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3/4/2019 3:48:00 PM \$37.00  
Book - 10757 Pg - 7000-7005  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:

Bridge BLOQ NAC LLC  
537 West 600 South, Suite 400  
Salt Lake City, UT 84101

NCS - 924093

Parcel Nos. 15-01-378-024; 15-01-451-001;  
15-01-451-005; 15-01-451-006; 15-01-451-007;  
15-01-451-008; 15-01-451-010; 15-01-451-012;  
15-01-451-003; 15-01-451-002; 15-01-378-025.

### **SPECIAL WARRANTY DEED (WITH RESERVATION OF EASEMENT)**

**Gale Street Properties, LLC**, a Utah limited liability company, Grantor, CONVEYS and WARRANTS against all claiming by, through or under it to **Bridge BLOQ NAC LLC**, a Delaware limited liability company, whose address is 537 West 600 South, Suite 400, Salt Lake City, UT 84101, Grantee, for the sum of TEN DOLLARS and other valuable consideration, the following described real property in Salt Lake County, State of Utah:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

Subject to any and all easements and rights-of-way of record, under or across such property, and other restrictions and reservations of record, enforceable in law and in equity, and property taxes and assessments for the year 2019 and thereafter.

This Deed and Grantor's conveyance of such property is expressly made subject to a perpetual easement on, over, and across the above described property for outdoor advertising and wireless communication purposes, on the terms set forth in that certain Perpetual Easement Agreement by and among Grantor and R.O.A. General, Inc., a Utah corporation, *inter alia*, recorded on January 19, 2018, as Entry No. 12701474, in Book 10640 at Page 2124, in the Records of the Salt Lake County Recorder's Office, the terms of which are incorporated herein by this reference. By its acceptance of this Deed, Grantee is accepting the above referenced property subject to the terms of said Perpetual Easement Agreement and agrees to be bound thereby.

*[signatures and acknowledgements follow]*

WITNESS, the hand of said Grantor, this 4<sup>th</sup> day of March, 2018.

**Gale Street Properties, LLC,**  
a Utah limited liability company

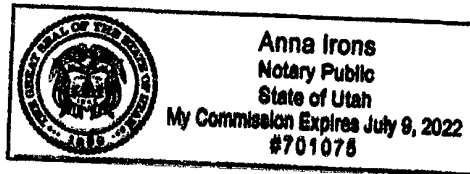
By: Dewey A. Reagan  
Name: Dewey A. Reagan  
Its: Manager

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

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2019, by Dewey A. Reagan, the Manager of Gale Street Properties, LLC, a Utah limited liability company, on behalf of Gale Street Properties, LLC.

Anna Irons  
NOTARY PUBLIC

1481548



## EXHIBIT "A"

### Legal Description

#### PARCEL 1: (15-01-378-024)

Beginning at the Northwest corner of Lot 5, Block 30, Plat "A", Salt Lake City Survey; thence South 0°00'59" East along the lot line 412.50 feet; thence North 89°57'40" East parallel with the lot line 85.00 feet to a point on the West side of an existing building; thence North 0°00'59" West 2.26 feet to the Northwest corner of said building at a point on the arc of a 36.59 foot radius curve, the center of which bears South 1°06'50" West; thence Southeasterly along the arc of said curve to the right 8.80 feet to a point on the arc of a 205.00 foot radius reverse curve; thence Southeasterly along the arc of said curve to the left 62.14 feet; thence North 89°57'40" East 160.00 feet to the West line of Gale Street; thence North 0°00'59" West along said street line 418.19 feet to the North line of said Block 30; thence South 89°57'40" West along said block line 57.00 feet; thence South 0°00'59" East 13.00 feet; thence South 89°57'40" West 10.00 feet; thence North 0°00'59" West 13.00 feet; thence South 89°57'40" West along said North block line 248.00 feet to the point of beginning.

ALSO: Beginning 72.00 feet West from the Northeast corner of Lot 6, Block 30, Plat "A", Salt Lake City Survey, and running thence West 10.00 feet; thence South 13.00 feet; thence East 10.00 feet; thence North 13.00 feet to the point of beginning.

#### PARCEL 2: (15-01-451-001)

Beginning at the Northeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey, and running thence West 19 rods; thence South 15 rods; thence East 9 rods; thence North 5 rods; thence East 3 rods; thence North 3 rods; thence East 7 rods; thence North 7 rods to the place of beginning.

#### PARCEL 3: (15-01-451-005)

Commencing 7 rods South of the Northeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey; and running thence South 3 rods; thence West 7 rods; thence North 3 rods; thence East 7 rods, to the place of beginning.

#### PARCEL 4: (15-01-451-006)

Beginning 7 ½ rods North of the Southeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey, and running thence North 2 ½ rods; thence West 10 rods; thence South 2 ½ rods; thence East 10 rods to the place of beginning.

PARCEL 5: (15-01-451-007)

Commencing at a point 5.0 rods North from the Southeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey; and running thence North 2.5 rods; thence West 10.0 rods; thence South 2.5 rods; thence East 10.0 rods to the point of beginning.

SUBJECT TO a right of way 5 feet wide along the North side of said tract.

ALSO: Beginning at a point 36.25 feet North of the Southeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey; and running thence North 46.25 feet; thence West 10.0 rods; thence South 46.25 feet; thence East 10.0 rods to the point of beginning.

SUBJECT TO a perpetual right of way over the following: Beginning 36.25 feet North from the Southeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey; and running thence West 10.0 rods; thence North 10.0 feet; thence East 10.0 rods; thence South 10.0 feet to the place of beginning.

PARCEL 6: (15-01-451-008)

Beginning at the Southeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey; and running thence West 10.0 rods; thence North 36 1/4 feet; thence East 10.0 rods; thence South 36 1/4 feet to beginning.

PARCEL 7: (15-01-451-010)

Beginning at the Southeast corner of Lot 1, Block 30, Plat "A", Salt Lake City Survey, and running thence North 5 rods; thence West 10 rods; thence North 3 rods; thence East 10 rods; thence North 12 rods; thence West 19 rods; thence South 11 rods; thence East 5 rods; thence South 9 rods; thence East 14 rods; to the place of beginning.

PARCEL 8: (15-01-451-012)

Beginning at a point 6 rods East from the Southwest corner of Lot 2, Block 30, Plat "A", Salt Lake City Survey and running thence West 0.16 feet; to the Southerly projection of the West wall of an existing building; thence North 00°03'42" East along said West wall 148.50 feet to the Northeast corner of that tract of land described in Book 5937, at Page 1826 and recorded as Entry No. 4485963, of Salt Lake County Records; thence South along the East line of said tract 9 rods to the point of beginning.

PARCEL 9: (15-01-451-003)

Commencing at the Southwest corner of Lot 7, Block 30, Plat "A", Salt Lake City Survey, and running thence North 2 1/2 rods; thence East 10 rods; thence South 2 1/2 rods; thence West 10 rods to the place of beginning.

TOGETHER WITH AND SUBJECT TO rights of way over the following: Commencing at the Northwest corner of said Lot 7, and running thence East 1 rod; thence South 15 rods; thence West 1 rod; thence North 15 rods, to the place of beginning.

PARCEL 10: (15-01-451-002)

Commencing at a point 2 ½ rods North from the Southwest corner of Lot 7, Block 30, Plat "A", Salt Lake City Survey, in the City of Salt Lake and running thence North 2 ½ rods; thence East 10 rods; thence South 2 ½ rods; thence West 10 rods to the place of beginning.

TOGETHER WITH AND SUBJECT TO a right of way over the West 1 rod of said Lot 7.

PARCEL 11: (15-01-378-025)

Beginning at a point which is North 00°00'59" West 235.78 feet and North 89°59'01" East 67.99 feet from a survey monument at the intersection of 6th South Street and Fourth West Street, said point also being South 00°00'59" East 155.00 feet from the Northwest corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey; and running thence North 00°00'59" West 72.50 feet; thence North 89°57'40" East 85.00 feet; thence North 00°00'59" West 2.26 feet to the beginning of a 36.50 foot radius curve to the right (chord bears South 83°33'32" East 8.55 feet); thence Southeasterly along the arc of said curve 8.57 feet to the beginning of a 205.00 radius curve to the left (chord bears South 83°33'32" East 61.90 feet); thence Southeasterly along the arc of said curve 62.14 feet; thence North 89°57'40" East 160.00 feet; thence South 00°00'59" East 116.81 feet; thence South 89°57'40" West 116.17 feet; thence North 00°59'22" West 24.72 feet; thence South 89°40'35" West 15.00 feet to the face of an existing building; thence North 00°59'22" West along said face 15.73 feet to a corner of said building; thence South 89°40'35" West along said face 18.00 feet to a corner of said building; thence North 00°13'32" West along said face 9.72 feet; thence South 89°57'40" West 36.11 feet; thence South 1.00 foot; thence South 89°57'40" West 43.50 feet; thence North 1.00 foot; thence South 89°57'40" West 85.50 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH a non-exclusive right and easement of use and an existing railroad spur track, or any replacement thereof, the center line of which is approximately described as follows:

Beginning at a point South 20 feet, more or less, from the Northwest corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey; and running thence Southeasterly along a curve to the left to a point South 82.5 feet, more or less, from the Northeast corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey; thence East 150 feet, more or less to a point on the West line of Gale Street.

Provided, however, that the right and easement of use herein granted shall remain in force and effect so long as the present spur track or any replacement thereof is in existence in approximately the same location as the spur track, and shall cease upon destruction or removal, without replacement, of the present spur track or any replacement thereof, and which right and easement of use shall be appurtenant to and pass with title to the following described tract:

Commencing at the Northwest corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey; and running thence East 315 feet; thence South 165 feet; thence West 150 feet; thence North 82.5 feet; thence West 165 feet; thence North along the East boundary of Third West Street 82.5 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO a perpetual right of way and easement for pedestrian and vehicular ingress and egress over and across the following described tract:

Beginning at a point which is North  $0^{\circ}00'59''$  West 115.00 feet from the Southwest corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey; thence North  $89^{\circ}57'40''$  East 150.00 feet; thence North  $0^{\circ}00'59''$  West 20.00 feet; thence South  $89^{\circ}57'40''$  West 150.00 feet; thence South  $0^{\circ}00'59''$  West 10.00 feet; thence South  $89^{\circ}57'40''$  West 35.00 feet; thence South  $0^{\circ}00'59''$  East 10.00 feet; thence North  $89^{\circ}57'40''$  East 35.00 feet to the point of beginning.

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3/4/2019 3:48:00 PM \$15.00  
Book - 10757 Pg - 7006-7008  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Bridge BLOQ NAC LLC  
537 West 600 South, Suite 400  
Salt Lake City, UT 84101

NCS - 924093

Parcel No. 15-01-378-020

**SPECIAL WARRANTY DEED  
(WITH RESERVATION OF EASEMENT)**

**Sixth South Properties, LLC**, a Utah limited liability company, Grantor, CONVEYS and WARRANTS against all claiming by, through or under it to **Bridge BLOQ NAC LLC**, a Delaware limited liability company, whose address is 537 West 600 South, Suite 400, Salt Lake City, UT 84101, Grantee, for the sum of TEN DOLLARS and other valuable consideration, the following described real property in Salt Lake County, State of Utah:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

Subject to any and all easements and rights-of-way of record, under or across such property, and other restrictions and reservations of record, enforceable in law and in equity, and property taxes and assessments for the year 2019 and thereafter.

This Deed and Grantor's conveyance of such property is expressly made subject to a perpetual easement on, over, and across the above described property for outdoor advertising and wireless communication purposes, on the terms set forth in that certain Perpetual Easement Agreement by and among Grantor and R.O.A. General, Inc., a Utah corporation, *inter alia*, recorded on January 19, 2018, as Entry No. 12701474, in Book 10640 at Page 2124, in the Records of the Salt Lake County Recorder's Office, the terms of which are incorporated herein by this reference. By its acceptance of this Deed, Grantee is accepting the above referenced property subject to the terms of said Perpetual Easement Agreement and agrees to be bound thereby.

*[signatures and acknowledgements follow]*

WITNESS, the hand of said Grantor, this 4<sup>th</sup> day of March, 2018.

**Sixth South Properties, LLC,**  
a Utah limited liability company

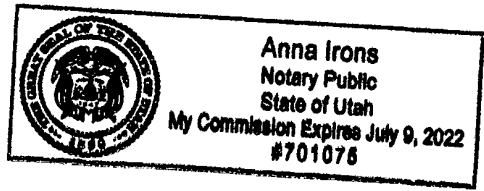
By: Dewey A. Reagan  
Name: Dewey A. Reagan  
Its: Manager

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

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2019, by Dewey A. Reagan, the Manager of Sixth South Properties, LLC, a Utah limited liability company, on behalf of Sixth South Properties, LLC.

Anna Irons  
NOTARY PUBLIC

1481550





**EXHIBIT "A"**

**Legal Description**

PARCEL 1: (15-01-378-020)

Beginning at the Southwest Corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey and running thence North 89°57'40" East along said block line 150 feet to the West line of Gayle Street; thence North 0°00'59" West along said street line 125.00 feet; thence South 89°57'40" West 185.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet; thence South 0°00'59" East 115.00 feet to the point of beginning.

PARCEL 2: (15-01-378-020)

A perpetual right of way and easement for pedestrian and vehicular ingress and egress as disclosed by Warranty Deed recorded January 24, 1997 as Entry No. 6556718 in Book 7584 at Page 1096 particularly described as follows:

Beginning at a point North 0°00'59" West 115.00 feet from the Southwest Corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey and running thence North 89°57'40" East 150.00 feet; thence North 0°00'59" West 20.00 feet; thence South 89°57'40" West 150.00 feet; thence South 0°00'59" East 10.00 feet; thence South 89°57'40" West 35.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet to the point of beginning.

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3/4/2019 3:48:00 PM \$16.00  
Book - 10757 Pg - 7009-7011  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Bridge BLOQ NAC LLC  
537 West 600 South, Suite 400  
Salt Lake City, UT 84101

NCS- 924093

Parcel Nos. 15-01-451-009; 15-01-451-011

**SPECIAL WARRANTY DEED  
(WITH RESERVATION OF EASEMENT)**

**Third West Properties, LLC**, a Utah limited liability company, Grantor, CONVEYS and WARRANTS against all claiming by, through or under it to **Bridge BLOQ NAC LLC**, a Delaware limited liability company, whose address is 537 West 600 South, Suite 400, Salt Lake City, UT 84101, Grantee, for the sum of TEN DOLLARS and other valuable consideration, the following described real property in Salt Lake County, State of Utah:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

Subject to any and all easements and rights-of-way of record, under or across such property, and other restrictions and reservations of record, enforceable in law and in equity, and property taxes and assessments for the year 2019 and thereafter.

This Deed and Grantor's conveyance of such property is expressly made subject to a perpetual easement on, over, and across the above described property for outdoor advertising and wireless communication purposes, on the terms set forth in that certain Perpetual Easement Agreement by and among Grantor and R.O.A. General, Inc., a Utah corporation, *inter alia*, recorded on January 19, 2018, as Entry No. 12701474, in Book 10640 at Page 2124, in the Records of the Salt Lake County Recorder's Office, the terms of which are incorporated herein by this reference. By its acceptance of this Deed, Grantee is accepting the above referenced property subject to the terms of said Perpetual Easement Agreement and agrees to be bound thereby.

*[signatures and acknowledgements follow]*

WITNESS, the hand of said Grantor, this 4<sup>th</sup> day of March, 2018.

**Third West Properties, LLC,**  
a Utah limited liability company

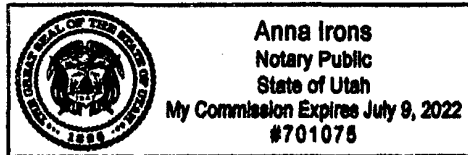
By: Dewey A. Reagan  
Name: Dewey A. Reagan  
Its: Manager

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

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2019, by Dewey A. Reagan the Manager of Third West Properties, LLC, a Utah limited liability company, on behalf of Third West Properties, LLC.

Anna Irons  
NOTARY PUBLIC

1480966



**EXHIBIT "A"**

**Legal Description**

PARCEL 1: (15-01-451-009)

Commencing 5 rods North from the Southeast Corner of Lot 1, Block 3, Plat "A", Salt Lake City Survey; and running thence North 3 rods, thence West 10 rods, thence South 3 rods; thence East 10 rods to the point of beginning.

PARCEL 2: (15-01-451-011)

Beginning at a point 1 rod East from the Southwest corner of Lot 2, Block 30, Plat "A", Salt Lake City Survey; thence North 9 rods; thence East 5 rods; thence South 9 rods; thence West 5 rods to the point of beginning.

LESS AND EXCEPTING the following described parcel:

Beginning at a point 6 rods East from the Southwest corner of Lot 2, Block 30, Plat "A", Salt Lake City Survey; and running thence West 0.16 feet to the Southerly projection of the West wall of an existing building; thence North 00°03'42" East along said West wall 148.50 feet to the Northeast corner of that tract of land described in Book 5937, at Page 1826, and recorded as Entry No. 4485963, of Salt Lake County Records; thence South along the East line of said Tract 9 rods to the point of beginning.