

Mail Recorded Deed and Tax Notice To:
700 East, BE, LLC, a Delaware Limited Liability Company
2121 Rosecrans Ave, #4335
El Segundo, CA 90245

13423849
10/12/2020 12:03:00 PM \$40.00
Book - 11036 Pg - 8310-8311
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 133005-ETB

CORRECTIVE QUITCLAIM DEED

This deed is given to correct errors in the legal description of that Quit Claim Deed recorded September 11, 2017 in Book 10579 at Page 1337, Salt Lake County Recorder's office.

700 East BE, LLC, a Delaware limited liability company
GRANTOR(S) of El Segundo, State of California, hereby quitclaims to
700 East BE, LLC, a Delaware limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 16-20-105-003 (for reference purposes only)

Dated this October 5, 2020.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

700 East BE, LLC, a Delaware Limited Liability Company

BY: Baron Equities, Inc., a California corporation, its sole member

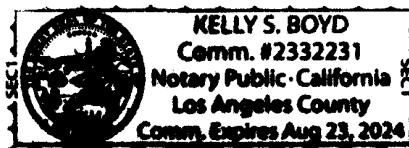
BY: [Signature]
Heath H Gregory
President

STATE OF California

COUNTY OF Los Angeles

On the 5th of October, 2020, personally appeared before me Heath H. Gregory, President of Baron Equities, Inc., which is sole member of 700 East BE, LLC, a Delaware limited liability company.

[Signature]
Notary Public



2332231

Aug 23, 2024

EXHIBIT A

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, FOREST DALE PLAT "A", AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK "F" OF PLATS AT PAGE 50A, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILMINGTON AVENUE, SAID POINT BEING SOUTH 89°58'51" EAST ALONG THE MONUMENT LINE 360.22 FEET AND SOUTH 0°01'09" WEST 31.57 FEET FROM A BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF WILMINGTON AVENUE AND 600 EAST STREET, AND RUNNING THENCE SOUTH 89°55'04" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTHERLY LINE OF SAID BLOCK 2 A DISTANCE OF 324.32 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5 OF SAID BLOCK 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET; THENCE SOUTH 0°03'13" EAST ALONG SAID WESTERLY RIGHT OF WAY 143.57 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE RAILROAD, SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 1 OF SAID BLOCK 2, SAID POINT BEING ON THE ARC OF A 1943.08 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF SAID BLOCK 2 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°40'40" A DISTANCE OF 328.20 FEET, CHORD BEARS SOUTH 82°43'49" WEST 327.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 0°13'28" EAST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 185.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
700 East BE, LLC,
PO Box 223
Manhattan Beach, CA 90267

12417055
11/21/2016 11:00:00 AM \$31.00
Book - 10502 Pg - 1775-1780
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.



File No.: 87922-AP

SPECIAL WARRANTY DEED

Joseph N. Ambrose, joint venturer of ABB Investment Company, a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Joseph N. Ambrose, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

And Jack Boesch, joint venturer of ABB Investment Company, a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Jack Boesch, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

And Philip Blomquist, joint venturer of ABB Investment Co. a Joint Venture as evidenced by that certain Warranty Deed recorded as entry 4215316 in the records of Salt Lake County, Utah as to Parcels 1, 2, and 3, and Philip Blomquist, joint venturer of ABB Investment Co. as evidenced by that certain Quit Claim Deed recorded as Entry 6132177 in the records of Salt Lake County, Utah, as to Parcel 4.

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
700 East BE, LLC, a Delaware Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 16-20-105-002, 16-20-105-001, 16-20-104-007 and 16-20-104-018 (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 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 16th day of November, 2016.

Joseph N. Ambrose

Jack Boesch
Philip Blomquist

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Joseph N. Ambrose.

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.

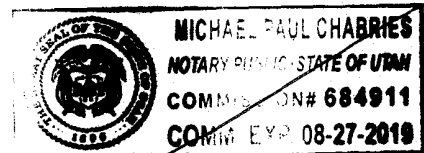
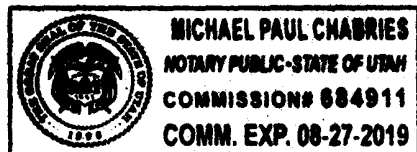
STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16th of November, 2016 by Philip Blomquist.

Michael P Chabries

Notary Public



Dated this 16th day of November, 2016.

Joseph N. Ambrose
Joseph N. Ambrose

Jack Boesch

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16 of November, 2016 by Joseph N. Ambrose.

~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.~~

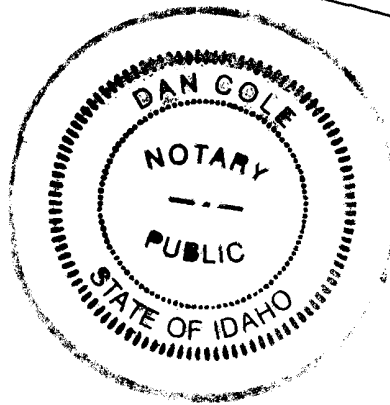
~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by Philip Blomquist.~~

[Signature]
Notary Public

Exp: Dec 28, 2016



Dated this 16th day of November, 2016.

Joseph N. Ambrose

Jack F Boesch

Jack Boesch

Philip Blomquist

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Joseph N. Ambrose.

~~STATE OF UTAH~~

~~COUNTY OF SALT LAKE~~

~~The foregoing instrument was acknowledged before me this _____ of November, 2016 by , Jack Boesch.~~

*Please see attached
Certificate of Acknowledgment.*

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this _____ of November, 2016 by Philip Blomquist.

~~_____
Notary Public~~

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

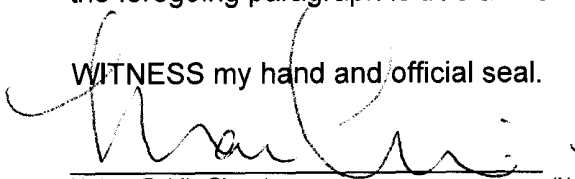
County of Merced }

On November 17, 2016 before me, Monica Cisneros, Notary Public
(Here insert name and title of the officer)

personally appeared Jack F. Boesch
who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity , and that by his/~~her/their~~ signature on the instrument the person , or the entity upon behalf of which the person acted, executed the instrument.

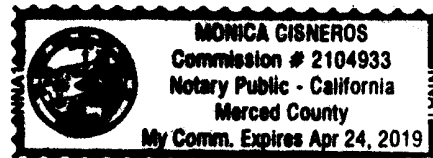
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)
Plus rose certificate
Number of Pages 3 Document Date 11-16-2016

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer
(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

PARCEL 1:

Beginning at a point West 63 feet from the Northeast corner of Lot 5, Block 2, Forest Dale Plat "A", according to the official plat thereof and running thence West 37 feet; thence South 75 feet; thence West 288 feet; thence South 115 feet, more or less, to the Northerly line of the Denver & Rio Grande Railroad right of way; thence Northeasterly along said right of way 329 feet, more or less, to a point due South of beginning; thence North 142 feet, more or less, to the point of beginning.

TOGETHER WITH the rights granted to G & M Investment Company, a Utah partnership, by that certain Grant of Easement granting an easement for the location of the structure presently existing upon the following described property:

Beginning at the intersection of the East line of the Elias Morris & Sons Metal Warehouse building and the Northerly right of way line of the Denver & Rio Grande Western Railway Company (opposite Centerline Station 106+73.8), which point of intersection is 154.0 feet South and 199.0 feet West from the Northeast corner of Lot 5, Block 2, Forest Dale Plat "A", said point also being 321.0 feet North 45°27' West from the city monument located at the intersection of Simpson Avenue and 7th East Street, Salt Lake City, Utah; thence South 00°14'10" West 9.1 feet to the Southeast corner of said metal building; thence North 89°45'50" West 67.6 feet along the South line of said metal building to a point on said Northerly right of way line; thence Easterly along said right of way line which is the arc of a 1943.08 foot radius curve to the right through a central angle of 02°00'39" (Note: tangent to said curve at its point of beginning bears North 81°33'03" East) to the point of beginning.

Basis of bearing for the above description is North 00°11'38" East which is the monument line on 7th East Street between Ashton Avenue and Simpson Avenue.

PARCEL 2:

Beginning at the Northwest corner of Lot 14, Block 2, of Forest Dale Plat "A", in Block 43, Ten Acre Plat "A"; thence South 00°13'28" West along the West line of said Lot 14, 75.00 feet; thence South 89°55'04" East parallel with the South line of Wilmington Avenue 288.00 feet to a point on the South line of Lot 3 in said Block 2, 100.00 feet West of the Southeast corner of said Lot 3; thence North 00°13'28" East 75.00 feet to the South line of Wilmington Avenue and the North line of said Block 2; thence North 89°55'04" West 288.00 feet to the point of beginning.

PARCEL 3:

All of Lots 6 and 7, and the East half of Lot 8, Block 1, Forest Dale Plat "A", according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.

PARCEL 4:

Commencing at the Southwest corner of Lot 1, Block 1, Forest Dale, Plat "A"; thence North 132 feet to the Northwest corner of Lot 5; thence West 75.5 feet, more or less; thence South 11 feet to the middle of the North boundary of Lot 8; thence East 52 feet, more or less, to a point on the North boundary line of Lot 6; thence Southeasterly 11 feet, more or less, following the Northeast boundary of Lot 6; thence South 115 feet to the Southeast corner of Lot 6; thence East 13 feet to the point of beginning.

12942003
2/28/2019 2:50:00 PM \$32.00
Book - 10756 Pg - 7793-7796
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To: :
:
Dennis K. Poole, Esq. :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :
:
GRANTEE'S ADDRESS: :
:
2121 Rosecrans Avenue, #4335 :
El Segundo, California :

Space above for County Recorder's Use
PARCEL I.D. NO. 16-19-235-007

First American Title
National Commercial Services
NCS File # 920823

SPECIAL WARRANTY DEED

LIBERTY PLACE ASSOCIATES, LLC, a Utah limited liability company, of 6440 South Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 76.2674% undivided interest, **NANGA PARBAT 2, LLC**, a Utah limited liability company, of 2897 Northwood Road, Salt Lake City, Utah 84117, as to a 11.8663% undivided interest, and **DAVID P. JENTZSCH**, an individual, of 12522 South 150 East, Draper, Utah 84020, as to a 11.8663% undivided interest, GRANTORS, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby convey and warrant against all claiming by, through or under it to **700 EAST BE, LLC**, a Delaware limited liability company, of 2121 Rosecrans Avenue, #4335, El Segundo, California, GRANTEE, in and to the following described real property located in Salt Lake County, State of Utah:

LOTS 15 THROUGH 32, INCLUSIVE, BLOCK 2, FOREST DALE, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, SAID LOTS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WILMINGTON AVE, SAID POINT ALSO BEING SOUTH 89°58'51" EAST ALONG THE MONUMENT LINE OF SAID WILMINGTON AVENUE 22.15 FEET AND SOUTH 0°01'09" WEST 31.20 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID WILMINGTON AVENUE AND 600 EAST STREET, AND RUNNING THENCE SOUTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND SAID SOUTHERLY RIGHT OF WAY LINE 338.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0°13'28" WEST ALONG THE EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 185.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE SOUTHERLY LINE OF SAID BLOCK 2, AS ESTABLISHED PER SURVEY PREPARED BY ENSIGN ENGINEERING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2006-12-1046; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF A 2,440.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°58'36" A DISTANCE OF 41.59 FEET, CHORD BEARS SOUTH 78°29'46" WEST 41.59 FEET, 2) SOUTH 78°00'28" WEST 304.24 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, SAID PONT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID 600 EAST STREET; THENCE NORTH 0°13'28" EAST

ALONG THE WESTERLY LINE OF SAID BLOCK 2 AND SAID EASTERLY RIGHT OF WAY LINE 257.76 FEET TO THE POINT OF BEGINNING.

Subject only to those Permitted Exceptions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

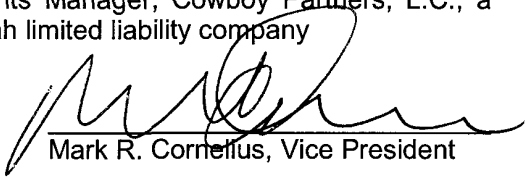
TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of its undivided interest in the property and that it will warrant and defend its undivided interest in the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

WITNESS, the hand of Grantor this 28 day of February, 2019.

LIBERTY PLACE ASSOCIATES, LLC, a Utah limited liability company

By its Manager, Cowboy Partners, L.C., a Utah limited liability company

By:

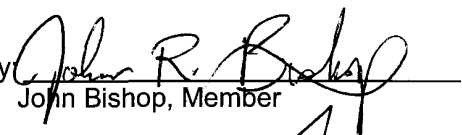

Mark R. Cornelius, Vice President

NANGA PARBAT 2, LLC, a Utah limited liability company

By:


Peggy Knight, Member

And by


John Bishop, Member


DAVID P. JENTZSCH

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

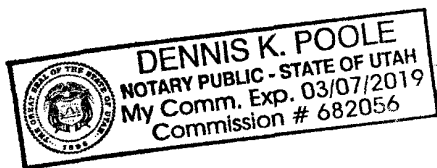
On the 28 day of February, 2019, personally appeared before me Mark R. Cornelius, the Vice President of Cowboy Partners, L.C., a Utah limited liability company, the Manager of LIBERTY PLACE ASSOCIATES, LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.



Eileen K Snideman
NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

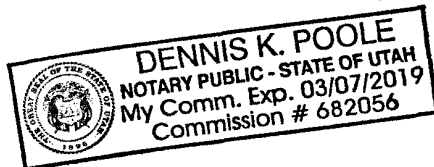
On the 24 day of February, 2019, personally appeared before me Peggy Knight and John Bishop, the Members of NANGA PARBAT 2, LLC, a Utah limited liability company, the signers of the foregoing instrument who duly acknowledged that they executed the same.



Dennis K Poole
NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 4 day of February, 2019, personally appeared before me DAVID P. JENTZSCH, the signer of the foregoing instrument who duly acknowledged that he executed the same.



David P Jentzsch
NOTARY PUBLIC

EXHIBIT "A"

(Permitted Exceptions)

1. Real Property Taxes for the year 2019.
2. This property is located within the boundaries of Salt Lake City, and is subject to charges and assessments thereof.
3. Easements, notes and restrictions as shown on the Official Plat of Forest Dale Plat A recorded April 26, 1910 as Entry No. 264865 of Official Records.
4. Notice of Subdivision Lot Consolidation recorded December 8, 2016 as Entry No. 12430108 in Book 10508 at Page 8172 of Official Records.
5. Right of Way and Easement Grant in favor of Questar Gas Company recorded August 11, 2017 as Entry No. 12594666 in Book 10587 at Page 4121 of Official Records.
6. Memorandum of Encroachment Lease Agreement recorded November 22, 2017 as Entry No. 12664992 in Book 10622 at Page 5378 of Official Records.