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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:

Utah School Development SJ, LLC
352 North Flint Street
Kaysville, Utah 84037
Attn.: Sheldon Killpack

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SJ MARKETPLACE, LLC**, a Delaware limited liability company, 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 **UTAH SCHOOL DEVELOPMENT SJ, LLC**, a Utah 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.

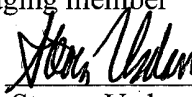
RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, 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 26th
day of February, 2014.

SJ MARKETPLACE, LLC, a Delaware limited
liability company

By: CCA Acquisition Company, LLC, a
California limited liability company,
managing member

By: 
Steven Usdan, managing member

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On February 20, 2014 before me, Joelyn Sierad, a Notary Public, personally appeared Steven Usdan, 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)

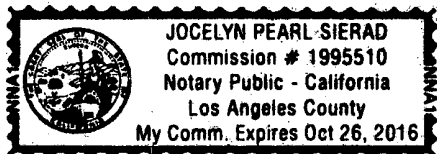


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

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.

27-19-431-002