

**WHEN RECORDED, MAIL THIS DEED TO:  
AND MAIL TAX NOTICES TO:**  
Ridgeview Retail I, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attention: President

*CT-150446-CAF*

Tax Parcel Identification Numbers: 12-004-0039

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Government Operations (“Grantor”), whose address is 4315 S. 2700 W. 3<sup>rd</sup> Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto RIDGEVIEW RETAIL I, L.C., a Utah limited liability company (“Grantee”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

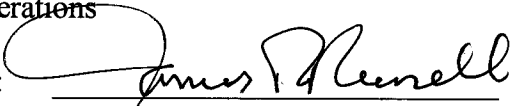
together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

*[Signature on following page]*

WITNESS, the hand of said Grantor, this 27<sup>th</sup> day of October, 2021.

STATE OF UTAH, DIVISION OF FACILITIES  
CONSTRUCTION AND MANAGEMENT, a  
division of the Department of Government  
Operations

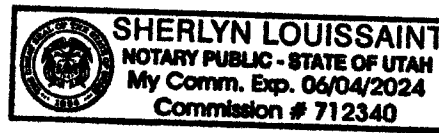
By:   
Name: James R. Russell  
Title: Director

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

On the 27<sup>th</sup> day of October, 2021, personally appeared before me James R. Russell, who is the Director of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Government Operations who executed the forgoing instrument on behalf of said division.

  
NOTARY PUBLIC  
Residing at: Salt Lake

My Commission Expires:



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a northeasterly corner of RIDGEVIEW PLAT E Planned Unit Development, according to the official plat thereof recorded April 26, 2021 as Entry No. 78325:2021 in the office of the Utah County Recorder, said point being N00°06'11"W 1,025.53 feet along the Section line and S89°53'49"W 68.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat the following fourteen (14) courses: (1) West 368.81 feet; thence (2) North 79.51 feet; thence (3) northeasterly along the arc of a non-tangent curve to the right having a radius of 23.00 feet (radius bears: S37°29'43"E) a distance of 2.16 feet through a central angle of 05°22'43" Chord: N55°11'38"E 2.16 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 56.00 feet a distance of 49.85 feet through a central angle of 50°59'59" Chord: N32°23'00"E 48.22 feet; thence (5) easterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S26°03'05"E) a distance of 10.26 feet through a central angle of 20°59'13" Chord: N74°26'32"E 10.20 feet; thence (6) N05°03'52"W 28.00 feet; thence (7) S84°27'15"W 5.28 feet; thence (8) westerly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: N06°01'38"W) a distance of 6.90 feet through a central angle of 14°07'05" Chord: N88°58'05"W 6.88 feet; thence (9) northwesterly along the arc of a non-tangent curve to the left having a radius of 56.00 feet (radius bears: S65°09'21"W) a distance of 25.76 feet through a central angle of 26°21'05" Chord: N38°01'11"W 25.53 feet to a point of reverse curvature; thence (10) along the arc of a curve to the right having a radius of 19.00 feet a distance of 16.98 feet through a central angle of 51°11'43" Chord: N25°35'51"W 16.42 feet; thence (11) North 81.79 feet; thence (12) along the arc of a curve to the right with a radius of 19.00 feet a distance of 30.87 feet through a central angle of 93°05'34" Chord: N46°32'47"E 27.59 feet; thence (13) S87°07'08"E 130.77 feet; thence (14) East 176.03 feet to a southwesterly right-of-way line of Canal Boulevard according to official plat thereof recorded May 13, 2021 as Entry No. 90453:2021 in the office of the Utah County Recorder; thence along said southwesterly right-of-way line S58°02'59"E 42.56 feet to the westerly right-of-way line of SR-129 as established by a UDOT Project, Pin No. 16779; thence along said westerly right-of-way line S01°20'10"E 258.36 feet to the point of beginning.

Contains: 2.31 acres+/-