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6/7/2021 11:15:00 AM \$40.00
Book - 11186 Pg - 4638-4645
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NOVARE NATIONAL SETTLEMENT SRV
BY: eCASH, DEPUTY - EF 8 P.

When Recorded, Mail to:
EJM Development Co.
9061 Santa Monica Boulevard
Los Angeles, CA 90069

Grantee's mailing address to be
used for assessment and taxation:
EJM Development Co.
9061 Santa Monica Boulevard
Los Angeles, CA 90069

Tax Parcel No.: 14-13-100-011 and Tax District No. 13
(2020 Tax Parcel No.: 14-13-100-010)

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, EJM DEVELOPMENT CO., a California limited partnership ("**Grantor**"), does hereby grant and convey:

- (i) an undivided forty-nine and three-quarters percent (49.75%) interest as a tenant-in-common to JJ UTAH LAND LLC, a Utah limited liability company; and
- (ii) an undivided forty-nine and three-quarters percent (49.75%) interest as a tenant-in-common to GMM UTAH LAND LLC, a Utah limited liability company;

in and to the following described real property ("**Property**") situated in the County of Salt Lake, State of Utah, all improvements thereon, and any rights and privileges appurtenant thereto:

SEE **EXHIBIT A** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: all other matters of record;

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

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430890T

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed
this 15th day of ~~May~~ June 2021.

GRANTOR:

EJM Development Co.,
a California limited partnership

By: EJM Operating Co., a Delaware limited liability company, its general partner

By: _____
Joyce Monkarsh, Manager

By: Harlee Gasmer
Harlee Gasmer, Manager

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.

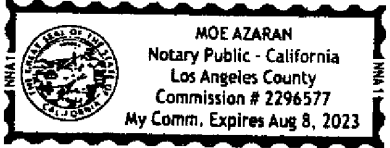
STATE OF CALIFORNIA)
)
) ss.
COUNTY OF LOS ANGELES)

On ^{June} ~~May~~ 01, 2021, before me, Moe Azaran, Notary Public, personally appeared Harlee Gasmer, 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)



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)
)
) ss.
COUNTY OF LOS ANGELES)

On May ____, 2021, before me, _____, Notary Public, personally appeared _____, 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)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 31 day of May 2021.

GRANTOR:

EJM Development Co.,
a California limited partnership

By: EJM Operating Co., a Delaware limited liability company, its general partner

By: Joyce Monkarsh
Joyce Monkarsh, Manager

By: _____
Harlee Gasmer, Manager

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.

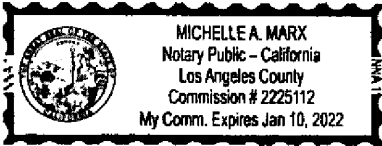
STATE OF CALIFORNIA)
)
) ss.
COUNTY OF LOS ANGELES)

On May 31, 2021, before me, Michelle A. Marx, Notary Public, personally appeared Joyce Monkarsch, 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 Michelle A. Marx (Seal)



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)
)
) ss.
COUNTY OF LOS ANGELES)

On May ____, 2021, before me, _____, Notary Public, personally appeared _____, 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SALT LAKE CITY, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LYING WESTERLY OF 5500 WEST STREET, AS SHOWN ON PRATEZK INDUSTRIAL PARK - PLAT 4, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND NORTHERLY OF 1730 SOUTH STREET, AS SHOWN ON PRATEZK INDUSTRIAL PARK - PLAT 1, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SALT LAKE COUNTY MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 89°56'55" EAST 679.74 FEET ALONG THE NORTH LINE OF SAID SECTION 13 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID 5500 WEST STREET; THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°03'05" WEST 94.01 FEET; (2) SOUTH 48°28'18" EAST 36.24 FEET; (3) SOUTH 00°01'16" EAST 188.00 FEET; (4) SOUTH 03°04'26" EAST 150.21 FEET; (5) SOUTH 00°01'16" EAST 2325.00 FEET TO THE POINT OF CURVATURE WITH A 26.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 41.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'30" (CHORD BEARS SOUTH 44°55'29" WEST 37.44 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 1730 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°52'14" WEST 369.76 FEET; (2) NORTH 86°18'55" WEST 150.33 FEET; (3) SOUTH 89°52'14" WEST 169.34 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE NORTH 00°00'05" EAST 139.62 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°00'16" WEST 2660.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 5600 WEST STREET (SR-172) KNOWN AS PROJECT NO. F-0172(32)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 NW1/4 AND THE NW1/4 NW1/4 OF SECTION 13, T.1S., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF 5600 WEST STREET (SR-172) AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE, WHICH INTERSECTION IS 84.04 FEET S.00°00'16"E. ALONG THE SECTION LINE AND 40.00 FEET N.89°59'44"E. FROM THE

NORTHWEST CORNER OF SAID SECTION 13, SAID INTERSECTION IS ALSO 40.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE 5600 WEST STREET RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 62+34.81; AND RUNNING THENCE S.89°56'57"E. 77.67 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE S.00°03'03"W. 10.00 FEET TO A POINT 94.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID THE CALIFORNIA AVENUE RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 3008+17.75; THENCE S.42°02'08"W. 83.12 FEET TO A POINT 62.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID 5600 WEST STREET RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 61+63.00; THENCE S.00°00'16"E. 82.42 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO THE SOUTHERLY LINE OF THE LEE DRAIN EASEMENT AT A POINT OPPOSITE APPROXIMATE ENGINEER STATION 60+80.58; THENCE N.82°46'09"E. 61.49 FEET ALONG SAID SOUTHERLY EASEMENT LINE TO A POINT 123.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 60+88.32; THENCE S.00°00'16"E. 1,173.82 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 49+14.50; THENCE S.89°59'44"W. 62.50 FEET TO A POINT 60.50 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 49+14.50; THENCE S.00°00'16"E. 683.25 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT OPPOSITE APPROXIMATE ENGINEER STATION 42+31.25; THENCE S.89°58'48"W. 20.50 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO SAID EXISTING EASTERLY RIGHT OF WAY LINE; THENCE N.00°00'16" W. 2,003.57 FEET ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 5600 WEST STREET (SR-172) KNOWN AS PROJECT NO. F-0172(32)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4 NW1/4 OF SECTION 13, T.1 S., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE, WHICH IS 84.04 FEET S.00°00'16"E. ALONG THE SECTION LINE AND 40.00 FEET N.89°59'44"E. AND 77.67 FEET S.89°56'57"E. FROM THE NORTHWEST COMER OF SAID SECTION 13, SAID POINT IS ALSO 84.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CALIFORNIA AVENUE RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 3008+17.75; AND RUNNING THENCE S.89°56'57"E. 106.25 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE PARALLEL TO SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 3009+24.00; THENCE S.84°40'25"W. 106.72 FEET TO A POINT 94.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE

ENGINEER STATION 3008+17.75; THENCE N.00°03'03"E. 10.00 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF LANDMARK COMMERCE CENTER PHASE 1.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 5600 WEST STREET AND 1300 SOUTH STREET (CALIFORNIA AVENUE).

Tax Parcel No. 14-13-100-011 and Tax District No. 13