

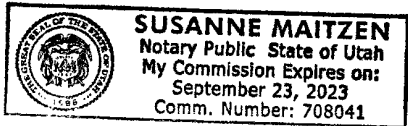
WITNESS the hand of said Grantor on the date set forth in the acknowledgment below to be effective as of the 5th day of March, 2020.

SINCLAIR REAL ESTATE COMPANY

By: [Signature]
Name: DAVID P. HIRASAWA
Title: VICE PRESIDENT

STATE OF UTAH §
 §
COUNTY OF SALT LAKE §

On the 5 day of March, 2020, personally appeared before me David Hirasawa who, being duly sworn, did say that he is the VP of SINCLAIR REAL ESTATE COMPANY, a Wyoming corporation, and said David Hirasawa acknowledged to me that said corporation duly executed the same.



[Signature]
NOTARY PUBLIC
My commission expires: 9-23-2023

EXHIBIT "A"

Description of Property

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, and All of Lots 7 and 8, Block 22, Plat A, Salt Lake City Survey.

Also known as:

A parcel of land located in Block 22, Plat A, Salt Lake City Survey, more particularly described as follows:

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, and All of Lots 7 and 8, Block 22, Plat A, Salt Lake City Survey, more particularly described as follows:

Beginning at a point on the west right-of-way line of Main Street, said point being South 00°03'32" East 65.58 feet and South 89°56'28" West 30.22 feet from the offset monument located at the intersection of Main Street and 600 South Street, said point also being the Northeast corner of Lot 8, Block 22, Plat A, Salt Lake City Survey and running;

Thence South 0°02'29" East 495.12 feet along said west right-of-way line;

Thence South 89°56'54" West 165.10 feet to the west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°02'09" West 79.50 feet along said west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence South 89°56'54" West 165.09 feet to the west line of Lot 2, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°01'50" West 415.61 feet along said west line, and the west line of Lot 7, Block 22, Plat A, Salt Lake City Survey, to south right-of-way line of 600 South Street;

Thence North 89°56'45" East 330.11 feet along said south right-of-way line to the point of beginning.

Parcel contains 150,339 Sq. Ft. or 3.451 Acres.

EXHIBIT "B"

List of Permitted Encumbrances

1. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 15-01-479-023.
2. Notice of Adoption of Redevelopment Plan Entitled "West Temple Gateway Neighborhood Development Plan (as Amended)", recorded February 4, 1988 as Entry No. 4582217 in Book 6001 at Page 1798.
3. Salt Lake City Ordinance No. 70 of 2005 Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
4. Declaration of Easements, Covenants, Conditions and Restrictions by and between the Redevelopment Agency of Salt Lake City, a public agency and Sinclair Oil Corporation, a Wyoming corporation, dated April 15, 1991 and recorded April 23, 1991 as Entry No. 5055291 in Book 6308 at Page 1429.

Assignment and Assumption of Developer's Rights Under Declaration of Easements, Covenants, Conditions and Restrictions in favor of Sinclair Real Estate Company, a Wyoming corporation, dated May 21, 2019 and recorded May 30, 2019 as Entry No. 12998997 in Book 10786 at Page 5666.

First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded August 8, 2019 as Entry No. 13047341 in Book 10813 at Page 7209.

5. Updated Notice of Subdivision Approval recorded November 22, 2019 as Entry No. 13131395 in Book 10863 at Page 9236.
6. Reciprocal Access Easement Agreement by Sinclair Real Estate Company, a Wyoming corporation dated November 19, 2019 and recorded November 22, 2019 as Entry No. 13131396 in Book 10863 at Page 9239.
7. Declaration of Restrictions dated March 5th, 2020, recorded March 5th, 2020 as Entry No. 13210687 in Book 10906 at Page 1473