

13487498
12/8/2020 10:34:00 AM \$40.00
Book - 11075 Pg - 5690-5696
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NOVARE NATIONAL SETTLEMENT SRV
BY: eCASH, DEPUTY - EF 7 P.

WHEN RECORDED, RETURN TO:

CENTERCAL PROPERTIES, LLC
1600 East Franklin Avenue
El Segundo, CA 90245
Attn: Sean Dennison, General Counsel

APNs: 27-31-351-008, 27-31-351-003,
27-31-351-005, 27-31-351-007 and
27-31-377-001

QUITCLAIM DEED

Riverton CenterCal, LLC, a Delaware limited liability company, as grantor, having a mailing address at c/o CenterCal Properties, LLC, 1600 E. Franklin Avenue, El Segundo, California, 90245, hereby quit-claims to Riverton CenterCal Owner, LLC, a Delaware limited liability company, as grantee, having a mailing address at c/o CenterCal Properties, LLC, 1600 E. Franklin Avenue, El Segundo, California, 90245, for the sum of Ten Dollars (\$10.00), that certain tract of land situated in Salt Lake County, Utah and more particularly described in Exhibit A attached hereto and incorporated herein by reference.


[Remainder of page intentionally left blank; signature pages follow]

Dated this third day of December, 2020.

RIVERTON CENTERCAL OWNER, LLC,
a Delaware limited liability company

By: CenterCal, LLC,
a Delaware limited liability company
Its: Managing Member

By: CenterCal Associates, LLC,
a Delaware limited liability company
Its: Manager

By: 
Name: Brent Taravella
Title: Authorized Signatory

Error! Unknown document property name.

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)

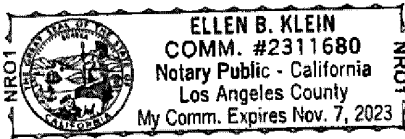
County of Los Angeles)

On December 3, 2020 before me, Ellen B. Klein, Notary Public, personally appeared Brent Taravella

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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 Ellen B. Klein
Signature of Notary Public

(Affix Seal Above)

Error! Unknown document property name.

EXHIBIT A

Legal Description

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

PARCEL 1:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 IN BOOK 10245 AT PAGE 5268 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 15°19'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 553.12 FEET, (3) NORTH 12°02'08" EAST 266.84 FEET, (4) NORTH 05°07'17" WEST 269.61 FEET, (5) NORTH 03°33'19" WEST 6.27 FEET; THENCE SOUTH 89°25'15" EAST 1348.84 FEET; THENCE SOUTH 00°34'50" WEST 889.12 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 11.38 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'15", (CHORD BEARS SOUTH 02°40'47" EAST 11.37 FEET); THENCE SOUTH 05°56'24" EAST 59.05 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 11.38 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'15", (CHORD BEARS SOUTH 02°40'47" EAST 11.37 FEET); THENCE SOUTH 00°34'50" WEST 167.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN A QUIT CLAIM DEED RECORDED MARCH 19, 2012 IN BOOK 10000 AT PAGE 4080 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°48'13" WEST 92.78 FEET (2) SOUTH 00°11'47" EAST 39.61 FEET, (3) SOUTH 45°07'09" WEST 56.85 FEET, (4) NORTH 89°33'54" WEST 348.39 FEET TO A POINT ON A 5861.83 FOOT RADIUS CURVE TO THE RIGHT, (5) NORTHWESTERLY ALONG SAID CURVE 141.13 FEET, THROUGH A CENTRAL ANGLE OF 01°22'46", (CHORD BEARS NORTH 88°52'31" WEST 141.13 FEET), TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN A QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 9824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) NORTH 84°42'01" WEST 92.10 FEET, (2) NORTH 05°00'00" EAST 6.45 FEET, (3) NORTH 85°00'00" WEST 58.96 FEET, (4) SOUTH 05°00'00" WEST 6.45 FEET, (5) NORTH 86°05'31" WEST 78.08 FEET, (6) NORTH 87°11'25" WEST 78.08 FEET, (7) NORTH 88°13'22" WEST 68.71 FEET, (8) NORTH 89°11'32" WEST 69.14 FEET, (9) NORTH 89°40'21" WEST 90.78 FEET, (10) NORTH 78°25'02" WEST 230.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.26 FEET AND NORTH 00°25'57" EAST 104.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°29'56" EAST 134.46 FEET; THENCE SOUTH 89°30'04" EAST 113.00 FEET; THENCE NORTH 00°29'56" EAST 23.35 FEET; THENCE SOUTH 89°30'04" EAST 17.00 FEET; THENCE NORTHEASTERLY 3.14 FEET ALONG THE ARC OF A 2.00 FOOT RADIUS

CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'49", (CHORD BEARS NORTH 45°29'56" EAST 2.83 FEET); THENCE NORTHWESTERLY 26.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 101°40'14", (CHORD BEARS NORTH 49°18'30" WEST 23.26 FEET); THENCE NORTHEASTERLY 41.80 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°38'39", (CHORD BEARS NORTH 85°10'37" EAST 41.74 FEET); THENCE SOUTH 89°30'04" EAST 11.21 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS SOUTH 45°29'56" WEST 14.14 FEET); THENCE SOUTH 00°29'56" WEST 2.00 FEET; THENCE SOUTHEASTERLY 7.51 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'44", (CHORD BEARS SOUTH 13°50'39" EAST 7.43 FEET); THENCE SOUTH 89°30'06" EAST 117.79 FEET; THENCE SOUTHEASTERLY 5.85 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°24'54", (CHORD BEARS SOUTH 06°12'35" EAST 5.84 FEET); THENCE SOUTH 00°29'56" WEST 138.35 FEET; THENCE SOUTHWESTERLY 15.60 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°52'48", (CHORD BEARS SOUTH 09°26'12" WEST 15.54 FEET); THENCE NORTH 89°30'04" WEST 274.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 AS ENTRY NO. 11881250 IN BOOK 10245 AT PAGE 5268 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°19'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 400.84 FEET; THENCE SOUTH 89°30'04" EAST 707.92 FEET; THENCE SOUTH 00°29'56" WEST 306.79 FEET; THENCE NORTH 89°30'04" WEST 142.71 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE TO THE LEFT, THENCE 79.14 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 78.77 FEET); THENCE SOUTH 71°24'28" WEST 63.41 FEET TO A POINT ON A 62.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 20.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 20.73 FEET); THENCE NORTH 89°30'04" WEST 223.37 FEET; THENCE SOUTH 00°29'56" WEST 157.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 9824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°25'02" WEST 182.76 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.27 FEET AND NORTH 00°25'57" EAST 110.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 146.00 FEET; THENCE NORTH 00°29'56" EAST 85.21 FEET; THENCE SOUTH 89°05'18" EAST 146.01 FEET; THENCE SOUTH 00°29'56" WEST 84.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 1586.26 FEET AND NORTH 00°25'57" EAST 98.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 153.00 FEET; THENCE NORTH 00°29'56" EAST 131.06 FEET; THENCE SOUTH 89°30'04" EAST 153.00 FEET; THENCE SOUTH 00°29'56" WEST 131.06 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-008

PARCEL 2:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.26 FEET AND NORTH 00°25'57" EAST 104.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°29'56" EAST 134.46 FEET; THENCE SOUTH 89°30'04" EAST 113.00 FEET; THENCE NORTH 00°29'56" EAST 23.35 FEET; THENCE SOUTH 89°30'04" EAST 17.00 FEET; THENCE NORTHEASTERLY 3.14 FEET ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'49", (CHORD BEARS NORTH 45°29'56" EAST 2.83 FEET); THENCE NORTHWESTERLY 26.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 101°40'14", (CHORD BEARS NORTH 49°18'30" WEST 23.26 FEET); THENCE NORTHEASTERLY 41.80 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°38'39", (CHORD BEARS NORTH 85°10'37" EAST 41.74 FEET); THENCE SOUTH 89°30'04" EAST 11.21 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS SOUTH 45°29'56" WEST 14.14 FEET); THENCE SOUTH 00°29'56" WEST 2.00 FEET; THENCE SOUTHEASTERLY 7.51 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'44", (CHORD BEARS SOUTH 13°50'39" EAST 7.43 FEET); THENCE SOUTH 89°30'06" EAST 117.79 FEET; THENCE SOUTHEASTERLY 5.85 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°24'54", (CHORD BEARS SOUTH 06°12'35" EAST 5.84 FEET); THENCE SOUTH 00°29'56" WEST 138.35 FEET; THENCE SOUTHWESTERLY 15.60 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°52'48", (CHORD BEARS SOUTH 09°26'12" WEST 15.54 FEET); THENCE NORTH 89°30'04" WEST 274.90 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-003

PARCEL 3:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 AS ENTRY NO. 11881250 IN BOOK 10245 AT PAGE 5268 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°19'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 400.84 FEET; THENCE SOUTH

89°30'04" EAST 707.92 FEET; THENCE SOUTH 00°29'56" WEST 306.79 FEET; THENCE NORTH 89°30'04" WEST 142.71 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE TO THE LEFT, THENCE 79.14 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 78.77 FEET); THENCE SOUTH 71°24'28" WEST 63.41 FEET TO A POINT ON A 62.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 20.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 20.73 FEET; THENCE NORTH 89°30'04" WEST 223.37 FEET; THENCE SOUTH 00°29'56" WEST 157.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 9824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°25'02" WEST 182.76 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-005

PARCEL 4:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.27 FEET AND NORTH 00°25'57" EAST 110.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 146.00 FEET; THENCE NORTH 00°29'56" EAST 85.21 FEET; THENCE SOUTH 89°05'18" EAST 146.01 FEET; THENCE SOUTH 00°29'56" WEST 84.15 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-007

PARCEL 5:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 1586.26 FEET AND NORTH 00°25'57" EAST 98.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 153.00 FEET; THENCE NORTH 00°29'56" EAST 131.06 FEET; THENCE SOUTH 89°30'04" EAST 153.00 FEET; THENCE SOUTH 00°29'56" WEST 131.06 FEET TO THE POINT OF BEGINNING.

APN: 27-31-377-001