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Book - 10673 Pg - 6943-6950  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE INS CO  
BY: eCASH, DEPUTY - EF 8 P.

**AFTER RECORDING RETURN TO:**

Nathaniel Touboul, Esq.  
Allen Matkins Leck Gamble  
Mallory & Natsis LLP  
Three Embarcadero Center, 12<sup>th</sup> Floor  
San Francisco, CA 94111-4074

**SPECIAL WARRANTY DEED**

300 WEST SALT LAKE LLC, a Delaware limited liability company (formerly known as WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, a Colorado limited liability company), having an office 1345 Avenue of the Americas, 46th Floor, New York, NY 10105 ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration paid by PINE MARTIN INVESTMENT II LLC, a Florida limited liability company, having an office at 10225 Collins Avenue, Unit 702, Bal Harbour, FL 33154 ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, REMISE, RELEASE, AND CONVEY unto Grantee the real property situated in Salt Lake City, County of Salt Lake, State of Utah described on Exhibit A attached hereto (the "Land"), together with the following: (i) any and all rights of Grantor in and to all improvements, structures, and fixtures placed, constructed, or installed on the Land; (ii) any and all rights of Grantor in and to all minerals, oil, gas, and coal in, on, and under, and that may be produced from, the Land, (iii) all rights, benefits, privileges, easements, tenements, and appurtenances on the Land or in any manner appertaining thereto, and (iv) any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights of way (collectively, the "Property" ).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to those matters set forth on Exhibit B attached hereto to the extent such matters are in effect and apply to the Property.

**[Signature appears on following page]**



*Exhibit A*  
*to*  
*Special Warranty Deed*  
  
*(Legal Description)*

The land located in Salt Lake County, Utah described as follows:

PARCEL 1:

LOT 6 300 WEST TOWN CENTER SUBDIVISION, SALT LAKE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT RECORDED OCTOBER 14, 2009, AS ENTRY NO. 10816796 IN PLAT BOOK 2009P, AT PAGE 148.

TOGETHER WITH THE FOLLOWING TO THE EXTENT APPURTENANT TO OR BENEFITING PARCEL 1:

PARCEL 2:

THE RIGHTS, BENEFITS AND EASEMENTS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT FROM YOUNG ELECTRIC SIGN COMPANY TO WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, DATED NOVEMBER 17, 2008, RECORDED NOVEMBER 19, 2008 AS DOCUMENT NO. 10564908, IN BOOK 9659, AT PAGE 9641, IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.

PARCEL 3:

THE RIGHTS AND BENEFITS CONTAINED IN THAT CERTAIN LETTER AGREEMENT DATED MARCH 14, 2008 BETWEEN YOUNG ELECTRIC SIGN COMPANY, YOUNG ELECTRIC SIGN COMPANY PROFIT SHARING 401(K) RETIREMENT PLAN AND TRUST, AND WEINGARTEN MILLER EQUIWEST LLC, RECORDED NOVEMBER 20, 2008 AS DOCUMENT NO. 10565035, IN BOOK 9660, AT PAGE 385, IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.

PARCEL 4:

THE RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT FROM THE YOUNG ELECTRIC SIGN COMPANY PROFIT SHARING 401(K) RETIREMENT PLAN AND TRUST DATED SEPTEMBER 13, 2002 TO WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, RECORDED SEPTEMBER 01, 2009 AS DOCUMENT NO. 10789646, IN BOOK 9760 AT PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.

PARCEL 5:

THE RIGHTS, BENEFITS AND EASEMENTS CONTAINED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, DATED OCTOBER 16, 2009, RECORDED OCTOBER 21, 2009, AS DOCUMENT NO. 10821303, IN BOOK 9772, PAGE 4892, IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED FEBRUARY 10, 2011 AS ENTRY NO. 11132434 IN BOOK 9904 AT PAGE 7602 OF OFFICIAL RECORDS, SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED MAY 29, 2012 AS ENTRY NO. 11399709 IN BOOK 10021 AT PAGE 1613 OF OFFICIAL RECORDS, THIRD AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED JANUARY 26, 2018 AS ENTRY NO. 12705614 IN BOOK 10642 AT PAGE 707 OF OFFICIAL RECORDS, FOURTH AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2018 AS ENTRY NO. 12722843 IN BOOK 10650 AT PAGE 1363 OF OFFICIAL RECORDS, COST SHARING AGREEMENT (OPERATION AND EASEMENT AGREEMENT) RECORDED JANUARY 26, 2018 AS ENTRY NO. 12705609 IN BOOK 10642 AT PAGE 665 OF OFFICIAL RECORDS, FIRST AMENDMENT TO COST SHARING AGREEMENT (OPERATION AND EASEMENT AGREEMENT) RECORDED FEBRUARY 26, 2018 AS ENTRY NO. 12722835 IN BOOK 10650 AT PAGE 1311 OF OFFICIAL RECORDS.

Parcel I.D.  
15-12-404-007-0000

Street Address: 1098 South 300 West, Salt Lake City, UT 84101

*Exhibit B*  
*to*  
*Special Warranty Deed*  
*(Permitted Exceptions)*

1. This item has been intentionally deleted.
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. This item has been intentionally deleted.
8. Taxes and assessments for the year 2018 now a lien, none currently due and payable.
9. This item has been intentionally deleted.
10. Reservation of mineral rights in that certain Warranty Deed dated October 08, 1975 recorded November 20, 1975 as Entry No. 2762134 in Book 4032 at Page 140 of Official Records.
11. Reservation of mineral rights in that certain Deed dated October 08, 1975 recorded October 29, 1975 as Entry No. 2755505 in Book 4011 at Page 221 of Official Records.
12. Reservation of mineral rights in that certain Quit Claim Deed dated May 04, 1987 recorded July 17, 1987 as Entry No. 4492721 in Book 5941 at Page 2944 of Official Records.
13. An Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan) Pursuant to Petition No. 400-01-36 recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.
14. Grant of Easement and the terms, conditions and limitations contained therein granted by Weingarten Miller Equiwest Salt Lake LLC, a Utah corporation, to Young Electric Sign Company, dated November 19, 2008 recorded November 19, 2008 as Entry No. 10564909 in Book 9659 at Page 9648 of Official Records.
15. Letter Agreement among Young Electric Sign Company, Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust, and Weingarten Miller Salt Lake Equiwest LLC, dated March 14, 2008 and the terms, conditions and limitations contained therein recorded November 20, 2008 as Entry No. 10565035 in Book 9660 at Page 385 of Official Records.

16. Grant of Easement and the terms, conditions and limitations contained therein granted by Weingarten Miller Equiwest Salt Lake LLC, a Utah corporation, to Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust, dated June 29, 2009 recorded September 01, 2009 as Entry No. 10789647 in Book 9760 at Page 23 of Official Records.

17. Easements, notes and restrictions as shown on 300 West Town Center Subdivision plat recorded October 14, 2009 as Entry No. 10816796 in Book 2009P of Plats at Page 148.

18. Operation and Easement Agreement and the terms, conditions and limitations contained therein between Target Corporation and Weingarten Miller Equiwest Salt Lake LLC, dated October 16, 2009 recorded October 21, 2009 as Entry No. 10821303 in Book 9772 at Page 4892 of Official Records.

First Amendment to Operation and Easement Agreement recorded February 10, 2011 as Entry No. 11132434 in Book 9904 at Page 7602 of Official Records.

Second Amendment to Operation and Easement Agreement recorded May 29, 2012 as Entry No. 11399709 in Book 10021 at Page 1613 of Official Records.

Third Amendment to Operation and Easement Agreement recorded January 26, 2018 as Entry No. 12705614 in Book 10642 at Page 707 of Official Records.

Fourth Amendment to Operation and Easement Agreement recorded February 26, 2018 as Entry No. 12722843 in Book 10650 at Page 1363 of Official Records.

Cost Sharing Agreement (Operation and Easement Agreement) recorded January 26, 2018 as Entry No. 12705609 in Book 10642 at Page 665 of Official Records.

First Amendment to Cost Sharing Agreement (Operation and Easement Agreement) recorded February 26, 2018 as Entry No. 12722835 in Book 10650 at Page 1311 of Official Records.

(The following affects the Southerly portion of Lot 6)

19. An easement over, across or through the land for underground electric power transmission, distribution and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded May 26, 2010 as Entry No. 10959585 in Book 9828 at Page 4183 of Official Records.

(The following affects the Southeasterly portion of lot 6)

20. An easement over, across or through the land for a perpetual easement and incidental purposes, as granted to Salt Lake City Corporation, a Utah municipal corporation by Instrument recorded December 07, 2010 as Entry No. 11091671 in Book 9886 at Page 5889 of Official Records.

21. Terms, conditions, provisions, obligations and agreements as set forth in the Environmental Covenant recorded July 2, 2013 as Entry No. 11676588 in Book 10155 at Page 7987 of Official Records.

Amendment to Environmental Covenant recorded July 28, 2014 as Entry No. 11887482 in Book 10248 at Page 3387 of Official Records.

Cost Sharing Agreement (Environmental Covenant) recorded January 26, 2018 as Entry No. 12705608 in Book 10642 at Page 655 of Official Records.

First Amendment to Cost Sharing Agreement (Environmental Covenant) recorded February 26, 2018 as Entry No. 12722834 in Book 10650 at Page 1298 of Official Records.

22. An unrecorded Lease executed by Weingarten Miller Equiwest Salt Lake LLC, a Colorado limited liability company, as Lessor, and Keybank National Association, a national banking association, as Lessee, as disclosed by Memorandum of Land Lease Contract recorded March 24, 2011 as Entry No. 11155178 in Book 9913 at Page 4254 of Official Records.

Subordination, Non-Disturbance and Attornment Agreement in connection therewith recorded October 9, 2013 as Entry No. 11739402 in Book 10184 at Page 3034-3044 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

(The following exception affects all of the Land, together with other land not included herein)

23. This item has been intentionally deleted.

24. This item has been intentionally deleted.

25. This item has been intentionally deleted.

26. Declaration of Restrictive Use Covenant recorded January 26, 2018 as Entry No. 12705612 in Book 10642 at Page 987 of Official Records.

27. Declaration of Restrictive Use Covenant recorded January 26, 2018 as Entry No. 12705613 in Book 10642 at Page 697 of Official Records.

First Amendment to Declaration of Restrictive Use Covenant recorded February 26, 2018 as Entry No. 12722836 in Book 10650 at Page 1324 of Official Records.

28. Declaration of Restrictive Use Covenant recorded March 6, 2018 as Entry No. 12728586 in Book 10652 at Page 9790 of Official Records.

29. Declaration of Restrictive Use Covenant recorded March 6, 2018 as Entry No. 12728587 in Book 10652 at Page 9799 of Official Records.

30. This item has been intentionally deleted.

31. Terms, conditions, provisions and easement as set forth in the Sign Easement recorded April 24, 2018 as Entry No. 12759330 in Book 10667, Page 9753 of Official Records.

32. Terms, conditions, provisions and easement as set forth in the Sign Easement Agreement recorded April 24, 2018 as Entry No. 12759331 in Book 10667, Page 9760 of Official Records.
33. Declaration of Restrictive Use Covenant recorded concurrently herewith.