

When Recorded Return To:

Wiggy Wash, LLC
c/o Mark V. Thigpen, Esq.
King & Spalding
300 S. Tryon Street, Suite 1700
Charlotte, NC 28202

APN: 26-25-201-005, portions of
ORT: 2270352FA

SPECIAL WARRANTY DEED

SUNRISE 3, LLC (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through, or under the Grantor, to **WIGGY WASH, LLC**, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See **EXHIBIT “A”** attached hereto and incorporated herein by reference

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same.

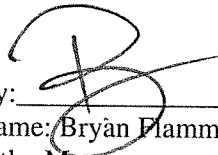
SUBJECT TO those matters set forth in **EXHIBIT “B”** attached and incorporated by this reference.

14 IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day of August, 2023.

GRANTOR:

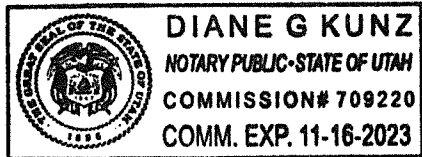
SUNRISE 3, LLC

By: SUNRISE 3 MANAGERS, LLC,
a Utah limited liability company,
its Manager

By: 
Name: Bryan Flamm
Title: Manager

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

The foregoing instrument was acknowledged before me this 14th day of August, 2023, by Bryan Flamm, the Manager of SUNRISE 3 MANAGERS, LLC, a Utah limited liability company, the Manager of SUNRISE 3, LLC, on behalf of said limited liability company.



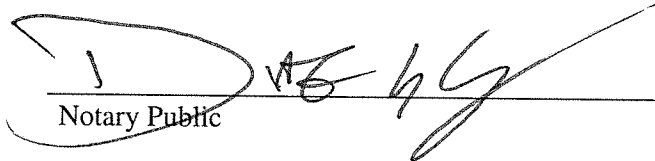

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF A PARCEL AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. 26-25-201-005, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT LOCATED S89°39'15"E 632.09 FEET ALONG THE SECTION LINE AND S00°20'45"W 262.91 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N51°21'42"E 26.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 643.04 FEET (RADIUS BEARS: S39°53'27"E) A DISTANCE OF 150.37 FEET THROUGH A CENTRAL ANGLE OF 13°23'53" CHORD: N56°48'30"E 150.03 FEET; THENCE N62°48'43"E 26.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 80°12'26" CHORD: S77°05'04"E 19.33 FEET; THENCE S36°58'51"E 85.75 FEET; THENCE S43°33'20"E 106.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET (RADIUS BEARS: N83°05'15"W) A DISTANCE OF 22.19 FEET THROUGH A CENTRAL ANGLE OF 46°14'20" CHORD: S30°01'55"W 21.60 FEET; THENCE S53°00'50"W 208.42 FEET; THENCE N36°31'04"W 228.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.13 ACRES +/-

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Charges and assessments not yet due and payable in connection with the Property's location in Tax District 70.
3. Water rights, or claims or title to water.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
5. Reservations contained in that certain Patent in favor of The United States of America recorded May 10, 1907 as Entry No. 222257 in Book 7E of Deeds at Page 61 of the Official Records.
6. An easement over, across or through the Land for irrigation system and incidental purposes, as granted to the Utah Water and Power Board by Instrument recorded June 11, 1953, as Entry No. 1332941 in Book 1013 at Page 339 of the Official Records.
7. An easement over, across or through the Land for a pipeline and incidental purposes, as granted to the State of Utah, acting through the Board of Water Resources by Instrument recorded February 26, 1974 as Entry No. 2602125 in Book 3523 at Page 249 of the Official Records.
8. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation of the State of Maine, its successors in interest and assigns by Instrument recorded October 07, 1976 as Entry No. 2864157 in Book 4362 at Page 424 of the Official Records.
9. An Agreement, by and between the State of Utah, acting through the Board of Water Resources and the Herriman Irrigation Company, a corporation regarding construction of a water conservation project recorded May 29, 1996 as Entry No. 6368924 in Book 7409 at Page 2566 of the Official Records.
10. Reservations and restrictions as referenced in that certain Quit Claim Deed:
 - Recorded: January 31, 2018
 - Entry No.: 12708420
 - Book: 10643
 - Page: 6099, of the Official Records.
11. Development Agreement by and between Sunrise 3 LLC, a Utah limited liability company and Herriman City, a Utah municipality and the terms, conditions, restrictions and limitations contained therein:
 - Recorded: July 9, 2020
 - Entry No: 13323841
 - Book : 10976
 - Page: 1902, of the Official Records.

Amendment No. 1 to Master Development Agreement for Mountain View and Self Storage Area and the terms, conditions, restrictions and limitations contained therein:

 - Recorded: June 17, 2022
 - Entry No: 13971513
 - Book : 11349
 - Page: 1915, of the Official Records.
12. The following matters disclosed by an ALTA/NSPS survey made by Brian A. Linam of Benchmark Engineering & Land Surveying on November 23, 2022, designated Project No. 2210286:
 - a) Overhead Power Lines



13728125
7/27/2021 11:09:00 AM \$40.00
Book - 11212 Pg - 5373-5375
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO GRANTEE:
Sunrise 118 Convenience, LLC
14034 S. 145 E., Ste. 204
Draper, UT 84020
File Number: 2052239FA-1

CORRECTIVE QUIT CLAIM DEED

NOTE: This Corrective Deed is being recorded to correct the legal description contained in that certain Quit Claim Deed recorded on March 3rd, 2021, as Entry No.: 13585488, of the official records

SUNRISE 3, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

SUNRISE 118 CONVENIENCE, LLC, a Utah limited liability company

GRANTEE

the following tract of land in SALT LAKE COUNTY, STATE of UTAH, to-wit:

See Attached Legal Description

TAX ID: 26-25-201-002


Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 7 day of July, 2021.

[Signature Page to Follow]

GRANTOR:

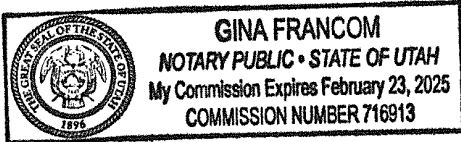
SUNRISE 3, LLC



By: Bryan Flamm
Its: Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 7th day of ~~March~~ ^{July}, 2021, personally before me appeared Bryan Flamm, who proven on the basis of satisfactory evidence is the Manager of SUNRISE 3, LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.




Notary Public
Residing In: Salt Lake
Commission Expires: 2-23-2025

LEGAL DESCRIPTIONS
PREPARED FOR
DAI-MVC COMMERCIAL PROPOSED LOT 101
HERRIMAN CITY, UTAH
(June 17, 2021)
21-0042

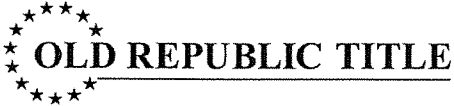
BOUNDARY DESCRIPTION

A PARCEL OF LAND, BEING ALL OF PARCEL 26-25-201-004 AND PART OF A PARCEL 26-25-201-003 AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. NUMBERS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AT A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 11800 SOUTH, SAID CORNER IS S89°39'15"E 1,294.27 FEET ALONG THE SECTION LINE AND S00°20'45"W 36.42 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; RUNNING THENCE S44°17'47"E 18.59 FEET; THENCE S00°20'14"W 221.02 FEET; THENCE WEST 311.06 FEET; THENCE S53°01'33"W 13.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 86.00 FEET (RADIUS BEARS: N28°34'57"E) A DISTANCE OF 36.68 FEET THROUGH A CENTRAL ANGLE OF 24°26'12" CHORD: N49°11'57"W 36.40 FEET; THENCE N36°58'51"W 172.77 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 11800 SOUTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,045.89 FEET (RADIUS BEARS: S23°02'27"E) A DISTANCE OF 335.36 FEET THROUGH A CENTRAL ANGLE OF 18°22'18" CHORD: N76°08'41"E 333.92 FEET; THENCE (2) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 966.54 FEET (RADIUS BEARS: S03°01'20"E) A DISTANCE OF 54.84 FEET THROUGH A CENTRAL ANGLE OF 03°15'03" CHORD: N88°36'11"E 54.83 FEET; THENCE (3) S89°17'47"E 62.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 87,325 SQUARE FEET OR 2.00 ACRES+/-





MAIL TAX NOTICE TO GRANTEE:
Kirk Land & Investment, L.C., a Utah limited liability company
1644 N. 850 W.
Orem, UT 84057
File Number: 2160620MT

WARRANTY DEED

Kirk Land & Investment, L.C., a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Sunrise 118 Convenience, LLC, a Utah limited liability company GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

**DAI-MVC COMMERCIAL PROPOSED LOT 101 - HERRIMAN CITY, UTAH (Revised:
October 12, 2021):**

A PARCEL OF LAND, BEING PART OF A PARCEL AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. NUMBER 26-25-201-004, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN CORRECTIVE QUIT CLAIM DEED RECORDED AS ENTRY NO. 13728125 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT LOCATED S89°39'15"E 1,303.20 FEET ALONG THE SECTION LINE AND S00°20'45"W 45.46 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; RUNNING THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: (1) S44°17'47"E 5.88 FEET; THENCE (2) S00°20'14"W 221.02 FEET; THENCE (3) WEST 285.21 FEET; THENCE N10°25'58"W 200.69 FEET; THENCE N80°38'36"E 73.75 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 844.19 FEET (RADIUS BEARS: S11°20'00"E) A DISTANCE OF 113.80 FEET THROUGH A CENTRAL ANGLE OF 07°43'24" CHORD: N82°31'42"E 113.71 FEET; TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 651.87 FEET A DISTANCE OF 34.31 FEET THROUGH A CENTRAL ANGLE OF 03°00'56" CHORD: N87°53'52"E 34.31 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 2,161.54 FEET A DISTANCE OF 34.31 FEET THROUGH A CENTRAL ANGLE OF 00°54'34" CHORD: N89°51'37"E 34.31 FEET; THENCE S89°45'39"E 64.64 FEET TO THE POINT OF BEGINNING.

(For information purposes only: known as Part of Tax ID No. 26-25-201-004 and Part of Tax ID No. 26-25-201-006)

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 15 day of Dec., 2021.

[Signature Page to Follow]

KIRK LAND & INVESTMENT, L.C., a Utah limited liability company



By: Jack (JD) Kirk, Manager

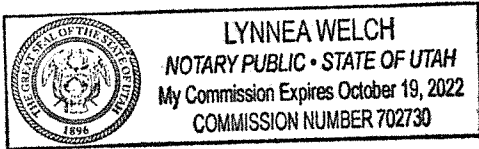


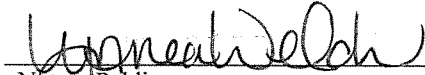
By: Ann F. Kirk, Manager

STATE OF: UTAH

COUNTY OF: Utah

On this 15 day of Dec. 2021, personally before me appeared Jack (JD) Kirk, & Ann F. Kirk, who proven on the basis of satisfactory evidence are the Managers of **KIRK LAND & INVESTMENT, L.C.**, a **Utah limited liability company**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.





Notary Public

Residing In:

Commission Expires:

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

12708420
1/31/2018 4:37:00 PM \$25.00
Book - 10643 Pg - 6099-6106
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 8 P.

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 26-25-200-041
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:131:2SQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Sunrise 3, LLC, Grantee, at 14034 S. 145 E STE 202, County of Salt Lake, State of UT, Zip 84020, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said tract of land consisting of parcel 131:2S:

Beginning at the northeast corner and a point in the existing southerly right of way line of 11800 South Street, said corner is 1,338.90 feet S.89°39'15"E. along the section line and 36.70 feet (33.00 feet by record) S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence S.00°20'47"W. (S.00°20'45"W. by record) 976.64 feet along the easterly boundary line of said entire tract; thence N.37°28'06"W. 484.81 feet; thence N.89°50'58"W. 297.67 feet; thence N.36°56'58"W. 360.81 feet to a point in the existing southerly right of way line of said 11800 South Street; thence along said existing southerly right of way line the following five (5) courses: (1) N.53°10'25"E. 46.61 feet; thence (2) N.49°50'40"E. 161.13 feet to the beginning of a 1045.89-foot radius non-tangent curve to the right; thence (3) easterly 527.32 feet along the arc of said curve (Note: Chord to said curve bears N.70°53'13"E. for a distance of 521.75 feet); thence (4) easterly 54.84 feet along the arc of a compound 966.54-foot radius non-tangent curve (Note: Chord to said curve bears N.88°36'11"E. for a distance of 54.83 feet); thence (5) S.89°17'47"E. 107.12 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 tract of land contains 438,466 square feet in area or 10.066 acres, more or less.

Continued on Page 2
UDOT RW-05UD (11-01-03)

RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS, a perpetual easement, upon part of the above described tract of land situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M., for the purpose of constructing, maintaining, and repairing thereon a drainage pipe and appurtenant parts thereof incident to the construction of a highway know as MP-0182(6). The boundaries of said part of an entire tract are described as follows:

Parcel 131:2E

Beginning at a point in the northerly boundary line of said entire tract, which point is 1156.24 feet S.89°39'15"E. along the section line and 39.73 feet S.00°20'45"W. from the North Quarter Corner of said Section 25, said point is 1003.25 feet perpendicularly distant northeasterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1184+96.64; and running thence along the northerly boundary line of said entire tract the following three (3) courses: (1) Northeasterly 20.83 feet along the arc of a 1045.89-foot radius curve to the right (Note: Chord to said curve bears N.84°45'37"E. for a distance of 20.83 feet); thence (2) Northeasterly 54.84 feet along the arc of a compound 966.54-foot radius non-tangent curve (Note: Chord to said curve bears N.88°36'10"E. for a distance of 54.83 feet); thence (3) S.89°17'47"E. 35.99 feet; thence S.86°17'41"E. 66.14 feet; thence S.00°40'27"W. 276.97 feet; thence S.00°20'52"W. 299.87 feet; thence S.00°19'55"W. 260.15 feet; thence S.52°55'15"W. 78.29 feet to a westerly boundary line of said entire tract; thence N.37°28'06"W. 10.00 feet along said westerly boundary line; thence N.52°55'15"E. 73.41 feet; thence N.00°19'55"E. 255.21 feet; thence N.00°20'52"E. 299.90 feet; N.00°40'27"E. 267.51 feet; thence N.86°17'41"W. 167.79 feet to the point of beginning. The above described easements contains 10,356 square feet in area or 0.238 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Continued on Page 3
UDOT RW-05UD (11-01-03)

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 17th day of January, A.D. 20 18, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF DAVIS) By [Signature]

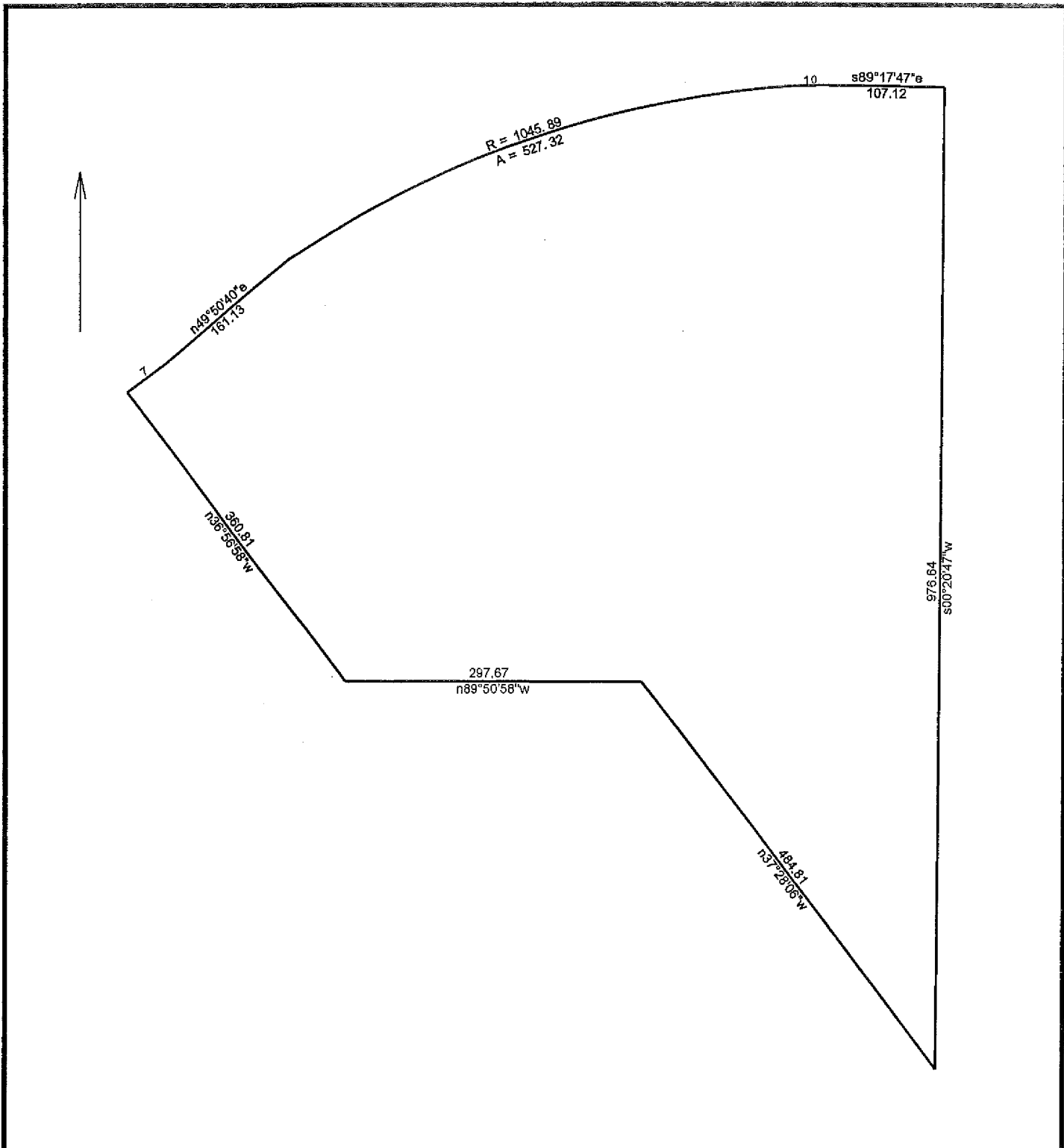
On the date first above written personally appeared before me, Lyle D. McMullen, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]
Notary Public

[Crossed out Notary Seal: DIAN MCCURIE, Notary Public - State Of Utah, Commission #662715, Expires 12/14/2015]

[Notary Seal: Notary Public - State of Utah, DOROTHY MERRILL, Commission #665405, My Commission Expires October 18, 2019]



Parcel 131:2SQ

1/20/2015

Scale: 1 inch= 132 feet

File: 7703_MP-0182(6)_47Q_131_2SQ_DeedPlot.ndp

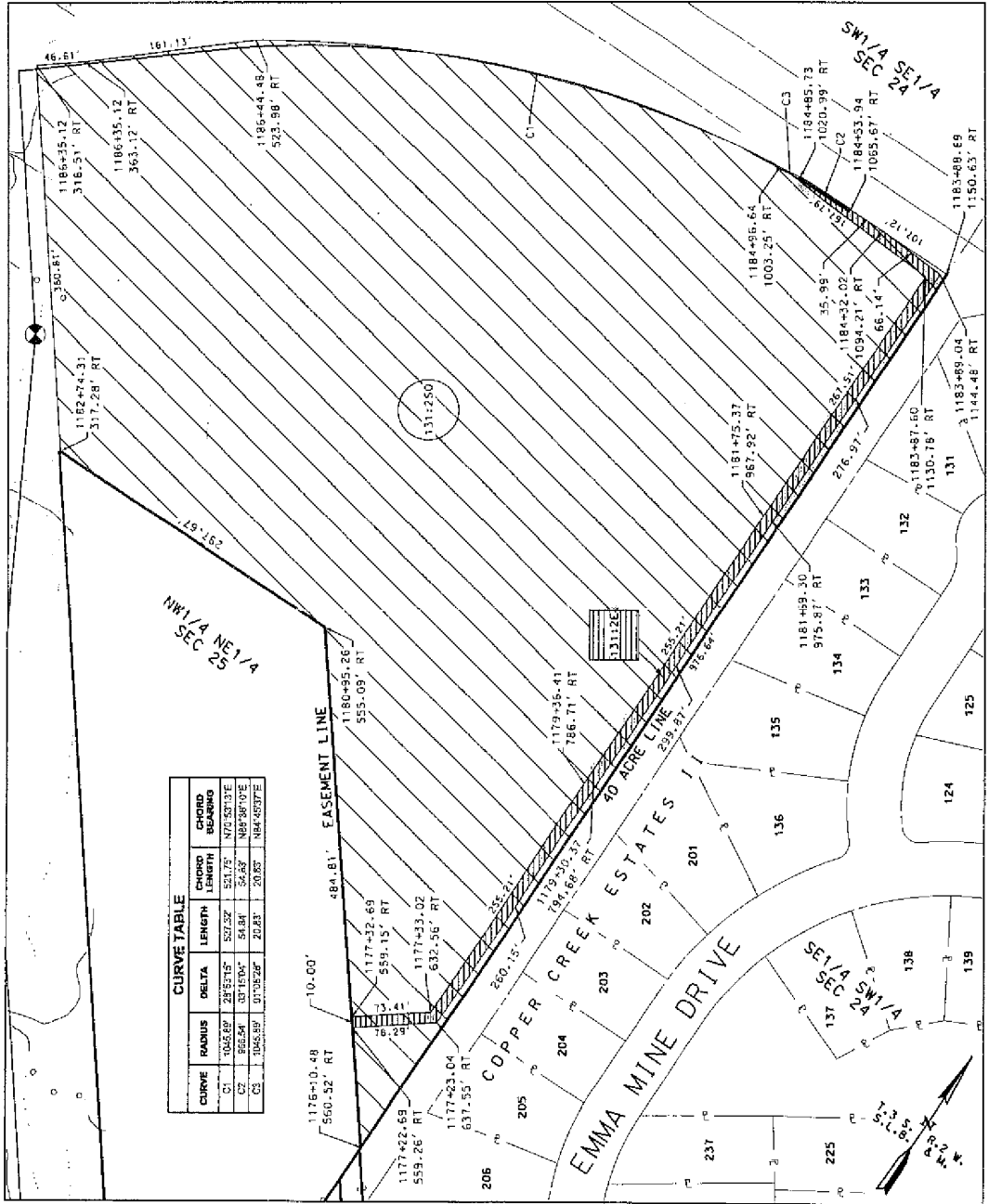
Tract 1: 10.0658 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3017 ft.

01 /s89.3915e 1338.9
 02 /s00.2045w 36.7
 03 s00.2047w 976.64
 04 n37.2806w 484.81
 05 n89.5058w 297.67
 06 n36.5658w 360.81
 07 n53.1025e 46.61
 08 n49.5040e 161.13

10 Rt, r=966.54, arc=54.84, chord=n88.3611e 54.83
 11 s89.1747e 107.12

09 Rt, r=1045.89, arc=527.32, chord=n70.5313e 521.75

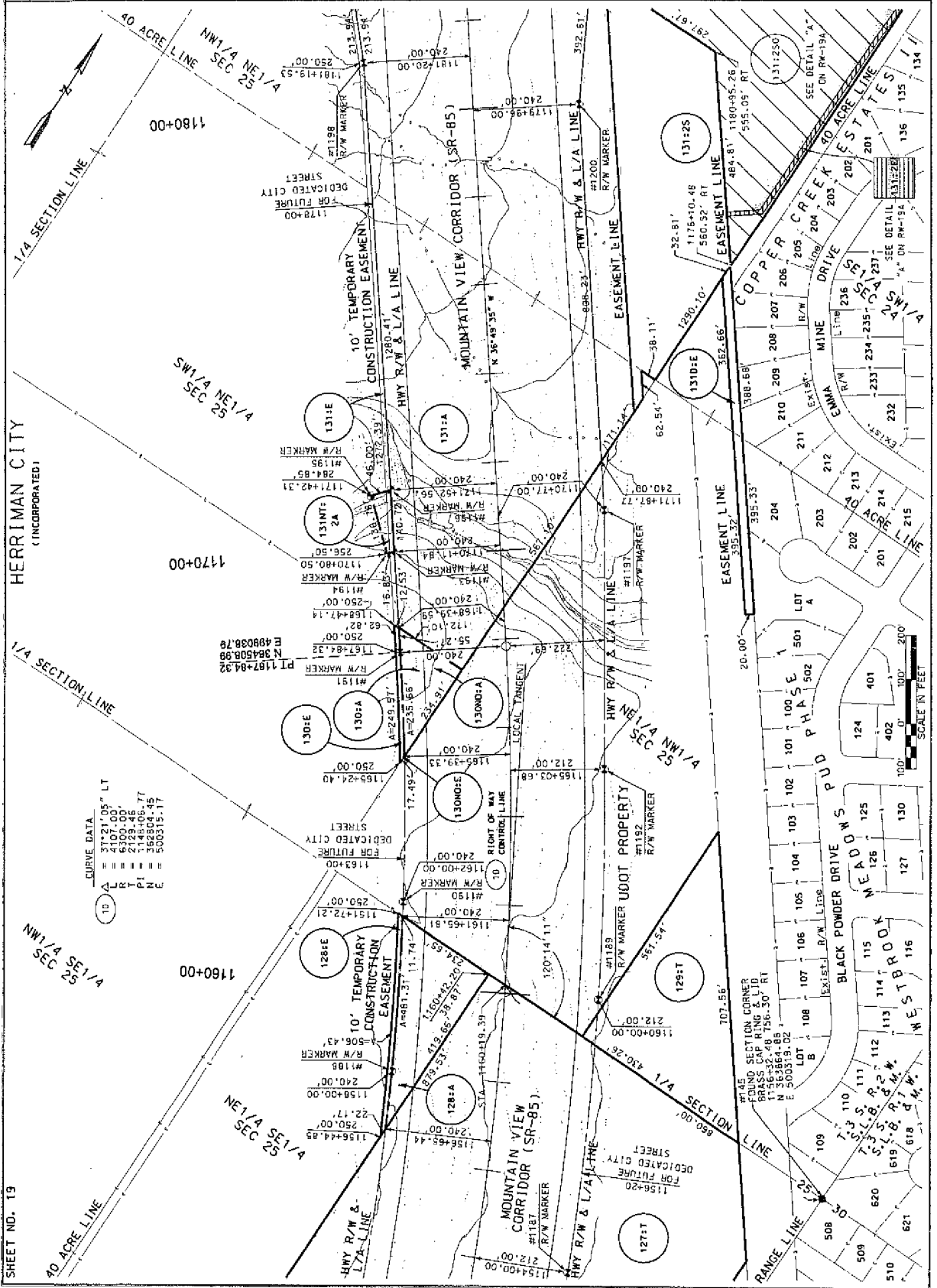
PROJECT NO.	MP-0182(6)
PROJECT	MOUNTAIN VIEW CORRIDOR
PROJECT	REDWOOD RD - 8000 SOUTH
PROJECT	RIGHT OF WAY PLAN SHEET
PROJECT	REGION 2 - SALT LAKE CITY, UTAH
PROJECT	UTAH DEPARTMENT OF TRANSPORTATION
DATE	9-23-14
CHECKED BY	JPA
DRAWN BY	DBA
NO.	1
DATE	02/15
APPROVED BY	
APPROVED	
RIGHT OF WAY ENGINEER	
REVISIONS	
ADD SHEET FOR 1372SG & 1312E	
REVISIONS	



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1055.28'	28°55'15"	507.22'	521.75'	N77°50'31"E
C2	888.24'	33°15'05"	54.91'	56.88'	N89°38'01"E
C3	1065.87'	31°08'28"	20.28'	20.85'	N84°40'37"E

SHEET NO. 19A

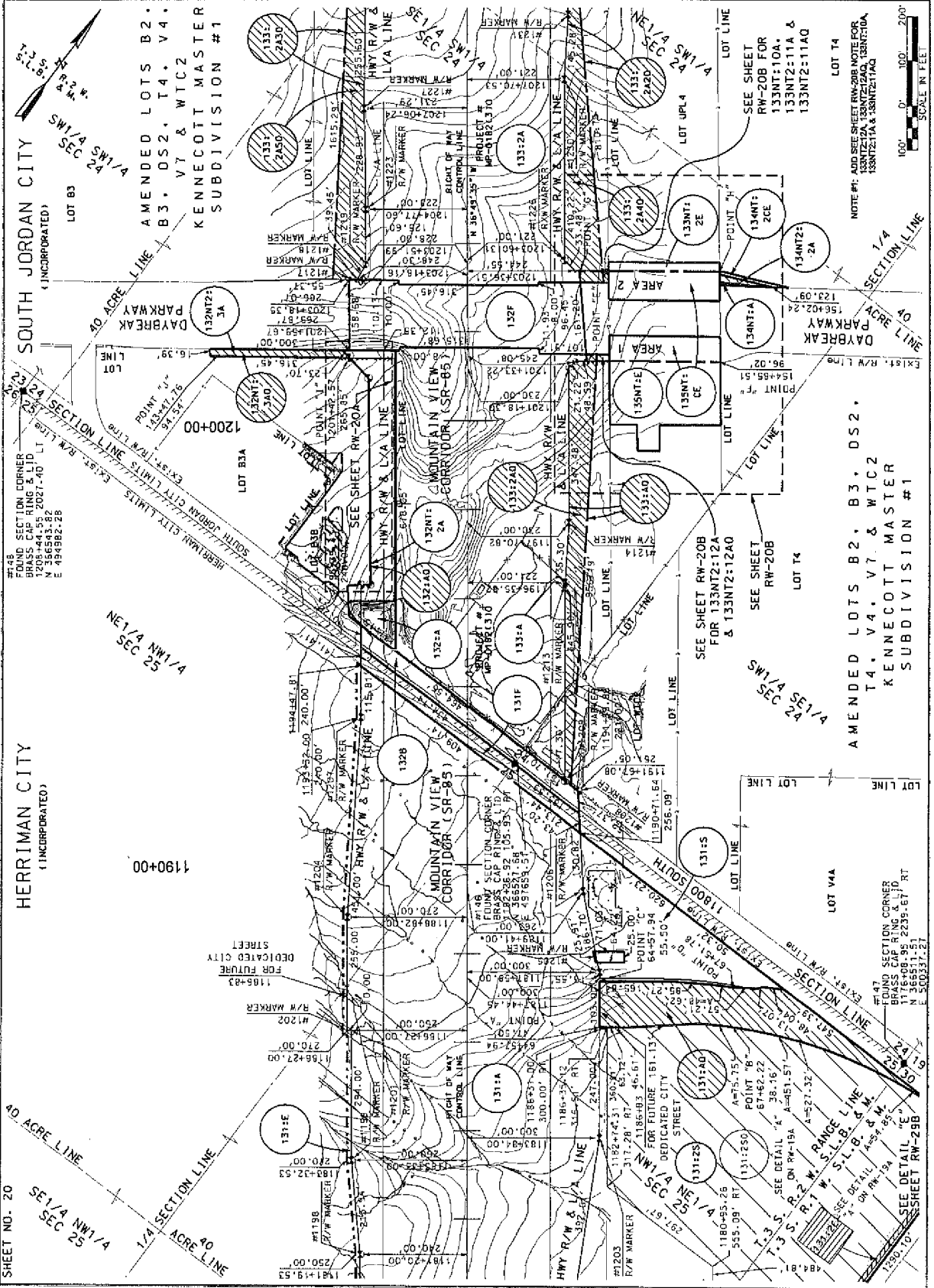
PROJECT NO.	MP-0182(6)
PROJECT NAME	MOUNTAIN VIEW CORRIDOR
PROJECT ADDRESS	REDWOOD RD - 9000 SOUTH
APPROVED BY	MP-0182(6)
PROJECT NO.	MP-0182(6)
PROJECT NAME	MOUNTAIN VIEW CORRIDOR
PROJECT ADDRESS	REDWOOD RD - 9000 SOUTH
APPROVED BY	MP-0182(6)
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APPROVED BY	MP-0182(6)
PROJECT NO.	MP-0182(6)
PROJECT NAME	MOUNTAIN VIEW CORRIDOR
PROJECT ADDRESS	REDWOOD RD - 9000 SOUTH
APPROVED BY	MP-0182(6)



CURVE DATA

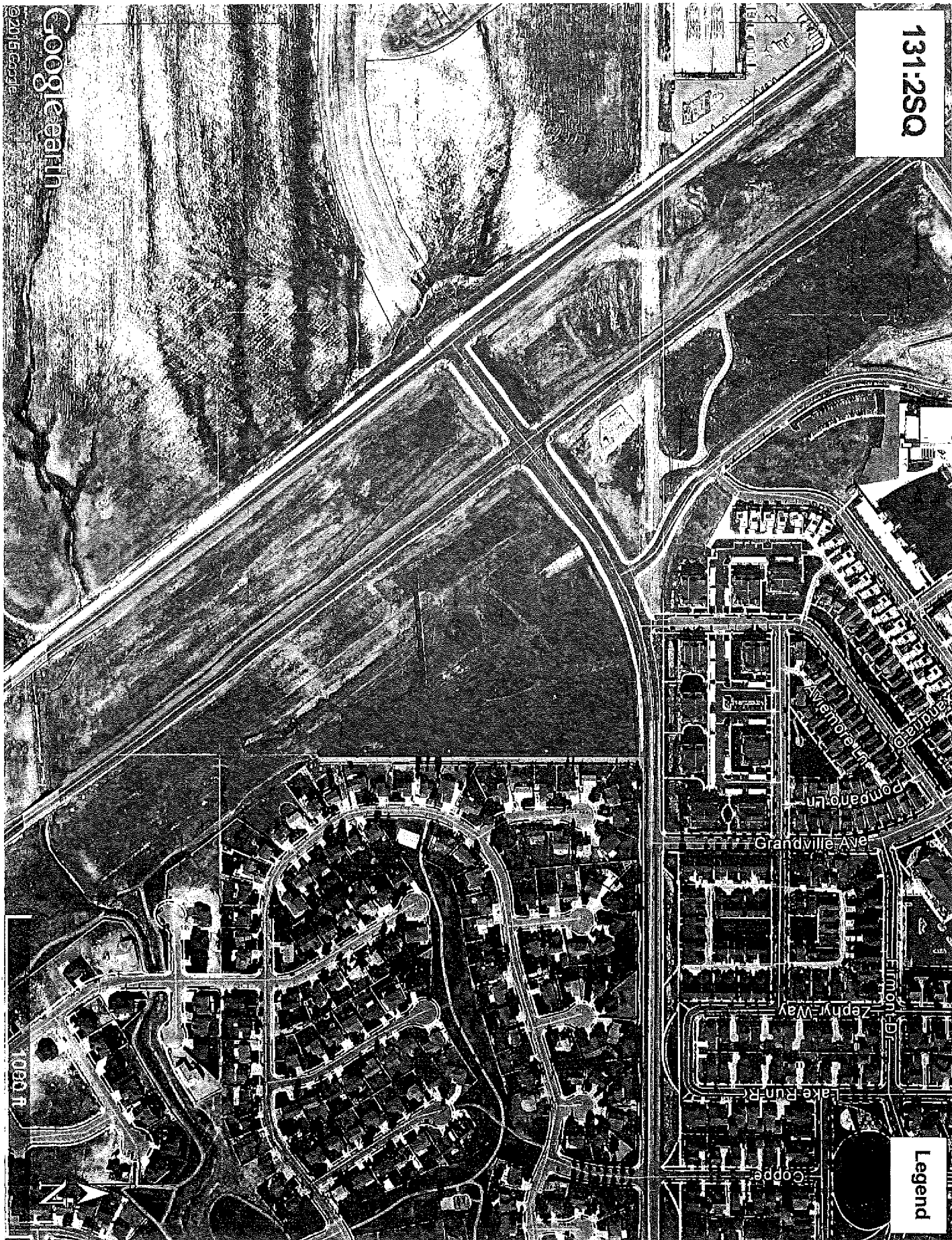
Δ	372.21° 05' LT
E	6300.00'
R	2739.46'
T	1148.06.77'
P	353564.45'
PI	300315.11'

PROJECT	MOUNTAIN VIEW CORRIDOR
PROJECT	REDWOOD RD - 9000 SOUTH
PROJECT	RIGHT OF WAY PLAN SHEET
PROJECT	MP-0182(6)
APPROVED	UTAH DEPARTMENT OF TRANSPORTATION
APPROVED	REGION 2 - SALT LAKE CITY, UTAH
DATE	9-22-14
CHECKED BY	JPA
DATE	02/15
APPROVED BY	DBA
NO.	2
DATE	02/15
APPROVED BY	ADD 131:250 & 131:2E
REVISIONS	REVISY BY MERIDIAN ENG. SEE NOTE #1.



131:250

Legend



Google Earth

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10880804

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

10880804
01/19/2010 11:35 AM \$0.00
Book - 9797 Pg - 6801-6802
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: JACKIE NOSACK
SLC UT 84114-8420
BY: ZJM, DEPUTY - WI 2 P.

Quit Claim Deed
(Limited Liability Company)
Salt Lake County

Parcel No. 0182:131:2S
Project No. MP-0182(6)
Affecting Tax ID. No. 26-25-200-001
26-26-200-006

The Last Holdout, L.L.C., a Limited Liability Company of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten
and no/100 Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A tract of land in fee, being part of an entire tract situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 25, T. 3 S., R. 2 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said entire tract at a point 1,338.90 ft. S. 89°39'15" E. along the section line and 33.00 ft. S. 0°20'45" W. From the North Quarter Corner of said Section 25; and running thence along the easterly boundary line of said entire tract the following 4 courses: 1) S. 0°20'45" W. 1290.10 ft. to the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; 2) N. 89°38'37" W. 38.11 ft. along the southerly line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; 3) S. 37°11'33" E. 62.54 ft.; 4) S. 0°20'45" W. 171.14 ft.; thence N. 36°49'35" W. 808.23 ft.; thence N. 28°02'09" W. 392.61 ft.; thence N. 36°49'35" W. 247.00 ft.; thence N. 50°59'42" E. 184.13 ft.; thence Easterly 621.74 ft. along the arc of a 900.34 ft. radius curve to the right (Note: Chord to said curve bears N. 70°56'30" E. for a distance of 609.46 ft.); thence N. 0°14'12" E. 5.35 ft. to the southerly Right of Way Line of 11800 South Street; thence along said southerly Right of Way Line

Continued on Page 2

LIMITED LIABILITY COMPANY RW-08LL (12-01-03)

BK 9797 PG 6801

S. 89°39'15" E. 106.99 ft. to the point of beginning. The above described tract of land contains 694,817 square feet in area or 15.951 acres, more or less.

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

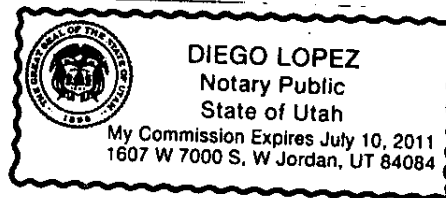
IN WITNESS WHEREOF, said The Last Holdout, L.L.C.
has caused this instrument to be executed by its proper officers thereunto duly authorized, this 15th day of January, A.D. 2010.

STATE OF UTAH) The Last Holdout, L.L.C.
) ss.
COUNTY OF SALT LAKE) By David S. Bastian
 David S. Bastian, Manager

On the date first above written personally appeared before me, David S. Bastian, who, being by me duly sworn, says that he is the manager of The Last Holdout, L.L.C., a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Article of Organization, and said David S. Bastian acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:


Notary Public



10880805

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

10880805
01/19/2010 11:36 AM \$0.00
Book - 9797 Pg - 6803-6804
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: JACKIE NGSACK
SLC UT 84114-8420
BY: ZJM, DEPUTY - WI 2 P.

Quit Claim Deed
(Limited Liability Company)
Salt Lake County

Parcel No. 0182:131:2S2
Project No. MP-0182(6)
Affecting Tax ID. No. 26-25-200-001
26-26-200-006

Fort Herriman Crossing, L.L.C., a Limited Liability Company of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten ~~and no/100~~ Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A tract of land in fee, being part of an entire tract situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 25, T. 3 S., R. 2 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said entire tract at a point 1,338.90 ft. S. 89°39'15" E. along the section line and 33.00 ft. S. 0°20'45" W. From the North Quarter Corner of said Section 25; and running thence along the easterly boundary line of said entire tract the following 4 courses: 1) S. 0°20'45" W. 1290.10 ft. to the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; 2) N. 89°38'37" W. 38.11 ft. along the southerly line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; 3) S. 37°11'33" E. 62.54 ft.; 4) S. 0°20'45" W. 171.14 ft.; thence N. 36°49'35" W. 808.23 ft.; thence N. 28°02'09" W. 392.61 ft.; thence N. 36°49'35" W. 247.00 ft.; thence N. 50°59'42" E. 184.13 ft.; thence Easterly 621.74 ft. along the arc of a 900.34 ft. radius curve to the right (Note: Chord to said curve bears N. 70°56'30" E. for a distance of 609.46 ft.); thence N. 0°14'12" E. 5.35 ft. to the southerly Right of Way Line of 11800 South Street; thence along said southerly Right of Way Line

Continued on Page 2

LIMITED LIABILITY COMPANY RW-08LL (12-01-03)

BK 9797 PG 6803

S. 89°39'15" E. 106.99 ft. to the point of beginning. The above described tract of land contains 694,817 square feet in area or 15.951 acres, more or less.

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

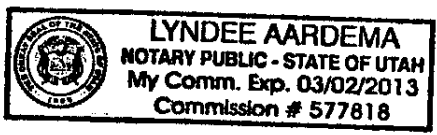
IN WITNESS WHEREOF, said Dave Young
has caused this instrument to be executed by its proper officers thereunto duly authorized, this 15 day of JAN, A.D. 20 10.

STATE OF) Fort Herriman Crossing, L.L.C.
) ss.
COUNTY OF) By [Signature] Manager

On the date first above written personally appeared before me, Dave Young, who, being by me duly sworn, says that he is the manager of Fort Herriman Crossing, L.L.C., a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Article of Organization, and said Dave Young acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public



Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 26-25-200-049
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:131:2S2Q

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Sunrise 3, LLC, Grantee, at 140345 S. 145 E., Suite 204, Draper City, County of Salt Lake, State of Utah, Zip 84020, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW1/4 NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at an easterly corner of said tract of land in the easterly line of the NW1/4 NE1/4 of said Section 25, which corner is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.35 feet S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence S.00°20'45"W. 150.68 feet along said easterly line; thence N.37°38'41"W. 109.42 feet; thence N.63°01'15"W. 31.00 feet; thence N.36°52'21"W. 543.87 feet; thence S.89°50'58"E. 126.79 feet; thence S.37°28'06"E. 484.81 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 59,679 square feet in area or 1.370 acres, more or less.

RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS, two (2) perpetual easements, upon part of the above described tract of land situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M., for the purpose of constructing, maintaining, and repairing thereon a drainage pipe and appurtenant parts thereof incident to the highway known as the Mountain View Corridor as MP-0182(6). The boundaries of said easements are described as follows:

Parcel 131:5E

Beginning at a point in the easterly boundary line of said tract of land and the easterly line of the NW1/4 NE1/4 of said Section 25, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,039.21 feet S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence

S.00°20'45"W. 10.95 feet along said easterly boundary line; thence S.66°15'41"W. 72.20 feet to the southwesterly boundary line; thence along said southwesterly boundary line the following two (2) courses: (1) N.37°38'41"W. 2.34 feet; thence (2) N.63°01'15"W. 9.99 feet; thence N.66°15'41"E. 83.56 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 easement contains 774 square feet in area or 0.018 acre, more or less.

Parcel 131:6E

Beginning at a point in the northeasterly boundary line of said tract of land, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.35 feet S.00°20'45"W. and 112.22 feet N.37°28'06"W. from the North Quarter corner of said Section 25; and running thence S.52°55'15"W. 105.11 feet to the southwesterly boundary line of said tract of land; thence N.36°52'21"W. 10.00 feet along said southwesterly boundary line; thence N.52°55'15"E. 105.01 feet to said northeasterly boundary line; thence S.37°28'06"E. 10.00 feet along said northeasterly boundary line 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 1,051 square feet in area or 0.024 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above-described tracts of lands.

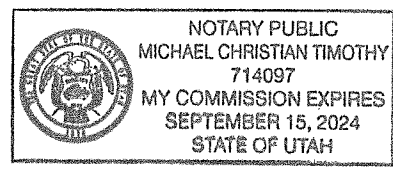
IN WITNESS WHEREOF said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 16th day of May, in the year 2023, by its Director of Right of Way.

STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE) By Charles A. Stormont
 Charles A. Stormont, Director of Right of Way

On the date first above written before me personally appeared, Charles A. Stormont, whose identity is personally known to (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]
Notary Public



14161673 B: 11449 P: 7414 Page 3 of 3

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

14161594 B: 11449 P: 7093 Total Pages: 3
10/10/2023 11:28 AM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	26-25-201-005
	PIN No.	7703
	Project No.	MP-0182(6)
	Parcel No.	0182:131B

Sunrise 3, LLC, Grantor(s), a Limited Liability Company of the State of Utah, hereby CONVEYS AND WARRANTS 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 the highway known as the Mountain View Corridor, being part of an entire tract of property situate in the NW1/4 NE1/4 of Section 25, T.3S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in a southerly boundary line of said entire tract, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.34 feet S.00°20'45"W. and 484.81 feet N.37°28'06"W. and 126.80 feet N.89°50'58"W. from the North Quarter corner of said Section 25, said point is also approximately 453.79 feet perpendicularly distant northeasterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1181+71.53; and running thence N.89°50'58"W. 170.88 feet along said southerly boundary line; thence N.36°56'58"W. 330.81 feet; thence N.50°58'33"E. 136.97 feet; thence S.36°52'21"E. 438.85 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 52,577 square feet in area or 1.207 acres, more or less.

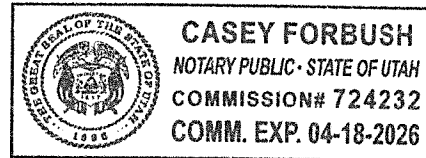
(Note: All bearings in the above description are equal to highway bearings.)

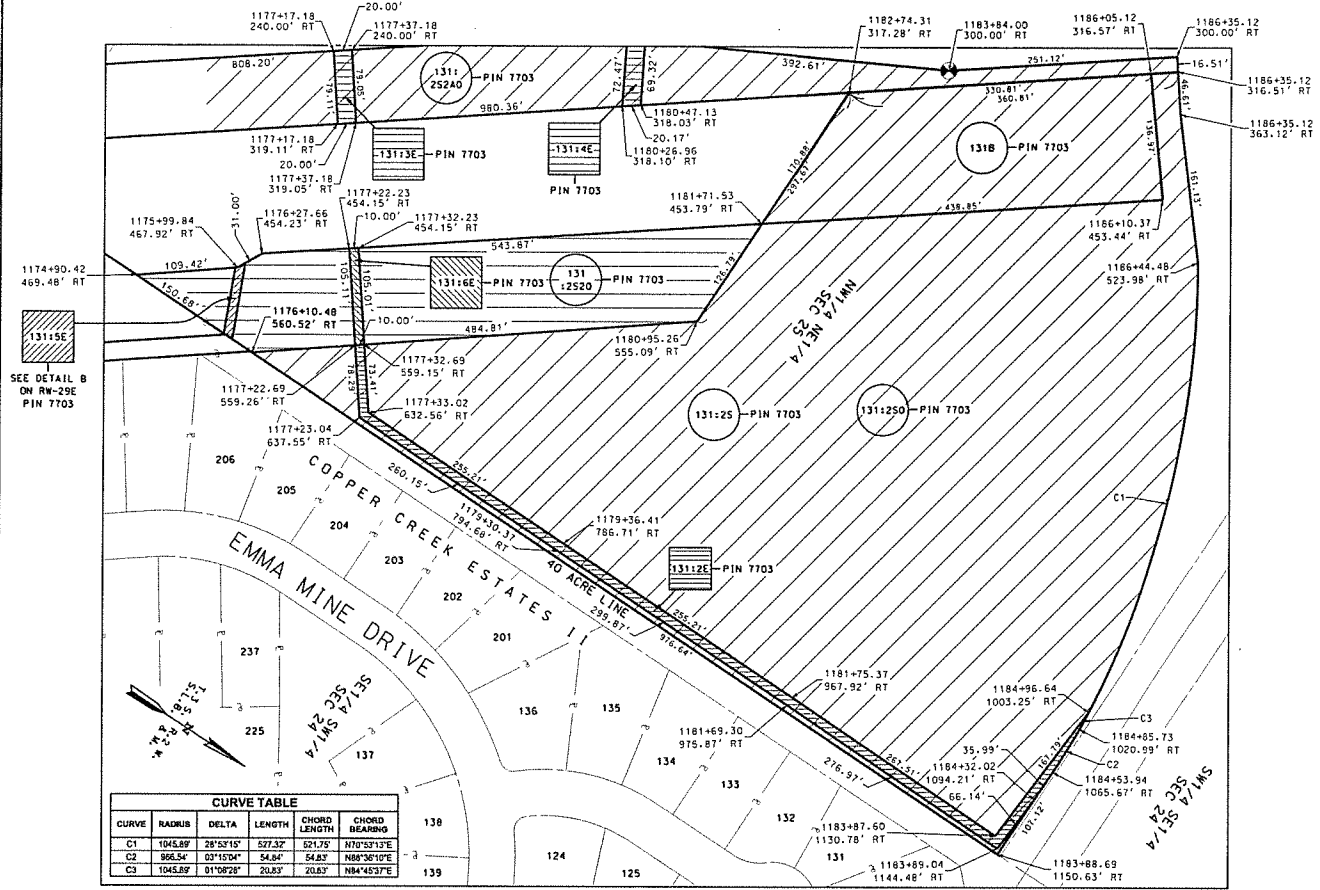
STATE OF Utah)
) ss.
COUNTY OF Salt Lake

Sunrise 3, LLC
Limited Liability Company
By [Signature]

On this 2nd day of May, in the year 2023, before me personally appeared Bryan Flamm, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the manager of Sunrise 3, LLC, a Limited Liability Company of the State of Utah and that said document was signed by him/her on behalf of said Sunrise 3, LLC by Authority of its Operating Agreement

[Signature]
Notary Public





CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1045.89	28°53'15"	527.32	521.75	N70°53'13"E
C2	966.54	03°15'04"	54.84	54.83	N86°36'10"E
C3	1045.89	81°08'28"	20.83	20.83	N84°45'37"E

DETAIL "A"

REVISIONS

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

UTAH DEPARTMENT OF TRANSPORTATION
 REGION 2 - SALT LAKE CITY, UTAH

MOUNTAIN VIEW CORRIDOR
 REDWOOD RD - 5600 SOUTH
 RIGHT OF WAY PLAN SHEET

PROJECT: _____
 SHEET NO. 19A