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10/15/2019 3:29:00 PM \$40.00  
Book - 10845 Pg - 8602-8604  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Riverton CenterCal 3, LLC  
Attn: Fred Bruning and Jean Paul Wardy  
1600 Franklin Avenue  
El Segundo, CA 90245

Tax Parcel Nos. 27-31-451-001  
27-31-451-002  
27-31-451-004

1933679HM

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as “Grantor”, grants, conveys and warrants, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to RIVERTON CENTERCAL 3, LLC, a Delaware limited liability company, as “Grantee”, the real property located in Salt Lake County, Utah, described as follows (the “Property”):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all “Table A” items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all 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, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.


[SIGNATURE TO FOLLOW]

4843-1057-5272

Ent 13099819 BK 10845 PG 8602

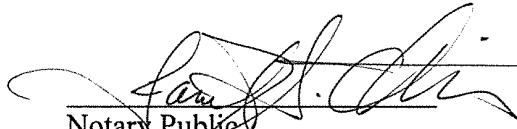
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14<sup>th</sup> day of October, 2019.

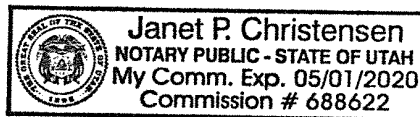
SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By: R. Steven Romney  
R. Steven Romney, President 

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me on OCTOBER 14, 2019, by R. Steven Romney, the President of Suburban Land Reserve, Inc., a Utah corporation.

  
Notary Public



**EXHIBIT A**  
**(The Property)**

That certain real property located in Salt Lake County, Utah, specifically described as follows:

Beginning at a point on the northerly right-of-way line of 13400 South Street, said point also being South 89°33'36" East 462.35 feet, along the section line, and North 00°26'24" East 57.35 feet from the South Quarter Corner of Section 31, Township 3 South, Range 1 West Salt Lake Base and Meridian and running thence northwesterly 28.99 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 55°21'34", (chord bears North 27°10'51" West); thence North 00°29'56" East 161.88 feet; thence North 03°25'00" West 43.93 feet; thence North 00°29'56" East 261.30 feet; thence northerly 70.49 feet along the arc of a 195.00 foot radius curve to the left, through a central angle of 20°42'40", (chord bears North 09°51'24" West 70.10 feet); thence North 20°12'44" West 489.99 feet; thence North 19°41'10" West 46.06 feet; thence northerly 53.93 feet along the arc of a 153.00 foot radius curve to the right, through a central angle of 20°11'45", (chord bears North 09°35'17" West 53.65 feet); thence North 00°30'35" East 90.73 feet; thence northeasterly 24.18 feet along the arc of a 29.50 foot radius curve to the right, through a central angle of 46°57'13", (chord bears North 23°59'12" East 23.50 feet) to the proposed south line of 13200 South Street; thence, along said south line, South 89°25'15" East 284.58 feet to the west line of Welby Canal as described in that certain document named Welby Jacobs Water Users Company Notice of Interest in Canal Property Easement, recorded November 1, 1999 as Entry No. 7502870 in Book 8320 at Page 1076 in the office of the Salt Lake County Recorder, thence, along said west line, the following eight (8) courses: (1) South 00°09'20" West 89.96 feet, (2) South 06°57'17" East 97.74 feet, (3) South 14°24'02" East 50.07 feet, (4) South 21°50'47" East 51.77 feet, (5) South 27°53'35" East 97.81 feet, (6) South 22°37'38" East 94.43 feet, (7) South 12°49'34" East 295.98 feet, (8) South 11°12'04" East 493.08 feet to the aforesaid northerly right-of-way line of 13400 South Street; thence, along said northerly right-of-way line, the following two (2) courses: (1) North 89°33'36" West 349.32 feet, (2) North 88°17'31" West 15.10 feet to the Point of Beginning.

*Cked by JJB 08 October 2019*



4843-1057-5272

BK 10845 PG 8604