading dock, as defined, described and created pursuant to that certain "Amended and Restated Cross-Access Loading Dock Easement Agreement" recorded July 18, 2005 as Entry No. 9435127, in Book 9160, at Page 5208 of the Official Records of the Salt Lake County Recorder.

Parcel 1D:

The nonexclusive easements, appurtenant to Parcel 1 described herein, as defined, described and created pursuant to that certain "Parking Agreement" Recorded February 8, 2016 as Entry No. 12218608 in Book 9939 at Page 1607 in the Office of the Salt Lake County Recorder.

**SCHEDULE 2 TO DEED**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2018, a lien not yet due or payable.
2. "C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN" and the terms, conditions and limitations contained therein:  
Recorded: November 28, 1984  
Entry No.: 4020604  
Book/Page: 5609/1953
3. ABSTRACT OF FINDINGS AND ORDER and the terms, conditions and limitations contained therein:  
Recorded: January 23, 1984  
Entry No.: 3895889  
Book/Page: 5525/908  
  
And  
  
Recorded: December 8, 1992  
Entry No.: 5389419  
Book/Page: 6569/0721
4. AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF CITY CENTRE  
Recorded: December 22, 1999  
Entry No.: 7540088  
Book/Page: 8331/5232  
  
Amendment to said Covenants:  
Recorded: November 4, 2011  
Entry No.: 11274414  
Book/Page: 9964/3618  
  
PARKING AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: February 8, 2016  
Entry No.: 12218608  
Book/Page: 10401/3762
5. AMENDED AND RESTATED CROSS EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: March 21, 2008  
Entry No.: 10378773  
Book/Page: 9584/6778
6. AMENDED AND RESTATED CROSS-ACCESS LOADING DOCK EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: July 18, 2005  
Entry No.: 9435127  
Book/Page: 9160/5208

Schedule 2-1

7. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: REDEVELOPMENT AGENCY OF SALT LAKE CITY  
Recorded: July 18 2005  
Entry No.: 9435120  
Book/Page: 9160/5049

CONSENT and the terms, conditions and limitations contained therein:

Recorded: July 18, 2005  
Entry No.: 9435129  
Book/Page: 9160/5229

8. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument:

Recorded: July 18, 2005  
Entry No.: 9435122  
Book/Page: 9160/5067

CONSENT and the terms, conditions and limitations contained therein:

Recorded: July 18, 2005  
Entry No.: 9435129  
Book/Page: 9160/5229

9. AMENDMENT AND RESTATEMENT OF SECOND EAST RAMP AGREEMENTS  
Recorded: March 21, 2008  
Entry No.: 10378772  
Book/Page: 9584/6733