

Mail Recorded Deed To:
Tooele Investors, LLC
Attn: Cameron M. Stacy
136 Heber Avenue, Suite 204
Park City, UT 84060



File No.: 171664-DWP

QUITCLAIM DEED

Tooele Investors, LLC, a Utah limited liability company

GRANTOR(S) of New York, State of New York, hereby QUITCLAIMS to

Tooele Investors, LLC, a Utah limited liability company

GRANTEE(S) of New York, State of New York

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Tooele** County, State of Utah:

SEE ATTACHED EXHIBITS "A" AND "B"

TAX ID NO.: 03-014-0-0002 and 03-014-0-0005 (for reference purposes only)

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

Dated this 6th day of September, 2023.

THIS DEED IS BEING GIVEN TO ADJUST PARCEL BOUNDARIES. THE RECORD LEGAL DESCRIPTION FOR THE SUBJECT PARCELS (EXHIBIT "A") IS REVISED TO BE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B"

[Signature on following page]

File No. 171664-DWP

Tooele Investors, LLC, a Utah limited liability company

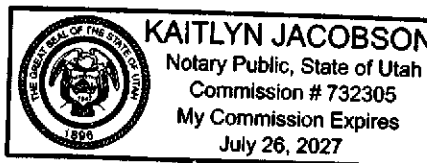
By: Vectra Management Group-NY, Inc.
Its Manager

BY: W. James Tozer, Jr.
W. James Tozer, Jr.
President

STATE OF Utah)
COUNTY OF Summit)

On the 16 day of September, 2023, before me, a notary public, personally appeared W. James Tozer, Jr., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he/she executed the same for its stated purpose on behalf of Vectra Management Group-NY, Inc., manager of Tooele Investors, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC



File No. 171664-DWP

EXHIBIT "A"
(Record Description)

PARCEL 1:

The East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING therefrom any portion lying Northwesterly of the Southeasterly right-of-way line of the San Pedro, Los Angeles & Salt Lake Railroad.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded July 13, 1979 as Entry No. 331824 in Book 173 at Page 373 in the office of the Tooele County Recorder, to-wit:

Beginning on the Southeasterly right-of-way line of the Southern Pacific Los Angeles and Salt Lake Railroad, which point is 2229.34 feet West from the East quarter corner of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian, thence running South 44°27' West, 42.02 feet along said railway right-of-way; thence East 280.17 feet; thence North 44°27' East, 18.91 feet; thence East 645.36 feet; thence North 16.50 feet; thence West 909.34 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded March 12, 1979 as Entry No. 329560 in Book 169 at Page 430 in the office of the Tooele County Recorder, to-wit:

Beginning on the Southeasterly right of way line of the SPLA & SL RR, which point is 33 feet South and 2257.30 feet West from the East quarter corner of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 44°27' West 600 feet along said RR right of way; thence South 45°33' East 200 feet; thence North 44°27' East 796.2 feet; thence West 280.17 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within county roads.

APN: 03-014-0-0002 (for reference purposes only)

PARCEL 2:

The East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded July 13, 1979 as Entry No. 331826 in Book 173 at Page 375 in the office of the Tooele County Recorder, to-wit:

Beginning on the West right-of-way line of Droubay Road, which point is 33.00 feet West of the East quarter corner of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 330.00 feet along said right-of-way; thence West 16.50 feet; thence North 213.50 feet to a point of curvature on a 100 foot radius curve to the left; thence Northwesterly 157.08 feet along the arc of said 100 foot radius curve; thence West 1170.5 feet; thence North 16.50 feet to the quarter section line; thence East 1287.00 feet to the point of beginning.

File No. 171664-DWP

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded July 13, 1979 as Entry No. 331826 in Book 173 at Page 375 in the office of the Tooele County Recorder, to-wit:

Beginning at a point which lies 33.00 feet North and 33.00 feet West of the Southeast corner of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 16.50 feet; thence North 200.00 feet; thence East 16.50 feet; thence South 200.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within county roads.

APN: 03-014-0-0005 (for reference purposes only)

EXHIBIT "B"
(Revised Description)

A LEGAL DESCRIPTION FOR OVERALL PARCEL 1

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE CANYON ROAD, SAID POINT BEING SOUTH 89°41'29" WEST ALONG THE SECTION LINE 357.44 FEET AND NORTH 00°25'58" WEST 33.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°41'24" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINE CANYON ROAD 962.70 FEET; THENCE NORTH 00°25'58" WEST 811.69 FEET TO EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 43°54'23" EAST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE 1865.50 FEET; THENCE SOUTH 45°33'00" EAST 200.00 FEET; THENCE NORTH 43°54'23" EAST 796.53 FEET; THENCE NORTH 89°41'02" EAST 638.56 FEET; THENCE SOUTH 00°25'19" EAST 602.90 FEET; THENCE SOUTH 50°59'21" WEST 2146.40 FEET; THENCE SOUTH 00°25'58" EAST 633.90 FEET TO THE POINT OF BEGINNING.

WEST PARCEL CONTAINS 2,957,973.87 SQ/FT OR 67.91 ACRES

A LEGAL DESCRIPTION FOR OVERALL PARCEL 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PINE CANYON ROAD AND THE WEST RIGHT-OF-WAY LINE OF DROUBAY ROAD, SAID POINT BEING SOUTH 89°41'30" WEST ALONG THE SECTION LINE 49.50 FEET AND NORTH 00°24'57" WEST 33.12 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINE CANYON ROAD THE FOLLOWING TWO (2) COURSES: SOUTH 89°41'30" WEST 1270.64 FEET; THENCE SOUTH 89°41'24" WEST 1677.59 FEET; THENCE NORTH 00°25'58" WEST 633.90 FEET; THENCE NORTH 50°59'21" EAST 2146.40 FEET; THENCE NORTH 00°25'19" WEST 619.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2400 NORTH STREET; THENCE NORTH 89°40'56" EAST 1171.07 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 156.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°53'08" (WHICH LONG CHORD BEARS SOUTH 45°23'06" EAST 141.28 FEET) TO SAID WEST RIGHT-OF-WAY LINE OF DROUBARY ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 00°24'57" EAST 213.67 FEET; THENCE NORTH 89°40'50" EAST 16.50 FEET; THENCE SOUTH 00°24'57" EAST 2082.03 FEET; THENCE SOUTH 89°41'40" WEST 16.50 FEET; THENCE SOUTH 00°24'57" EAST 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,519,609.50 SQ/FT OR 126.71 ACRES