

WHEN RECORDED, MAIL TO:

Caryn S. Englander  
DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606

Tax Parcel Nos.: 14-046-0055; 14-091-0031

### **SPECIAL WARRANTY DEED**

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IMO US UTAH, LLC**, a Delaware limited liability company( "**Grantor**"), whose address is 6300 S. Syracuse Way, Suite 290, Centennial, Colorado 80111, hereby conveys and warrants against any and all claiming by, through or under it, to **612 NORTH STATE STREET LLC**, a Utah limited liability company ("**Grantee**"), whose address is 145 Hudson St., Suite 5C, New York, New York 10013, all of Grantor's right, title and interest in and to the real property described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**"), which Property is located in Utah County, Utah.

SUBJECT TO all matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22nd day of January, 2019.

**GRANTOR:**

**IMO US UTAH, LLC**, a Delaware limited liability company

By: Jean Jacquemetton  
Name: Jean Jacquemetton  
Its: Vice President & Secretary

STATE OF Colorado  
):ss.  
COUNTY OF Apache

The foregoing instrument was acknowledged before me this 8 day of January, 2019, by Jean Jacquemetton, the Vice President & Secretary of IMO US Utah, LLC, a Delaware limited liability company.

Natalie Seesholtz  
NOTARY PUBLIC  
Residing at: 6305 Sycamore Way St 290  
Centennial CO 80111

My Commission Expires:

July 18, 2021

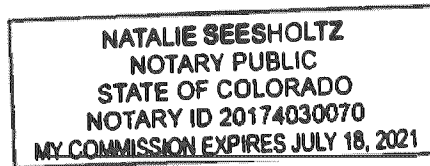


Exhibit A  
to  
Special Warranty Deed

Legal Description of Property

PARCEL 1: (14-046-0055)

BEGINNING NORTH 550.72 FEET AND WEST 919.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°18'00" WEST 151.84 FEET TO THE EAST LINE OF STATE ROAD; THENCE NORTH 42°11'00" WEST 137.60 FEET ALONG SAID STREET LINE; THENCE NORTH 60°19'00" EAST 74.00 FEET ALONG FENCE LINE; THENCE NORTH 00°22'20" WEST 247.38 FEET ALONG THE CENTERLINE OF CANAL; THENCE NORTH 87°49'50" EAST 123.81 FEET; THENCE SOUTH 08°30'30" EAST 390.46 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING ANY PORTION LYING WITHIN THE 600 NORTH STREET RIGHT OF WAY.

PARCEL 2: (49-091-0031)

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET, SAID POINT BEING LOCATED NORTH 574.34 FEET AND WEST 923.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°08'10" AN ARC LENGTH OF 107.32' FEET (THE CHORD OF WHICH BEARS SOUTH 69°04'05" WEST, 105.64 FEET); TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°13'55" AN ARC LENGTH OF 45.15 FEET (THE CHORD OF WHICH BEARS NORTH 85°23'03" WEST, 41.01 FEET) TO THE EAST LINE OF STATE ROAD; THENCE NORTH 42°16'06" WEST ALONG SAID EASTERLY LINE, 39.96 FEET; THENCE NORTH 88°19'19" EAST, 166.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Exhibit B  
to  
Special Warranty Deed

Permitted Exceptions

1. TAXES FOR THE YEAR 2019 ACCURING AS A LIEN, BUT NOT YET DUE AND PAYABLE.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:
  - DISTRICT(S): LINDON CITY
  - DISTRICT(S): UTAH COUNTY
  - DISTRICT(S): CENTRAL UTAH WATER CONSERVANCY DISTRICT
  - DISTRICT(S): ALPINE SCHOOL DISTRICT
  - DISTRICT(S): LINDON METROPOLITAN WATER DISTRICT
  - DISTRICT(S): WASATCH MENTAL HEALTH SPECIAL SERVICE DISTRICT
  - DISTRICT(S): NO UTAH VALLEY ANIMAL SHELTER SPECIAL SERVICE DISTRICT
  - DISTRICT(S): LINDON STATE STREET 1 DEVELOPMENT PROJECT
  - DISTRICT(S): LINDON REDEVELOPMENT PROJECT AREA NO. 3
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN HEREIN.
4. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5. LINDON CITY STORM WATER MAINTENANCE AGREEMENT
  - DATED: SEPTEMBER 22, 2015
  - RECORDED: DECEMBER 9, 2015
  - ENTRY NO: 110358:2015
  - BETWEEN: SUPER SONIC CAR WASH AND LINDON CITY, A MUNICIPAL CORPORATION
6. ANY AND ALL UNRECORDED RIGHTS OR CLAIMS IN THE SUBJECT PROPERTY OF WHICH NOTICE IS GIVEN BY VIRTUE OF THOSE ITEMS DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY BOCK AND CLARK, HAVING BEEN CERTIFIED UNDER THE DATE OF NOVEMBER 21,2018, BY DAVID D. PETERSON, A REGISTERED LAND SURVEYOR NO. 295720.