

WHEN RECORDED, MAIL TO:

SJ Marketplace, LLC  
5670 Wilshire Boulevard, Suite 1250  
Los Angeles, California 90036  
Attn.: Steven Usdan

11807860  
2/21/2014 4:01:00 PM \$46.00  
Book - 10212 Pg - 7651-7661  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 11 P.

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **SJ MARKETPLACE, LLC**, a Delaware limited liability company, as Grantee, the real property located in Salt Lake County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

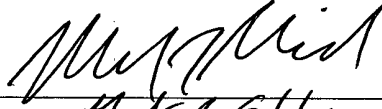
SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds below a depth of 500 feet below the surface of the Property to the extent not included in subsection (ii) above. Notwithstanding the foregoing, in no event shall Grantor have the right to use or enter the Property or extract minerals or other substances from the Property above a depth of 500 feet below the surface of the Property nor to use or enter the Property or extract minerals or other substances from the Property as provided above in a manner that causes any damage to any improvements now or hereafter located on or under the Property or that causes any subsidence, sinkholes, movement, adverse soils condition, adverse effect on subjacent or lateral support, or other damage to the Property.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28<sup>th</sup> day of February, 2014.

CORPORATION OF THE PRESIDING BISHOP  
OF THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS, a Utah corporation sole

By:   
Name: Mark B. Gibbons  
Its: Authorized Agent  
die pm

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 21 day of February, 2014, personally appeared before me Mark B. Gibbons, personally known to me to be an Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



*Leigh-ElLEN Kent*  
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Notary Public for the  
State of Utah

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following described real property situated in Salt Lake County, Utah:

**FOXVIEW DRIVE CHURCH SUBDIVISION PARCEL**

BEGINNING AT A POINT ON THE WEST LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 0°04'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 985.43 FEET, AND SOUTH 89°55'21" WEST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 42.50 FEET, FROM THE SALT LAKE COUNTY MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 0°04'39" EAST, ALONG SAID WEST LINE OF SAID 400 WEST STREET, A DISTANCE OF 340.52 FEET, TO THE SOUTH LINE OF LOT 2 FOXVIEW DRIVE CHURCH SUBDIVISION; THENCE NORTH 89°51'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 855.60 FEET, TO THE WEST LINE THEREOF; THENCE NORTH 0°09'00" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 189.82 FEET; THENCE NORTH 28°06'03" EAST, A DISTANCE OF 343.59 FEET, TO THE SOUTHERLY LINE OF FOXVIEW DRIVE; THENCE SOUTH 61°53'57" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 81.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 785.50 FEET, THROUGH A CENTRAL ANGLE OF 28° 10' 42", A DISTANCE OF 386.31 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 75°59'18"EAST, A DISTANCE OF 382.43 FEET; THENCE NORTH 89°55'21" EAST, A DISTANCE OF 225.86 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 37.70 FEET; THE LONG CHORD OF WHICH BEARS SOUTH 45°04'39" EAST, A DISTANCE OF 33.94 TO THE POINT OF BEGINNING.

CONTAINS: 326,168 SQUARE FEET, OR 7.488 ACRES.

**LOT 1**

BEGINNING AT A POINT ON THE WEST LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 0°04'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 784.50 FEET AND SOUTH 89°55'21" WEST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 42.50 FEET, FROM THE SALT LAKE COUNTY MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 0°04'18" EAST, ALONG THE WEST LINE OF SAID 4000 WEST STREET, A DISTANCE OF 81.93 FEET, TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 46", A DISTANCE OF 37.70 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 44°55'21" WEST, A DISTANCE OF 33.94 FEET, TO THE NORTH LINE OF FOXVIEW DRIVE; THENCE ALONG THE NORTH LINE OF FOXVIEW DRIVE THE FOLLOWING NINE (9) COURSES: (1) SOUTH 89°55'21" WEST, A DISTANCE OF 225.85

FEET; (2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 714.50 FEET THROUGH A CENTRAL ANGLE OF 28° 10' 41", A DISTANCE OF 351.39 FEET, THE LONG CHORD OF WHICH BEARS NORTH 75°59'18" WEST, A DISTANCE OF 347.86 FEET; (3) NORTH 61°53'57" WEST, A DISTANCE OF 163.91 FEET; (4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.50 FEET THROUGH A CENTRAL ANGLE OF 03° 48' 52", A DISTANCE OF 23.33 FEET, THE LONG CHORD OF WHICH BEARS NORTH 63°48'22 WEST, A DISTANCE OF 23.33 FEET; (5) NORTH 65°42'48 WEST, A DISTANCE OF 121.52 FEET; (6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 289.00 FEET THROUGH A CENTRAL ANGLE OF 03° 48' 47", A DISTANCE OF 19.23 FEET, THE LONG CHORD OF WHICH BEARS NORTH 63°48'22 WEST, A DISTANCE OF 19.23 FEET; (7) NORTH 61°53'57 WEST, A DISTANCE OF 31.37 FEET; (8) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 724.00 FEET, THROUGH A CENTRAL ANGLE OF 03° 38' 59", A DISTANCE OF 46.12 FEET, THE LONG CHORD OF WHICH BEARS NORTH 60°04'28" WEST, A DISTANCE OF 46.11 FEET; (9) NORTH 58°14'59" WEST, A DISTANCE OF 5.85 FEET, TO THE EAST LINE OF THE JACOB WELBY CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 27°58'15 EAST, A DISTANCE OF 171.11 FEET; (2) NORTH 31°58'52 EAST, A DISTANCE OF 121.94 FEET; (3) NORTH 36°17'09" EAST, A DISTANCE OF 352.21 FEET, TO THE SOUTHERLY LINE OF 11400 SOUTH STREET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3733.00 FEET, THENCE CENTER OF WHICH BEARS NORTH 9°31'22" EAST, THROUGH A CENTRAL ANGLE OF 05° 33' 50, A DISTANCE OF 362.50 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 83°15'33" EAST, A DISTANCE OF 362.35 FEET; THENCE SOUTH 00°04'39" EAST, PARALLEL WITH THE AFORESAID SECTION LINE, A DISTANCE OF 661.05 FEET; THENCE NORTH 89°55'21" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 239.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 431,493 SQUARE FEET, OR 9.906 ACRES.

## **LOT 2**

BEGINNING AT A POINT ON THE WEST LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 0°04'39" EAST, ALONG THE SECTION LINE, A DISTANCE OF 132.64 FEET AND SOUTH 89°55'21" WEST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 42.50 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 0°04'39" EAST, ALONG SAID WEST LINE OF 4000 WEST STREET, A DISTANCE OF 651.86 FEET; THENCE SOUTH 89°55'21" WEST, A DISTANCE OF 239.35 FEET; THENCE NORTH 0°04'39" WEST, PARALLEL WITH AFORESAID SECTION LINE, A DISTANCE OF 661.05 FEET, TO THE SOUTH LINE OF 11400 SOUTH STREET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3733.00 FEET, THE CENTER OF WHICH BEARS NORTH 3°57'33" EAST, THROUGH A CENTRAL ANGLE OF 03° 40' 37", A DISTANCE OF 239.57 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 87°52'46 EAST A DISTANCE OF 239.53 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 156,815 SQUARE FEET, OR 3.600 ACRES.

**LOT 3**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 234.42 FEET AND EAST 233.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST 167.20 FEET; THENCE SOUTH 89°49'25" EAST 144.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°50'40" A DISTANCE OF 78.40 FEET (CHORD BEARS SOUTH 44°54'05" EAST 70.61 FEET); THENCE SOUTH 00°01'15" WEST 116.48 FEET; THENCE SOUTH 89°55'21" WEST 194.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 31,878 SQ. FT. OR 0.732 ACRES.

**LOT 4**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 234.42 FEET AND EAST 233.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 194.20 FEET; THENCE SOUTH 00°01'15" WEST 44.09 FEET; THENCE SOUTH 03°47'36" EAST 92.72 FEET; THENCE SOUTH 81°55'21" WEST 153.65 FEET; THENCE SOUTH 89°55'21" WEST 47.97 FEET; THENCE NORTH 00°04'39" WEST 145.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 29,452 SQ. FT. OR 0.676 ACRES.

**LOT 5**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 392.42 FEET AND EAST 233.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 47.97 FEET; THENCE NORTH 81°55'21" EAST 153.65 FEET; THENCE SOUTH 03°47'36" EAST 87.68 FEET; THENCE SOUTH 00°01'15" WEST 24.11 FEET; THENCE SOUTH 81°55'21" WEST 113.41 FEET; THENCE SOUTH 89°55'21" WEST 93.47 FEET; THENCE NORTH 00°04'39" WEST 106.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 22,429 SQ. FT. OR 0.515 ACRES.

**LOT 6**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 610.42 FEET AND EAST 233.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST 112.00 FEET; THENCE NORTH 89°55'21" EAST 93.47 FEET; THENCE NORTH 81°55'21" EAST 113.41 FEET; THENCE SOUTH 00°01'15" WEST 118.73 FEET; THENCE SOUTH 89°55'21" WEST 101.57 FEET; THENCE

SOUTH 00°04'39" EAST 9.05 FEET; THENCE SOUTH 89°55'21" WEST 104.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 22,999 SQ. FT. OR 0.528 ACRES.

**LOT 7**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 610.42 FEET AND EAST 233.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 104.00 FEET; THENCE NORTH 00°04'39" WEST 9.05 FEET; THENCE NORTH 89°55'21" EAST 101.57 FEET; THENCE SOUTH 00°01'15" WEST 110.05 FEET; THENCE SOUTH 89°55'21" WEST 205.38 FEET; THENCE NORTH 00°04'39" WEST 101.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,671 SQ. FT. OR 0.497 ACRES.

**LOT 8**

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 711.43 FEET AND EAST 229.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 209.38 FEET; THENCE SOUTH 00°01'15" WEST 255.65 FEET; THENCE SOUTH 02°15'47" EAST 30.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 4037.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°09'04" A DISTANCE OF 222.02 FEET (CHORD BEARS SOUTH 03°50'19" EAST 222.00 FEET) TO A POINT ON THE ARC OF A 4025.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'17" A DISTANCE OF 101.01 FEET (CHORD BEARS SOUTH 03°51'58" EAST 101.01 FEET); THENCE SOUTH 89°55'21" WEST 246.50 FEET; THENCE NORTH 00°04'39" WEST 231.25 FEET; THENCE NORTH 89°55'21" EAST 15.17 FEET; THENCE NORTH 00°04'39" WEST 377.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 134,210 SQ. FT. OR 3.081 ACRES.

**LOT 9**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 362.68 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 166.00 FEET; THENCE NORTH 89°55'21" EAST 159.00 FEET; THENCE SOUTH 00°04'39" EAST 38.00 FEET; THENCE NORTH 89°55'21" EAST 32.00 FEET; THENCE SOUTH 00°04'39" EAST 158.00 FEET; THENCE SOUTH 89°55'21" WEST 32.00 FEET; THENCE

NORTH 00°04'39" WEST 30.00 FEET; THENCE SOUTH 89°55'21" WEST 159.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 31,450 SQ. FT. OR 0.722 ACRES.

**LOT 10**

BEGINNING AT A POINT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 362.68 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 159.00 FEET; THENCE SOUTH 00°04'39" EAST 30.00 FEET; THENCE NORTH 89°55'21" EAST 32.00 FEET; THENCE SOUTH 00°04'39" EAST 152.00 FEET; THENCE SOUTH 89°55'21" WEST 32.00 FEET; THENCE NORTH 00°04'39" WEST 7.92 FEET; THENCE SOUTH 89°55'21" WEST 159.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°04'39" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 174.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 32,543 SQ. FT. OR 0.747 ACRES.

**LOT 11**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 711.68 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 174.92 FEET; THENCE NORTH 89°55'21" EAST 159.00 FEET; THENCE SOUTH 00°04'39" EAST 7.92 FEET; THENCE NORTH 89°55'21" EAST 32.00 FEET; THENCE SOUTH 00°04'39" EAST 167.00 FEET; THENCE SOUTH 89°55'21" WEST 191.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 33,156 SQ. FT. OR 0.761 ACRES.

**LOT 12**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 711.68 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 187.00 FEET; THENCE SOUTH 00°04'39" EAST 377.00 FEET; THENCE SOUTH 89°55'21" WEST 15.17 FEET; THENCE SOUTH 00°04'39" EAST 231.25 FEET; THENCE SOUTH 89°55'21" WEST 171.83 FEET TO SAID RIGHT OF WAY LINE; THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 608.25 FEET TO THE POINT OF BEGINNING.



CONTAINS 110,235 SQ. FT. OR 2.531 ACRES.

**LOT 13**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING NORTH 00°04'39" WEST ALONG THE SECTION LINE 493.88 FEET AND NORTH 89°55'21" EAST 42.50 FEET FROM A FOUND SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 838.60 FEET; THENCE NORTH 89°55'21" EAST 418.33 FEET TO A POINT ON THE ARC OF A NON TANGENT 4,025.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'14" A DISTANCE OF 63.49 FEET (CHORD BEARS SOUTH 05°02'13" EAST 63.49 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 4,963.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°08'12" A DISTANCE OF 271.69 FEET (CHORD BEARS SOUTH 03°55'14" EAST 271.66 FEET); THENCE SOUTH 02°21'08" EAST 75.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANGERTEER HIGHWAY; THENCE SOUTH 02°05'14" WEST 885.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 11800 SOUTH STREET; THENCE NORTH 89°52'38" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 77.57 FEET; THENCE NORTH 00°04'39" WEST 455.20 FEET; THENCE SOUTH 89°55'21" WEST 334.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 404,378 SQ. FT. OR 9.283 ACRES.

**LOT 15**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 196.68 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 109.96 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°15'14" A DISTANCE OF 31.50 FEET (CHORD BEARS NORTH 45°02'58" EAST 28.35 FEET); THENCE SOUTH 89°49'25" EAST 170.91 FEET; THENCE SOUTH 00°04'39" EAST 167.20 FEET; THENCE SOUTH 89°55'21" WEST 32.00 FEET; THENCE NORTH 00°04'39" WEST 38.00 FEET; THENCE SOUTH 89°55'21" WEST 159.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 25,888 SQ. FT. OR 0.594 ACRES.

**PARCEL A**

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANGERTER HIGHWAY, SAID POINT BEING SOUTH 89°49'25" EAST ALONG THE SECTION LINE 512.16 FEET TO A POINT ON SAID RIGHT OF WAY LINE EXTENSION AND SOUTH 00°01'18" WEST ALONG SAID RIGHT OF WAY LINE AND LINE EXTENDED 253.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTH 00°01'18" WEST 874.24 FEET, 2) SOUTH 02°05'14" WEST 600.68 FEET; THENCE NORTH 02°21'08" WEST 75.19 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 4963.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°08'12" A DISTANCE OF 271.69 FEET (CHORD BEARS NORTH 03°55'14" WEST 271.66 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 4025.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'30" A DISTANCE OF 164.50 FEET (CHORD BEARS NORTH 04°19'05" WEST 164.49 FEET) TO A POINT ON THE ARC OF A 4037.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'04" A DISTANCE OF 222.02 FEET (CHORD BEARS NORTH 03°50'19" WEST 222.00 FEET); THENCE NORTH 02°15'47" WEST 30.31 FEET; THENCE NORTH 00°01'15" EAST 508.54 FEET; THENCE NORTH 03°47'36" WEST 180.40 FEET; THENCE NORTH 00°01'15" EAST 42.82 FEET TO A POINT ON THE ARC OF A 200.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°52'04" A DISTANCE OF 86.80 FEET (CHORD BEARS SOUTH 77°23'19" EAST 86.13 FEET) TO THE POINT OF BEGINNING.

CONTAINS 82,041 SQ. FT. OR 1.883 ACRES.

**EXCEPTING AND EXCLUDING FROM LOT 3 AND LOT 15 ABOVE, THE FOLLOWING REAL PROPERTY:**

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 132.64 FEET AND SOUTH 89°49'18" EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'39" WEST 46.05 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°15'14" A DISTANCE OF 31.50 FEET (CHORD BEARS NORTH 45°02'58" EAST 28.35 FEET; THENCE SOUTH 89°49'25" EAST 315.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°50'40" A DISTANCE OF 78.40 FEET (CHORD BEARS SOUTH 44°54'05" EAST 70.61 FEET); THENCE SOUTH 00°01'15" WEST 117.75 FEET TO A POINT ON THE ARC OF A 200.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF  $41^{\circ}33'16''$  A DISTANCE OF 145.05 FEET  
(CHORD BEARS NORTH  $44^{\circ}10'39''$  WEST 141.89 FEET); THENCE NORTH  $89^{\circ}49'18''$   
WEST 286.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 31,132 SQ. FT. OR 0.715 ACRES.

27-19-430-002  
27-19-431-002  
27-20-302-002