

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

ENT 24739:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Apr 19 04:49 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Quit Claim Deed
(Access Controlled)
Utah County

168025-CAF

Affecting Tax No. 12:030:0098

PIN No. 6692

Project No. MP-R399(41)

Parcel No. MP-R399:732:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcels MP-R399:732:A being situate in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-115-6(228)280, which point is 1985.19 feet S.89°47'24"W. along the quarter section line and 358.94 feet South from the East Quarter corner of said Section 6, and running thence along said existing southerly highway right of way and no-access line the following two (2) courses and distances. (1) N.89°59'33"E. 53.33 feet; (2) thence S.84°40'48"E. 1.15 feet to the point of curvature of a non-tangent curve to the right with a radius of 2940.00 feet; thence southeasterly along said curve with an arc length of 61.19 feet, chord bears S.63°49'09"E. 61.19 feet; thence S.63°13'23"E. 10.54 feet; to the point of curvature of a curve to the left with a radius of 1260.00 feet; thence southeasterly along said curve with an arc length of 230.87 feet, chord bears S.68°28'20"E. 230.55 feet; thence S.00°06'26"E. 242.72 feet to the southerly deed line as recorded in the office of the Utah County Recorder as Entry Number 94508:2010 being the point of curvature of a non-tangent curve to the right with a radius of 460.50 feet; thence westerly along said curve with an arc length of 337.98 feet, chord bears S.87°04'13"W. 330.45 feet to a point in the easterly right of way line of

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1550 West Street; thence along said easterly right of way line the following two (2) courses and distances, (1) N.00°06'26"W. 24.04 feet to the point of curvature of a curve to the left with a radius of 232.00 feet; (2) thence northwesterly along said curve with an arc length of 37.35 feet, chord bears N.04°43'10"W. 37.31 feet to a point int the easterly boundary line of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder; thence along said easterly boundary line N.00°06'26"W 314.83 feet to the point of beginning.

The above described tract of land contains 111,391 square feet in area or 2.557 acres.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to said tract will be from 1550 West using the right of way described below (729:ARQ).

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

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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 described property.

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County

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Parcel No. MP-R399:732:AQ

Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

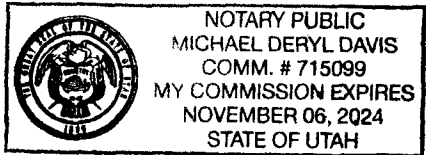
PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:732:AQ

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 this 18th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public



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

Quit Claim Deed
(Access Controlled)
Utah County

168025-LAF
Affecting Tax No. 12:030:0085
PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:2:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel 9999:2 being situate in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-115-6(228)280, which point is 1930.71 feet S.89°47'24"W. along the quarter section line and 359.24 feet South from the East Quarter corner of said Section 6, and running thence along said existing southerly highway right of way and no-access line the following two (2) courses and distances. (1) S.84°40'48"E. 116.84 feet; (2) thence N.89°48'54"E. 162.25 feet; thence S.00°06'26"E. 106.04 feet to a point in the southerly deed line as recorded in the office of the Utah County Recorder as Entry Number 73520:2006 being the point of curvature of a non-tangent curve to the right with a radius of 1260.00 feet; thence northwesterly along said curve with an arc length of 230.87 feet, chord bears N.68°28'20"W. 230.55 feet; thence N.63°13'23"W. 10.54 feet; to the point of curvature of a curve to the left with a radius of 2940.00 feet; thence northwesterly along said curve with an arc length of 61.19 feet, chord bears N.63°49'09"W. 61.19 feet to the point of beginning.

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Project No. SP-9999(698)
Parcel No. 9999:2:AQ

The above described tract of land contains 15,346 square feet in area or 0.352 acre.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land. All access to the above parcel will be from an access road connecting to 1550 West Street.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to the above parcel will be from 1550 West Street using the right of way described below (729:ARQ).

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 described property.

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to

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 Project No. SP-9999(698)
 Parcel No. 9999:2:AQ

construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of

Continued on Page 4
 UDOT RW-05UD (12-01-03)

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PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:2:AQ

228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

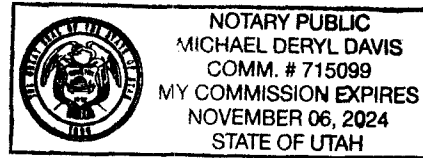
The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

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 this 10th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Michael Deryl Davis
Notary Public



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

ENT 24741:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Apr 19 04:50 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Quit Claim Deed
(Access Controlled)
Utah County

168028-CAF
Affecting Tax No. 12:030:0102
PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:737:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel MP-R399:737 being situate in the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-I15-6(228)280, said point also being in the easterly boundary line of Lot 1 of said subdivision, which point is 2041.19 feet S.89°47'24"W. along the quarter section line and 358.74 feet South from the East Quarter corner of said Section 6, said point also being 337.02 feet S.00°06'26"E. along the easterly boundary of said Lot 1 from the northeast corner of said Lot 1, and running thence along said existing southerly highway right of way and no-access line N.89°59'33"E. 56.00 feet to a point in the easterly boundary line of said subdivision; thence along said easterly subdivision boundary line S.00°06'26"E. 314.83 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet, said point being in the easterly right of way line of 1550 West Street; thence along said easterly right of way line northwesterly along said curve with an arc length of 131.83 feet, chord bears

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Project No. MP-R399(41)
Parcel No. MP-R399:737:AQ

N.25°36'37"W. 130.06 feet to a point in the easterly boundary line of said Lot 1; thence along said easterly boundary line N.00°06'26"W. 197.54 feet to the point of beginning.

The above described tract of land contains 13,537 square feet in area or 0.311 acre.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land. All access to the above tract of land will be from an access road connecting to 1550 West Street.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to the above tract of land will be from an access road connecting to 1550 West Street.

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 described property.

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PIN No. 6692
 Project No. MP-R399(41)
 Parcel No. MP-R399:737:AQ

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

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Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

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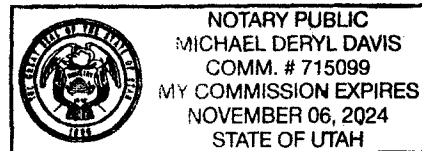
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COUNTY OF SALT LAKE)

By *Charles A. Stormont*
Charles A. Stormont, Director of Right of Way

On this 10th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public



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ENT 24742:2023 PG 1 of 4
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Parcel No. MP-R399:733B:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel MP-R399:733B:A being situate in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at the Northwest Corner of said entire tract which is 1651.92 feet S.89°47'24"W. along the quarter section line and 476.60 feet South from the East Quarter Corner of said Section 6; and running thence easterly 338.66 feet (Record 338.61 feet) along the arc of a 1260.00-foot radius curve to the left (Note: Chord to said curve bears S.81°25'14"E. 337.64 feet) and along the southerly line of that certain property conveyed to the Utah Department of Transportation by Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006 in the office of the Utah County Recorder to the northeast corner of said entire tract; thence S.00°11'50"E. 23.00 feet (Record 22.94 feet) along the easterly boundary line of said entire tract; thence S.63°48'56"W. 229.45 feet; thence S.61°16'21"W. 106.20 feet to a point of curvature of a 460.50-foot radius curve to the right; thence southwesterly 38.46 feet along the arc of said curve (Note: Chord to said curve bears S.63°39'06"W. 38.45 feet) to the westerly boundary line of said entire tract; thence N.00°06'26"W. 242.72 feet (Record N.00°05'36"W. 242.73 feet) along said westerly boundary line to the point of beginning.

Page 2

PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:733B:AQ

The above described tract of land contains 41,330 square feet in area or 0.949 acre.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to said tract will be from 1550 West using the right of way described below (729:ARQ).

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 described property.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03,

Continued on Page 3
UDOT RW-05UD (12-01-03)

Page 3

PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:733B:AQ

1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

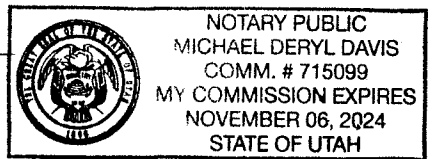
PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:733B:AQ

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 this 18th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Michael Deryl Davis
Notary Public



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

ENT 24743:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Apr 19 04:51 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Quit Claim Deed
(Access Controlled)
Utah County

168027-CAF
Affecting Tax No. 12:030:0082
PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:3:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel 9999:3:A situate in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-115-6(228)280, which point is 1652.12 feet S.89°47'24"W. along the quarter section line and 370.57 feet South from the East Quarter corner of said Section 6, and running thence along said existing southerly highway right of way and no-access line N.89°48'54"E. 66.25 feet to a point in the northerly deed line as recorded in the office of the Utah County Recorder as Entry Number 21564:2006 being the point of curvature of a non-tangent curve to the left with a radius of 1140.00 feet; thence southeasterly along said deed line and said curve with an arc length of 94.93 feet, chord bears S.77°47'47"E. 94.90 feet; thence S.09°22'05"W. 73.04 feet; thence S.86°56'20"E. 187.02 feet; thence S.00°11'50"E. 54.50 feet to a point in the southerly deed line of said recorded document, being the point of curvature of a non-tangent curve to the right with a radius of 1260.00 feet; thence westerly along said curve with an arc length of 338.65 feet, chord bears N.81°25'15"W. 337.64 feet; thence N.00°06'26"W. 106.04 feet to the point of beginning.

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PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:3:AQ

The above described tract of land contains 27,955 square feet in area or 0.642 acre.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to said tract will be from 1550 West.

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 described property.

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real

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PIN No. 3823
 Project No. SP-9999(698)
 Parcel No. 9999:3:AQ

property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord

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PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:3:AQ

bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E.
62.10 feet to the point of beginning.

PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:3:AQ

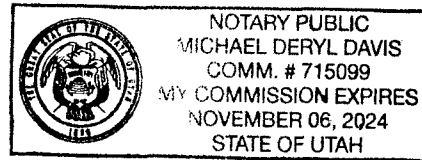
The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

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

By *Charles A. Stormont*
Charles A. Stormont, Director of Right of Way

On this 18th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Michael Deryl Davis
Notary Public



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

ENT 24744:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Apr 19 04:51 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Quit Claim Deed
(Access Controlled)
Utah County

168027-CAF
Affecting Tax No. 12:030:0071
12:030:0073
PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:4:AQ

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 JDCO LLC, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcels 9999:4:A and 9999:4:S being situate in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at the northwest corner of said tract which point is 1318.25 feet S.89°47'24"W. along the quarter section line and 473.69 feet South from the East Quarter corner of said Section 6, and running thence S.86°56'20"E. 150.64 feet; thence S.00°08'00"E. 91.05 feet to a point in the southerly deed line as recorded in the office of the Utah County Recorder as Entry Number 41940:2005; thence along said deed line S.89°59'33"W. 150.30 feet; thence N.00°11'50"W. 99.11 feet to the point of beginning.

The above described tract of land contains 14,295 square feet in area or 0.328 acre.

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

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PIN No. 3823
 Project No. SP-9999(698)
 Parcel No. 9999:4:AQ

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

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to the above parcel will be from an access road connecting to 1550 West Street.

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 described property.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A, 9999:3:A, 9999:4:A and 9999:4:S being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of

Page 3

PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:4:AQ

166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

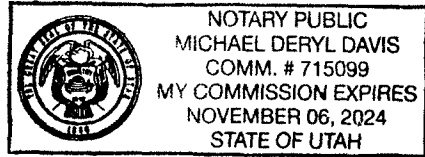
PIN No. 3823
Project No. SP-9999(698)
Parcel No. 9999:4:AQ

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 this 10th day of April, in the year 2023, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Michael Deryl Davis
Notary Public



Mail Recorded Deed and Tax Notice To:
JDCO, L.L.C., a Utah limited liability company
1850 North 1450 West
Lehi, UT 84043



File No.: 111495-CAF

WARRANTY DEED

Interchange, LLC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

JDCO, L.L.C., a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-030-0090 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

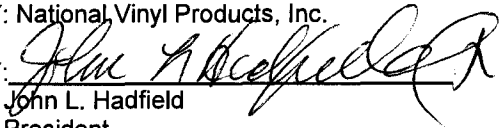
SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 10th day of May, 2019.

Interchange, LLC

BY: National Vinyl Products, Inc.

BY: John L. Hadfield
John L. Hadfield
President



STATE OF UTAH

COUNTY OF UTAH

On the 10th day of May, 2019, personally appeared before me John L. Hadfield, who acknowledged himself to be the President of National Vinyl Products, Inc. the Manager of Interchange, LLC, and that they, as such President ~~of Manager~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

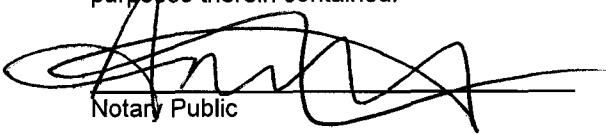

Notary Public

EXHIBIT A Legal Description

A portion of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°48'10" West along the quarter section line 1320.00 feet and South 00°11'50" East 42.25 feet from the East quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°11'50" East 543.85 feet along an existing fenceline and the East line of that real property described in Deed in Book 3293 at Page 369 of the official records of Utah County, to the North line of Lot 3, Plat "A", (Amended) Bonneville Pacific Subdivision, according to the official plat thereof on file in the offices of the Utah County Recorder; thence North 89°45'30" West 0.96 feet; thence South 00°11'20" West 481.75 feet; thence South 89°49'46" West 330.50 feet; the previous 3 (three) courses along said lot; thence North 00°05'36" West 1025.02 feet to the Southerly line of a proposed right-of-way for 2100 North Street; thence North 89°37'00" East along said right-of-way 266.24 feet; thence South 89°48'00" East along said right-of-way 66.60 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006, more particularly described as follows:

A parcel of land in fee for a 120.00 foot wide roadway, located in the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being part of an entire tract, and being more particularly described as follows:

Beginning at a point on a fence line, said point lies 1,319.13 feet South 89°48'12" West along the quarter section line and 408.21 feet South from the East quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'46" East 120.02 feet along said fence line to a point on a non-tangent curve; thence Westerly along a no-access line 225.50 feet along the arc of a 1,260.00-foot radius curve to the right (chord bears North 83°56'55" West 225.19 feet) to a point on the end of the no-access line on the Southerly side of the roadway; thence Westerly 112.48 feet along the arc of a 1,260.00-foot radius curve to the right (chord bears North 76°15'51" West 112.44 feet) to a point on the Grantor's Westerly deed line; thence North 00°05'34" West 125.66 feet along said Westerly deed line to a point on a non-tangent curve; thence Easterly 140.37 feet along the arc of a 1,140.00-foot radius curve to the left (chord bears South 75°27'09" East 140.28 feet) to a point being the beginning of the no access line on the Northerly side of roadway; thence Easterly along the no-access line 198.63 feet along the arc of a 1,140.00 foot radius curve to the left (chord bears South 83°58'17" East 198.38 feet) to the point of beginning.

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded December 21, 2009 as Entry No. 129968:2009, more particularly described as follows:

A tract of land in fee, being all of an entire tract of property, situate in the Northwest quarter of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 1320.00 South 89°48'10" West along the quarter section line from the East quarter corner of said Section 6 and running thence South 00°11'50" East 408.21 feet; thence Westerly 339.53 feet along the arc of a 1140.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears North 80°27'29" West for a distance of 338.28 feet) and along the Northerly line of that certain property conveyed to the Utah Department of Transportation by Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006 in the office of the Utah County Recorder; thence North 00°05'36" West 308.34 feet; thence North 00°35'07" East 42.65 feet to the Northerly line of the Northwest quarter of the Southeast quarter of said Section 6; thence North 89°48'10" East 332.26 feet along said Northerly line to the point of beginning.

EXHIBIT A
Legal Description
(continued)

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded December 21, 2009 as Entry No. 129969:2009, more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract which is 1652.26 feet South 89°48'10" West along the quarter section line and 42.65 feet South 00°35'07" West and 434.00 feet South 00°05'36" East from the East quarter corner of said Section 6 and running thence Easterly 338.61 feet along the arc of a 1260.00-foot radius curve to the left (Note: Chord to said curve bears South 81°24'24" East for a distance of 337.60 feet) and along the Southerly line of that certain property conveyed to the Utah Department of Transportation by Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006 in the office of the Utah County Recorder to the Northeast corner of said entire tract; thence South 00°11'50" East 22.94 feet along the Easterly boundary line of said entire tract; thence South 63°48'56" West 229.45 feet; thence South 61°16'21" West 106.20 feet to a point of curvature with a 460.50-foot radius curve to the right; thence Southwesterly 38.46 feet along the arc of said curve (Note: Chord to said curve bears South 63°39'54" West for a distance of 38.45 feet) to the Westerly boundary line of said entire tract; thence North 00°05'36" West 242.73 feet along said Westerly boundary line to the point of beginning as shown on the official map of project known as Project No. MP-R399(41) on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°00'23" counterclockwise to equal highway bearings.)

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

171743 KMF
35-211-0027
35-211-0030

ENT 63604:2023 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 26 03:35 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Quit Claim Deed

(Access Controlled)
Utah County

Affecting Tax No. 35:211:0024
PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:729:A3Q

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 JDCO LLC, a Utah limited liability company, Grantee, at 1450 West 1850 North, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel MP-R399:729:A, being situate in a portion of Lot 1 of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-I15-6(228)280, said point also being in the easterly boundary line of said Lot 1, which point is 2041.19 feet S.89°47'24"W. along the quarter section line and 358.74 feet South from the East Quarter corner of said Section 6, said point also being 337.02 feet S.00°06'26"E. along the easterly boundary of said Lot 1 from the northeast corner of said Lot 1, and running thence S.00°06'26"E. 197.54 feet along the easterly boundary line of said Lot 1 to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet, said point being in the easterly right of way line of 1550 West Street; thence along said easterly right of way line the following two (2) courses and distances, (1) thence northwesterly along said curve with an arc length of 81.24 feet, chord bears N.51°55'16"W. 80.83 feet to a point of reverse curvature to the right with a radius of 170.00 feet; (3) thence northwesterly along said curve

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with an arc length of 147.54 feet, chord bears N.37°05'25"W. 142.95 feet to a point in said southerly highway right of way and no-access line; thence along said existing southerly highway right of way and no-access line the following two (2) courses and distances, (1) N.49°20'42"E. 51.63 feet; (2) thence N.89°59'33"E. 110.30 feet to the point of beginning.

The above described tract of land contains 19,427 square feet in area or 0.446 acres.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to the above tract of land will be from an access road connecting to 1550 West Street.

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 described property.

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence

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N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

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

UTAH DEPARTMENT OF TRANSPORTATION

By Carmen Swanwick
Carmen Swanwick
Director of Project Development

On this 20 day of September, in the year 2023, before me personally appeared Carmen Swanwick, 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 she is the Director of Project Development of the UTAH DEPARTMENT OF TRANSPORTATION.

Lynn Starley
Notary Public

