

RECORDING REQUESTED BY:

Stewart Title Guaranty Company

WHEN RECORDED MAIL TO:

300 West Owner LLC
555 Bryant Street, #515
Palo Alto, CA 94301
Attention: Jason Oberman

13090584

10/3/2019 1:17:00 PM \$40.00

Book - 10840 Pg - 7718-7728

RASHELLE HOBBS

Recorder, Salt Lake County, UT

STEWART TITLE INS AGCY OF UT

BY: eCASH, DEPUTY - EF 11 P.

Space above this line for Recorder's use

LOT LINE ADJUSTMENT

Whereas, North 300 West LLC, a Delaware limited liability company (“**North Tract Owner**”), is the owner of record of that certain Tract VI described on Exhibit A-1, which is attached hereto and made a part hereof.

Whereas, South 300 West LLC, a Delaware limited liability company (“**South Tract Owner**”), is the owner of record of that certain Tract IX described on Exhibit A-2, which is attached hereto and made a part hereof.

Whereas, it is necessary to adjust the property line between the existing Tract VI and Tract IX (as shown on Exhibit B) to establish the resultant parcels, Adjusted Tract VI and Adjusted Tract IX, as shown on Exhibit C.

Now, therefore, said lot lines are hereby approved, pursuant to Section 66412(d) of the Government Code. Said approval authorizes the relocation or deletion of the lot lines as shown on Exhibit C and as described on Exhibit D, which are attached hereto and made a part hereof.


Each of the North Tract Owner and South Tract Owner do hereby agree to the lot line adjustment.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this instrument as of September 28, 2019.

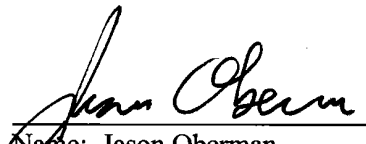
NORTH TRACT OWNER:

NORTH 300 WEST LLC,
a Delaware limited liability company

By: 
Name: Jason Oberman
Title: President

SOUTH TRACT OWNER:

SOUTH 300 WEST LLC,
a Delaware limited liability company

By: 
Name: Jason Oberman
Title: President

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.

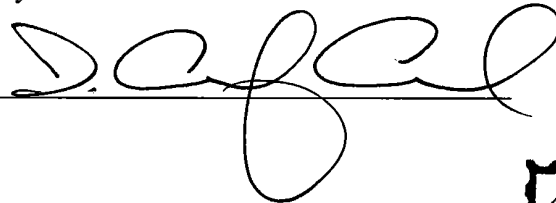
STATE OF CALIFORNIA)

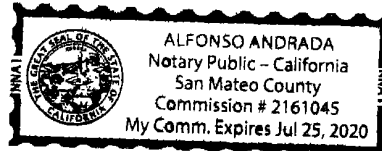
COUNTY OF SAN MATEO)

On SEPTEMBER 28, 2019, before me, ALFONSO ANDRADA (here insert name and title of the notarizing officer), personally appeared Jason Oberman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature  (Seal)



ACKNOWLEDGMENT

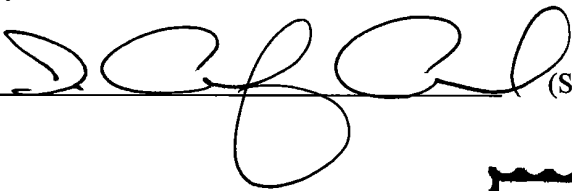
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 SAN MATEO)
COUNTY OF ~~SAN FRANCISCO~~)
 M)

On SEPTEMBER 28, 2019, before me, ALFONSO ANDRADA (here insert name and title of the notarizing officer), personally appeared Jason Oberman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature  (Seal)

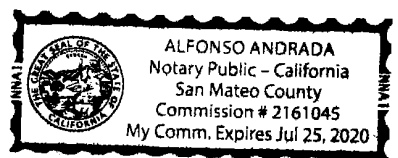


EXHIBIT A-1

LEGAL DESCRIPTION OF TRACT VI OWNED BY NORTH TRACT OWNER

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN SALT LAKE COUNTY, STATE OF UTAH:

TRACT VI (TIMESQUARE - 7, 8 & 9) (15-24-177-010)

Beginning on the Easterly right-of-way line of a State Highway at a point which is North 0°04'30" West along the 300 West street Monument line 3,512.11 feet and North 89°54'07" West parallel with and 12.00 feet perpendicularly distant

Southerly from the centerline of the Denver and Rio Grande Western Railroad, a distance of 897.21 feet from the County Surveyor's Monument at the intersection of 2700 South Street and 300 West Street, said monument being located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 3°33'41" East along said State Highway right-of-way line 965.67 feet; thence North 71°15' East 146.30 feet to a point on the Westerly line of Bearcat Drive, said point being on the arc of a 230.00 foot radius curve the center of which bears North 71°15' East; thence Northerly along said West Street line and the arc of said curve to the right through a central angle of 18°40'30", a distance of 74.97 feet; thence North 0°04'30" West along said West Street line 842.83 feet; thence North 89°54'07" West 185.21 feet to the point of beginning.

Together with 1/2 vacated portion of Bearcat Drive abutting the North 218.42 feet of the East boundary, as set forth in that street vacation plat recorded July 22, 2009, as Entry No. 10759742, in Book 9748, at Page 448.

Less and excepting therefrom any portion lying within the bounds of that property taken by UDOT by virtue of that Final Judgment of Condemnation recorded December 14, 2006 as Entry No. 9939454, in Book 9394, at Page 3829 of Official Records and being more particularly described as follows:

A parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the SE1/4NW1/4 of Section 24, T. 1 S., R. 1 W., SLB&M. The boundaries of said parcel of land described as follows:

Beginning at a point on the existing Northeasterly no-access and right of way line of a State Highway, said point being 682.557 meters (2239.36 feet) [actual measured distance being 682.055 meters, being 2237.71 feet] North 0°4'30" West along the monument line and 102.093 meters (334.95 feet) North 88°03'41" West from a monument at the intersection of 2700 South and 300 West Streets (said monument being 906.224 meters (2,973.175 feet) East and 156.655 meters (513.96 feet) North from the Southwest corner of said Section 24), running Westerly 87.377 meters (286.67 feet) along the arc of a 215.344 meter (706.51 foot) radius curve to the right and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 76°26'14" West for a distance of 86.779 meters (284.71 feet)); to a point of compound curvature with a 144.158 meter (472.96 foot) radius curve to the right Northwesterly 99.941 meters (327.89 feet) along the arc of said curve and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 44°57'09" West for a distance of 97.952 meters (321.36 feet)); thence North 03°33'41" West 12.900 meters (43.32 feet) along the Easterly no access and right of way line of a freeway; thence North 88°43'24" East 6.148 meters (20.17 feet); thence Southeasterly 99.706 meters (327.12 feet) along the arc of a 180.330 meters (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 42°57'08" East for a distance of 98.440 meters (322.97 feet)); thence South 23°57'49" West 10.484 meters (34.40 feet); thence South 66°02'11" East 6.096 meters (20.00 feet); North 23°57'49" East 9.814 meters (32.20 feet); thence Southeasterly 21.854 meters (71.70 feet) along the arc of a 180.330 meter (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 64°12'44" East for a distance of 21.841 meters (71.66 feet)); thence South 16°03'17" West 4.973 meters (16.32 feet); thence Easterly 59.315 meters (194.60 feet) along the arc of a 185.274 meter (607.86 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.062 meters (193.77 feet)); to the point of beginning.

EXHIBIT A-2

LEGAL DESCRIPTION OF TRACT IX OWNED BY SOUTH TRACT OWNER

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN SALT LAKE COUNTY, STATE OF UTAH:

TRACT IX (PARKING LOT) (15-24-177-008)

Beginning at a point which is North 3,063.8 feet and East 2,131.36 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 71°15'00" East 146.3 feet, more or less; thence Southeasterly along a curve to the left 195.83 feet, more or less; thence South 22°28' West 80.49 feet; thence South 64°48'49" East 18.93 feet; thence South 25°11'11" West 64.495 feet; thence Northwesterly along a 472.96 radius curve to the right, a distance of 327.89 feet; thence North 3°33'41" West 4.96 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of that property taken by UDOT by virtue of that Final Judgment of Condemnation recorded December 14, 2006 as Entry No. 9939454, in Book 9394, at Page 3829 of Official Records and being more particularly described as follows:

A parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the SE 1/4NW 1/4 of Section 24, T. 1 S., R. 1 W., SLB&M. The boundaries of said parcel of land described as follows:

Beginning at a point on the existing Northeasterly no-access and right of way line of a State Highway, said point being 682.557 meters (2239.36 feet) [actual measured distance being 682.055 meters, being 2237.71 feet] North 0°4'30" West along the monument line and 102.093 meters (334.95 feet) North 88°03'41" West from a monument at the intersection of 2700 South and 300 West Streets (said monument being 906.224 meters (2,973.175 feet) East and 156.655 meters (513.96 feet) North from the Southwest corner of said Section 24), running Westerly 87.377 meters (286.67 feet) along the arc of a 215.344 meter (706.51 foot) radius curve to the right and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 76°26'14" West for a distance of 86.779 meters (284.71 feet)); to a point of compound curvature with a 144.158 meter (472.96 foot) radius curve to the right Northwesterly 99.941 meters (327.89 feet) along the arc of said curve and along said existing Northeasterly no-access and right of way line of a State Highway (Note: chord to said curve bears North 44°57'09" West for a distance of 97.952 meters (321.36 feet)); thence North 03°33'41" West 12.900 meters (43.32 feet) along the Easterly no access and right of way line of a freeway; thence North 88°43'24" East 6.148 meters (20.17 feet); thence Southeasterly 99.706 meters (327.12 feet) along the arc of a 180.330 meters (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 42°57'08" East for a distance of 98.440 meters (322.97 feet)); thence South 23°57'49" West 10.484 meters (34.40 feet); thence South 66°02'11" East 6.096 meters (20.00 feet); North 23°57'49" East 9.814 meters (32.20 feet); thence Southeasterly 21.854 meters (71.70 feet) along the arc of a 180.330 meter (591.63 foot) radius non tangent curve to the left (Note: chord of said curve bears South 64°12'44" East for a distance of 21.841 meters (71.66 feet)); thence South 16°03'17" West 4.973 meters (16.32 feet); thence Easterly 59.315 meters (194.60 feet) along the arc of a 185.274 meter (607.86 foot) radius non tangent curve to the left (Note: chord of said curve bears South 77°01'24" East for a distance of 59.062 meters (193.77 feet)); to the point of beginning.

EXHIBIT B

DEPICTION OF CURRENT TRACTS SUBJECT TO LOT LINE ADJUSTMENT

[To be attached.]



NOT TO SCALE

EXHIBIT "B"

ORIGINAL PARCEL LINES TRACTS VI AND IX

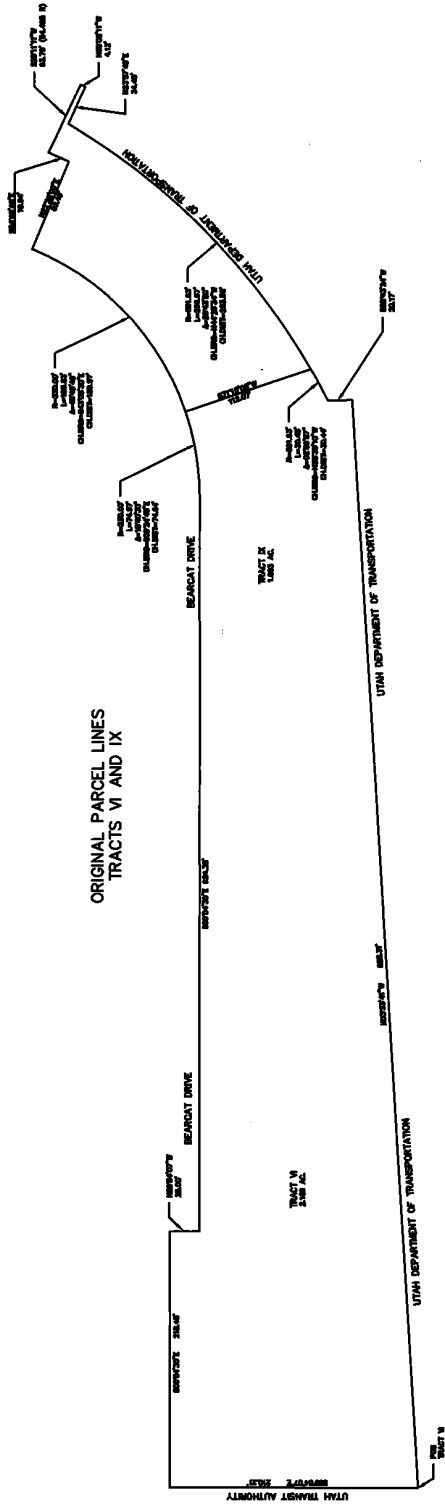


EXHIBIT C

DEPICTION OF TRACTS AFTER LOT LINE ADJUSTMENT

[To be attached.]

EXHIBIT D

**LEGAL DESCRIPTION OF TRACTS AFTER LOT LINE ADJUSTMENT
(ADJUSTED TRACT VI AND ADJUSTED TRACT IX)**

Revised Tract VI

Beginning on the Easterly no-access and right-of-way line of a State Highway at a point which is North 0°04'30" West along the 300 West street Monument line 3,512.11 feet and North 89°54'07" West parallel with and 12.00 feet perpendicularly distant Southerly from the centerline of the Denver and Rio Grande Western Railroad, a distance of 897.21 feet from the County Surveyor's Monument at the intersection of 2700 South Street and 300 West Street, said monument being located 513.96 feet North and 2,973.175 feet East of the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 03°33'41" East along said State Highway no-access and right-of-way line 532.43 feet; thence North 89°55'30" East, 152.83 feet to the westerly right-of-way line of Bearcat Drive; thence along said westerly right-of-way line North 00°04'30" West, 312.43 feet; thence South 89°54'07" East, 25.00 feet to the centerline of said Bearcat Drive; thence along said centerline North 00°04'30" West, 218.45 feet to the northerly line of the entire tract; thence along said northerly line North 89°54'07" West, 210.21 feet to the Point of Beginning.

Containing 95,234 square feet or 2.186 acres, more or less.

Revised Tract IX

Beginning at a point on the southwesterly right of way line of Bearcat Drive, which is North 3,173.45 feet and East 2,225.28 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said southwesterly right of way line southeasterly along a 230.00 foot radius non-tangent curve to the left 270.80 feet (Chord bears South 33°48'15" East 255.42 feet), more or less; thence South 22°26' West 80.49 feet; thence South 64°48'49" East 18.94 feet; thence South 25°11'11" West 63.79 feet to the northeasterly line of the Utah Department of Transportation property; thence along said northeasterly line the following five (5) courses: (1) North 66°02'11" West 4.12 feet; thence (2) North 23°57'49" East 34.40 feet; thence (3) northwesterly along a 591.63 radius non-tangent curve to the right, 327.12 feet (Chord bears North 42°57'08" West 322.97 feet); thence (4) South 88°43'24" West 20.17 feet; thence (5) North 03°33'41" West 395.89 feet to the northerly line of the entire tract; thence along said northerly line North 89°55'30" East 152.83 feet to the westerly right of way line of Bearcat Drive; thence along said westerly right of way line South 00°04'30" East 311.95 feet to the point of beginning.

Containing 82,022 square feet or 1.883 acres, more or less.