

12692639  
1/5/2018 8:33:00 AM \$16.00  
Book - 10636 Pg - 1647-1649  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE CO TX  
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:  
BMW5, LLC  
391 S. Orange St.  
Salt Lake City, Utah 84104  
Attn: Jeff Reynolds

AFTER RECORDING RETURN TO:  
BMW5, LLC  
391 S. Orange St.  
Salt Lake City, Utah 84104  
Attn: Jeff Reynolds

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

TERRATEK INC., a Utah corporation ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to BMW5, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 391 S. Orange St., Salt Lake City, Utah 84104, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the property or tract of land described in Exhibit A attached hereto and made part hereof, situated in Salt Lake County, Utah (the "Property").

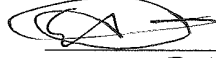
This conveyance is made subject to and subordinate to all easements, restrictions, rights of way and other matters appearing of record and general property taxes for the year 2017 and thereafter.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on the date of the acknowledgment set forth below.

GRANTOR:

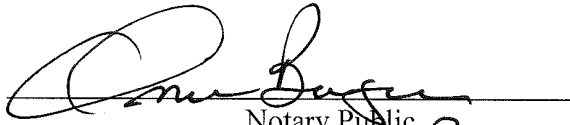
TERRATEK INC., a Utah corporation

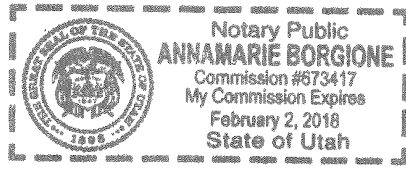
By:   
Name: E. SIEBRITS  
Title: VP TERRATEK

STATE OF ~~TEXAS~~ Utah  
COUNTY OF Salt Lake

§  
§  
§

On December 28, 2017, before me, Notary, personally appeared Edward Siebrits, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the V.P. of TERRATEK INC., a Utah corporation.

  
Notary Public  
Annamarie Borgione  
(Printed Name)



My Commission expires: 2-2-2018

{Seal or Stamp}

EXHIBIT A

PARCEL 1:

Tax Parcel No. 15-16-452-021-0000.

Lot 2, PIONEER SQUARE INDUSTRIAL PARK - PLAT "C" AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK - PLAT "B", ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS AT PAGE 273 OF OFFICIAL RECORDS.

PARCEL 2:

Tax Parcel No. 15-16-452-005-0000

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B", RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43' EAST 395.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 TO THE NORTHERLY LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17' WEST 551.39 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 37°43' WEST 395.00 FEET; THENCE NORTH 52°17' EAST 551.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B", RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43' EAST 395.00 FEET TO THE NORTH LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17' WEST 275.7 FEET ALONG SAID LINE; THENCE NORTH 37°43' WEST 395.00 FEET; THENCE NORTH 52°17' EAST 275.7 FEET TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:  
Jeff Reynolds  
1945 South Fremont Drive  
Salt Lake City, UT 84104

13461250  
11/13/2020 3:10:00 PM \$40.00  
Book - 11060 Pg - 2688-2692  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.



TAX ID NO.: 15-16-452-005 & 021  
114754-CAF

## **CORRECTIVE QUITCLAIM DEED**

**Fremont, LLC, a Utah limited liability company AND BMW 5, LLC, a Utah limited liability company GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to BMW 5, LLC, a Utah limited liability company**

**GRANTEE(S) of Salt Lake City, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:**

**SEE EXHIBITS "A & B" ATTACHED HERETO**

**THIS CORRECTIVE QUITCLAIM DEED IS INTENDED TO CORRECT THE ERRORS FOUND IN THE NOTICE OF LOT LINE ADJUSTMENT APPROVAL, AS ENTRY NUMBER 13436438, BOOK 11045 AND PAGE 867-224 WHEREIN THE EXHIBITS, QUITCLAIM DEEDS, LEGAL DESCRIPTIONS, ACCESS EASEMENT, GRANT OF SHARED ACCESS EASEMENT WERE ALL RECORDED AS PART OF THE NOTICE AND NOT AS SEPARATE DOCUMENTS AS INTENDED. THE LEGAL DESCRIPTION FOUND IN EXHIBIT "A" CORRECTS ANY AND ALL ERRORS AND SUPERCEDES THE LEGAL DESCRIPTION FOUND IN THE AFOREMENTIONED NOTICE OF LOT LINE ADJUSTMENT.**

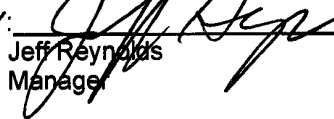
**TAX ID NO.: 15-16-452-005 and 15-16-452-021 (for reference purposes only)**

Dated this 12th day of November, 2020.

Fremont, LLC, a Utah limited liability company

BY:  \_\_\_\_\_  
Jeff Reynolds  
Manager

BMW 5, LLC, a Utah limited liability company

BY:  \_\_\_\_\_  
Jeff Reynolds  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of Fremont, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



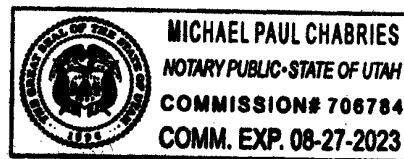
STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of November, 2020, personally appeared before me Jeff Reynolds, who acknowledged themselves to be the Manager of BMW 5, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



**EXHIBIT A**

**NEW BMW5 LLC Description**

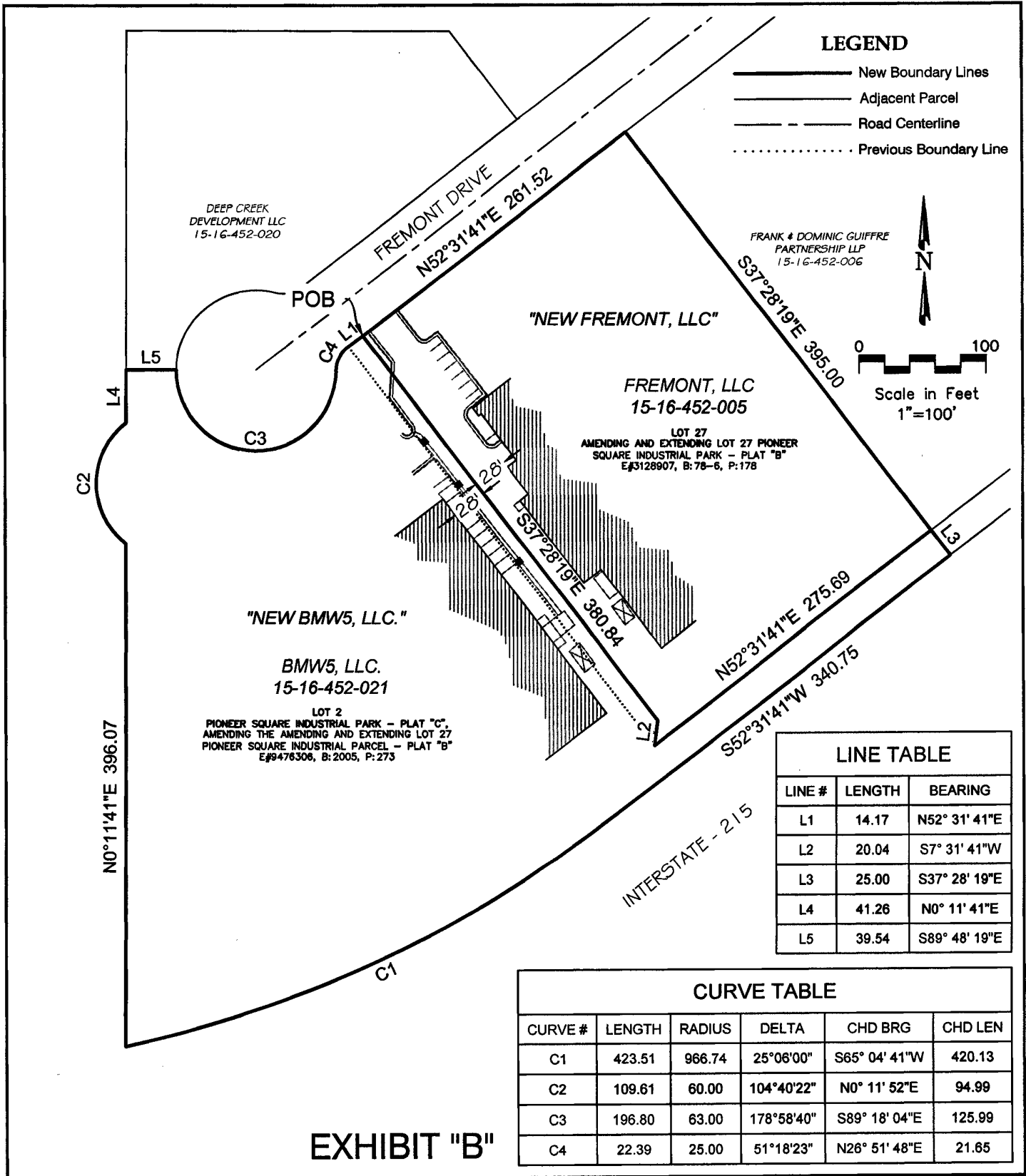
A parcel of land being all of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 and part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded January 5, 2018 as Entry No. 12692639 in Book 10636, at Page 1647 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

**Beginning** at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41" E. along said lines from a northeasterly corner of said Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B”; thence S. 37°28'19" E. 380.84 feet; thence S. 07°31'41" W. 20.04 feet to an interior corner of said Lot 2; thence along said Lot 2 the following ten (10) courses: 1) N. 52°31'41" E. (Record = N52°17'00"E) 275.69 feet; 2) S. 37°28'19" E. (Record = S37°43'W) 25.00 feet; thence S. 52°31'41" W. (Record = S52°17'00"W) 340.75 feet to a point of tangency with a 966.74 – foot radius curve to the right, concave northwesterly; 3) Southwesterly 423.51 feet along the arc of said curve, through a central angle of 25°06'00" (Chord bears S. 65°04'41" W. 420.13 feet); 4) N. 00°11'41" E. (Record = N0°03'00"W) 396.07 feet to a point of non-tangency with a 60.00 – foot radius curve to the right, concave easterly (Radius point bears N. 37°51'41" E.); 5) Northerly 109.61 feet along the arc of said curve, through a central angle of 104°40'22" (Chord bears N. 00°11'52" E. 94.99 feet); 6) N. 00°11'41" E. (Record = N0°03'00"W) 41.26 feet; 7) S. 89°48'19" E. (Record = N89°57'00"E) 39.54 feet to a point of non-tangency with a 63.00 – foot radius curve to the left, concave northerly (Radius point bears S. 89°48'44" E.); 8) Easterly 196.80 feet along the arc of said curve, through a central angle of 178°58'40" (Chord bears S. 89°18'04" E. 125.99 feet) to a reverse curve with a 25.00 – foot radius curve to the right, concave southeasterly; 9) Northeasterly 22.39 feet along the arc of said curve, through a central angle 51°18'23" (Chord bears N. 26°51'48" E. 21.65 feet); 10) N. 52°31'41" E. (Record = N52°17'00"E) 14.17 feet to the **Point of Beginning**.

The above described parcel of land contains 162,106 square feet in area or 3.722 acres, more or less.

**EXHIBIT “B”:** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 89°48'27" W. along the monument line of 1700 South Street between the street monument at the intersection of Pioneer Road and 1700 South Street and the street monument at the intersection of Sawyer Road and 1700 South Street



**BMW5, LLC., FREMONT, LLC**  
Boundary Line Adjustment

Assessor Parcel No:  
15-16-452-021 & 15-16-452-005

Southeast Quarter  
Section 16, T.1S., R.1W., S.L.B.&M.

PREPARED BY:

**CIR** | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

September 8, 2020 Page 2 of 2