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ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

**AFTER RECORDING RETURN TO
AND SEND FUTURE TAX BILLS**

TO:

CCA Acquisition Company, LLC
5670 Wilshire Blvd., Suite 1250
Los Angeles, CA 90036
Attn.: Steven Usdan

FATCO NCS 890115-al

[For Recorder's Use]

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT, Potomac Corporation, an Illinois corporation, whose address is 2063 Foster Avenue, Wheeling, IL 60090 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL AND CONVEY** unto **Midvale Creekview Holdings, LLC.,** a Delaware limited liability company, whose address is 5670 Wilshire Blvd., Suite 1250, Los Angeles, CA 90036 ("**Grantee**"), the following described real property located in the County of Salt Lake, State of Utah and legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to the exceptions herein.

Permanent Index Number(s): 22-29-130-011-0000;
22-29-130-013-0000;
22-29-130-017-0000;
22-29-130-019-0000

Common Address: 935 East South Union Avenue and, 942, 948 & 954 East North Union Avenue, Midvale, UT 84047

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 1st day of June, 2018.

Potomac Corporation, an Illinois corporation

By: Robert King VP & CFO
Robert King, Vice President and CFO

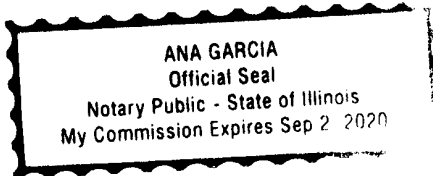
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Ana Garcia, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert King**, personally known to me to be the Vice President and CFO of Potomac Corporation, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument, pursuant to authority of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of June, 2018.

Ana Garcia
Notary Public

My Commission Expires: 9/2/2020



LEGAL DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT SOUTH 55°18' EAST 2,562.4 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 42°32' WEST 125.4 FEET; THENCE NORTH 72°16' WEST 98.6 FEET; THENCE NORTH 11° EAST 115.5 FEET; THENCE SOUTH 73° EAST 150.2 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 THAT PORTION CONVEYED TO SALT LAKE COUNTY, A BODY POLITIC AND CORPORATE BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 28, 1984 AS ENTRY NO. 3909828 IN BOOK 5534 AT PAGE 1679 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH UNION AVENUE, SAID POINT BEING SOUTH 42°32' WEST 119.0 FEET FROM AN OLD ESTABLISHED FENCE CORNER WHICH FENCE CORNER IS SOUTH 1464.77 FEET AND WEST 524.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 42°32' WEST 6.40 FEET; THENCE NORTH 72°16' WEST 80.58 FEET; THENCE NORTH 9°50'54" EAST 10.81 FEET TO SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH UNION AVENUE; THENCE SOUTH 66°14'47" EAST ALONG SAID PROPOSED NORTHERLY LINE 24.59 FEET; THENCE SOUTH 70°03'40" EAST ALONG SAID PROPOSED NORTHERLY LINE 60.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH UNION AVENUE, SAID POINT BEING SOUTH 1156.45 FEET AND WEST 510.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 18°00'46" WEST 133.00 FEET; THENCE NORTH 71°59'14" WEST 87.50 FEET; THENCE SOUTH 09°50'54" WEST 122.62 FEET; THENCE NORTH 80°09'06" WEST 74.57 FEET; THENCE NORTH 06°30'39" EAST 55.02 FEET; THENCE NORTH 81°00' WEST 17.61 FEET, MORE OR LESS, TO THE WEST LINE OF GRANTOR'S PROPERTY, BEING THE EAST LINE OF DINKELMAN PROPERTY; THENCE NORTH 11°48' EAST ALONG COMMON BOUNDARY OF GRANTOR'S AND DINKELMAN PROPERTY 215.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTH UNION AVENUE; THENCE SOUTH 71°59'14" EAST ALONG SAID LINE 198.99 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH UNION AVENUE, SAID POINT BEING SOUTH 1156.45 FEET AND WEST 510.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 71°59'14" EAST ALONG SAID RIGHT OF WAY LINE 190.81 FEET TO A POINT ON A 550.96 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 64°46'30" WEST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 166.44 FEET TO POINT OF TANGENCY; THENCE SOUTH 42°32' WEST 90.00 FEET; THENCE NORTH 47°28' WEST 75.00 FEET; THENCE NORTH 42°32' EAST 84.90 FEET; THENCE NORTH 71°59'14" WEST 75.13 FEET; THENCE NORTH 18°00'46" EAST 133.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT PERPENDICULAR TO AND 40.00 FEET NORTHERLY FROM THE CENTER LINE OF SOUTH UNION AVENUE, SAID POINT ALSO BEING SOUTH 1521.98 FEET AND WEST 683.68 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 66°14'47" WEST PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTH UNION AVENUE 66.31 FEET; THENCE NORTH 06°30'39" EAST ALONG A FENCE LINE 132.19 FEET; THENCE SOUTH 80°09'06" EAST 74.57 FEET; THENCE NORTH 09°50'54" EAST 122.62 FEET; THENCE SOUTH 71°59'14" EAST 162.63 FEET; THENCE SOUTH 42°32' WEST 84.90 FEET; THENCE SOUTH 47°28' EAST 75.00 FEET; THENCE SOUTH 42°32' WEST 61.53 FEET; THENCE NORTH 72°19'55" WEST ALONG A FENCE LINE 148.92 FEET; THENCE SOUTH 09°50'54" WEST ALONG A FENCE LINE 103.94 FEET TO THE POINT OF BEGINNING.

Commonly Known As: 935 East South Union Avenue and, 942, 948 & 954 East North Union Avenue, Midvale, UT 84047 Illinois 60053

Tax Parcel Nos.: 22-29-130-011-0000;
22-29-130-013-0000;
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