

This Document Prepared by:
First American Title Insurance Company National
Commercial Services
200 East South Temple, Suite 200
Salt Lake City, UT 84111

13952684 B: 11339 P: 3429 Total Pages: 5
05/16/2022 12:15 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

AFTER RECORDING RETURN TO:

RD Management LLC
810 Seventh Avenue, 10th floor
New York, NY 10019

SPECIAL WARRANTY DEED

MFJF Salt Lake LLC, a limited liability company organized and existing under the laws of the State of Utah with its principal office at 810 Seventh Avenue, 10th floor, New York, NY 10019 ("**Grantor**"), which acquired title to the Real Property (as hereinafter defined) as MFJF Salt Lake LLC, hereby CONVEYS AND WARRANTS (subject to the following paragraph) against all claiming by, through or under Grantor to: **RB Salt Lake LLC**, a limited liability company organized and existing under the laws of the State of Utah with its principal office at 810 Seventh Avenue, 10th floor, New York, NY 10019, an undivided Forty-Seven and Thirty-Four Hundredths percent (**47.34%**) tenancy-in-common interest in the real property described on the attached **Exhibit "A"** together with all improvements and rights appurtenant thereto (the "**Real Property**"). For avoidance of doubt, Grantor is retaining an undivided **52.66%** tenancy-in-common interest in the Real Property.

This conveyance is subject to real estate taxes not yet delinquent, easements, restrictions and rights of way and all other matters of record and any and all matters which would be disclosed by an accurate survey of the real estate described on **Exhibit "A"** attached hereto and made a part hereof.

(no further text on this page; signature appears on following page)

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of this 9th day of May, 2022.

Grantor has caused this deed to be effective as of this 16th day of May, 2022.

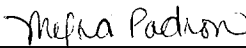
MFJF Salt Lake LLC, a Utah limited liability company

By: 
Name: Richard Birdoff
Title: Manager

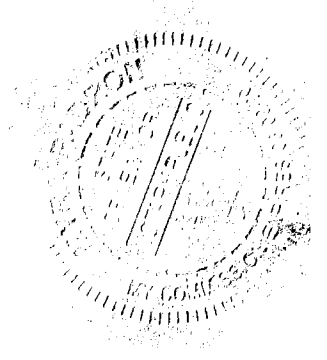
By: _____
Name: Joseph Lipari
Title: Manager

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 9 day of May, in the year 2022, before me, the undersigned, a Notary Public in and for said State personally appeared **Richard Birdoff**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 20 24



STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the ___ day of May, in the year 2022, before me, the undersigned, a Notary Public in and for said State personally appeared **Joseph Lipari**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

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MFJF Salt Lake LLC, a Utah limited liability company

By: _____
Name: Richard Birdoff
Title: Manager

By: _____
Name: Joseph Lipari
Title: Manager

STATE OF NEW YORK)
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) SS.:
COUNTY OF NEW YORK)

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Myra Padron
Notary Public

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 2024

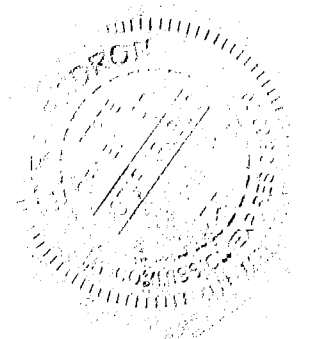


Exhibit "A"

Legal Description

(two pages)

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

THE NORTH 160 FEET OF LOT 6, EXCEPT THE NORTH 90 FEET OF THE EAST 85 FEET THEREOF, AND THE NORTH 160 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

LESS AND EXCEPTING FROM PARCEL 1 THAT PORTION OF SUBJECT PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2001 AS ENTRY NO. 8099008 IN BOOK 8544 AT PAGE 6764 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89° 58' 06" WEST 130.45 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING SOUTH 61° 53' 52" WEST 8.28 FEET; THENCE SOUTH 89° 58' 06" WEST 5.70 FEET; THENCE SOUTH 0° 01' 50" EAST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 10.88 FEET; THENCE NORTH 0° 01' 50" WEST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 75.14 FEET; THENCE NORTH 61° 57' 28" WEST 8.27 FEET TO THE NORTH LINE OF LOT 6; THENCE NORTH 89° 58' 06" EAST 106.32 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE SALT LAKE CITY MONUMENTS ON 400 SOUTH STREET AT 800 EAST STREET AND 900 EAST STREET.

PARCEL 2:

THE SOUTH 5 FEET OF LOT 6 AND THE SOUTH 5 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET; THENCE WEST 120.5 FEET; THENCE SOUTH 2 FEET; THENCE WEST 143 FEET; THENCE NORTH 45° WEST 49.5 FEET; THENCE EAST 298.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A RIGHT OF WAY FOR RETAINING WALL FOOTINGS OVER, ACROSS OR UNDER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 FEET; THENCE WEST 120.5 FEET; THENCE NORTH 2 FEET; THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE WEST 50 FEET OF THE EAST 127.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 6 (PARKING LOT):

THE NORTH 90 FEET OF THE EAST 85 FEET OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

The above referenced parcels 1 through 5 are also known as Tax Parcel No. 16-05-330-009-000 and the above referenced parcel 6 is also known as Tax Parcel No. 16-05-330-010-000.