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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 7 P.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Redevelopment Agency of Salt Lake City
Attn: Executive Director
451 South State Street, #418
P.O. Box 145518
Salt Lake City, Utah 84114-5518

SPECIAL WARRANTY DEED

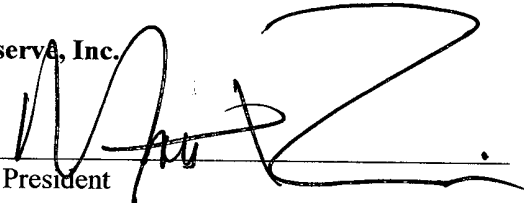
THIS SPECIAL WARRANTY DEED (this "Deed"), is made as of the 12th day of September, 2013, by Suburban Land Reserve, Inc., a Utah corporation ("Grantor"), in favor of the Redevelopment Agency of Salt Lake City, a public agency ("Grantee").

For and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by this Deed, CONVEY AND WARRANT to Grantee, against all claiming by, through or under Grantor, but not otherwise, that certain real property situated in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit A attached hereto, subject to the exceptions to title set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the date first above written.

GRANTOR

Suburban Land Reserve, Inc.
a Utah corporation

By: 
Its: President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 12th day of September, 2013 personally appeared before me Matt Baldwin, who being by me duly sworn did say that he is the President of Suburban Land Reserve Inc., a Utah corporation, and that the within and foregoing instrument was sign on behalf of such corporation.



My Commission Expires:
4/22/16


NOTARY-PUBLIC

Residing at: Salt Lake County, UT

EXHIBIT A
(to SLR Special Warranty Deed)

LEGAL DESCRIPTION OF THE PROPERTY

That certain property located in the County of Salt Lake, State of Utah, more particularly described as follows:

PARCEL 4: 16-06-105-050 (120 S. REGENT ST.) New Tax ID No. 16-06-105-058.

BEGINNING AT A POINT S00°03'21"W 98.00 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE S89°55'12"E 110.76 FEET TO THE WEST LINE OF REGENT STREET; THENCE S01°15'19"W ALONG SAID WEST LINE 93.52 FEET; THENCE N89°55'19"W 108.80 FEET; THENCE N00°03'21"E 93.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF THAT VOLUME OF SPACE WHICH LIES ABOVE AN ELEVATION OF 4320.28 FEET, AS MEASURED VERTICALLY FROM THE NATIONAL GEOTETIC VERTICAL DATUM 1929, (NGVD 29) USING SALT LAKE CITY NGVD 29 BENCHMARK #1328 DESCRIBED PAGE 2 ELEVATION 4312.487, FORMED BY PROJECTING VERTICALLY UPWARDS THE FOLLOWING BOUNDARY: BEGINNING AT A POINT ON THE WEST LINE OF REGENT STREET, WHICH IS S01°15'19"W 98.02 FEET FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE S01°15'19"W ALONG SAID WEST LINE 15.00 FEET; THENCE N89°55'12"W 78.06 FEET; THENCE NORTH 15.00 FEET; THENCE S89°55'12"E 78.39 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 16-06-105-028 (134 S. REGENT ST.)

COMMENCING AT A POINT 191.5 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 56 FEET; THENCE EAST 106 FEET, MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTHERLY ALONG SAID WEST LINE OF REGENT STREET, 56 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 107.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT A POINT 247 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 27 1/2 FEET; THENCE EAST 106 FEET MORE OR LESS TO REGENT STREET; THENCE NORTH 27 1/2 FEET ALONG REGENT STREET TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST 106 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 6: 16-06-105-030 (136 S. REGENT ST.)

BEGINNING AT A POINT NORTH 247.5 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 102.33 FEET MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTH 1° 15' EAST ALONG THE WEST LINE OF SAID STREET 43.75 FEET; THENCE WEST 104.25 FEET; THENCE SOUTH 43.75 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 38 FEET 9 INCHES SOUTH OF THE NORTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 104 FEET 3 INCHES TO THE WEST LINE OF REGENT STREET (FORMERLY KNOWN AS COMMERCIAL STREET); THENCE NORTH 27 FEET 6 INCHES; THENCE WEST 104 FEET 3 INCHES; THENCE SOUTH 27 FEET 6 INCHES, TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 16 1/4 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 107-3/4 FEET MORE OR LESS, TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1 1/4° WEST ALONG WEST LINE OF REGENT STREET 27 1/2 FEET; THENCE WEST 107-3/4 FEET MORE OR LESS, TO LINE DIVIDING LOTS 3 AND 4 IN SAID BLOCK; THENCE NORTH 27 1/2, FEET MORE OR LESS, TO POINT OF BEGINNING.

ALSO: COMMENCING 16.25 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE NORTH 38.75 FEET; THENCE EAST 8.12 FEET; THENCE SOUTH 11.25 FEET; THENCE EAST 20 FEET; THENCE NORTH 11.25 FEET; THENCE EAST 78.98 FEET MORE OR LESS TO WEST LINE OF REGENT STREET; THENCE SOUTH ABOUT 1° 15' WEST ALONG WEST LINE OF SAID STREET 38.75 FEET, MORE OR LESS TO A POINT DUE EAST FROM THE PLACE OF BEGINNING, THENCE WEST 107.75 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 7: 16-06-105-032 (154 S. REGENT ST.)

COMMENCING AT A POINT 247 1/2 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 102-1/3 FEET MORE OR LESS TO THE WEST SIDE OF REGENT STREET; THENCE SOUTH 1° 15' WEST 22 FEET; THENCE WEST 102 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 22 FEET TO THE PLACE OF BEGINNING.

PARCEL 8: 16-06-105-034 (160 S. REGENT ST.)

COMMENCING 184.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41 FEET; THENCE EAST 101 FEET, 5.5 INCHES, MORE OR LESS TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1° 15' WEST 41 FEET; THENCE WEST 100 FEET, 11.75 INCHES, TO THE PLACE OF BEGINNING.

PARCEL 9: 16-06-105-046 (135 S. MAIN ST.)

BEGINNING AT A POINT NORTH 00° 03' 21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 00° 03' 21" EAST 48.73 FEET ALONG SAID EAST LINE OF MAIN STREET; THENCE SOUTH 89° 55' 29" EAST 165.10 FEET ALONG A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS, TO A POINT ON AN EAST LINE OF LOT 5, IN SAID BLOCK 70; THENCE SOUTH 00° 03' 25" WEST 48.19 FEET; THENCE SOUTH 89° 53' 07" WEST 165.10 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING FURTHER DESCRIBED BY THAT CERTAIN SURVEY DATED APRIL 20, 1993 AND FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS SURVEY NO. S93-11-0633 TO WIT:

BEGINNING AT A POINT NORTH 00° 03' 21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT A, SALT LAKE CITY SURVEY, SAID POINT OF BEGINNING ALSO BEING NORTH 0° 02' 13" WEST 429.27 FEET ALONG THE MONUMENT LINE IN MAIN STREET AND NORTH 89° 57' 47" EAST 68.40 FEET FROM A SALT LAKE CITY SURVEY MONUMENT IN THE INTERSECTION OF MAIN STREET AND 200 SOUTH STREET, AND RUNNING THENCE NORTH 00° 03' 21" EAST 48.73 FEET ALONG SAID EAST LINE OF MAIN STREET TO A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS; THENCE SOUTH 89° 55' 29" EAST 165.00 FEET ALONG THE SAID BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS TO A POINT ON THE EAST LINE OF LOT 5 IN SAID BLOCK 70; THENCE SOUTH 00° 03' 21" WEST 48.18 FEET; THENCE SOUTH 89° 53' 07" WEST 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

ALL OF THE HEREINABOVE DESCRIBED PARCELS 4 THROUGH 9 ARE TOGETHER WITH AND SUBJECT TO THAT CERTAIN RIGHT OF WAY REFERRED TO AND DESCRIBED IN THE DECREE OF THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY, UTAH, ENTITLED EZRA THOMPSON, ET AL. VS P.W. MADSEN, ET AL., DATED JUNE 27, 1904 AND RECORDED JUNE 30, 1904 IN BOOK 6-G AT PAGES 558 THROUGH 565 IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, UTAH, AND AS AMENDED BY THOSE CERTAIN AGREEMENT AND BARGAIN AND SALE DEEDS RECORDED DECEMBER 1, 1966, AS ENTRY NOS. 2180502 THROUGH AND INCLUDING 2180507 AND ENTRY NO. 2180517 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 8.12 FEET EAST AND 544.85 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE RIGHT 31.42 FEET; THENCE EAST 88.44 FEET TO THE WEST LINE OF REGENT STREET; THENCE

SOUTHERLY ALONG THE WEST LINE OF REGENT STREET 15 FEET; THENCE WEST 91.80 FEET; THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE LEFT 28.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 11.88 FEET; THENCE NORTH 560.07 FEET; THENCE EAST 5.26 FEET; THENCE NORTH 4.78 FEET; THENCE EAST TO A POINT WHICH IS 88.44 FEET WEST FROM THE WEST LINE OF REGENT STREET; THENCE SOUTHWESTERLY 31.42 FEET ALONG A CURVE HAVING A RADIUS OF ABOUT 20 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 198.60 FEET; THENCE WEST 2.58 FEET; THENCE SOUTH 346.25 FEET; THENCE WEST 2.18 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 12.00 FEET; THENCE NORTH 565.00 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF REGENT STREET; THENCE SOUTH 15 FEET; THENCE WEST TO THE EAST LINE OF LOT 5, BLOCK 70, PLAT "A" SALT LAKE CITY SURVEY; THENCE SOUTH APPROXIMATELY 545.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11: 16-06-151-003 (167 S. REGENT ST.)

BEGINNING AT A POINT 104 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 39.5 FEET; THENCE NORTH 25 FEET; THENCE WEST 55 FEET TO THE EAST LINE OF REGENT STREET; THENCE SOUTH 1° 30' WEST ALONG SAID EAST LINE 25 FEET TO A POINT DUE WEST FROM BEGINNING; THENCE EAST 15.5 FEET TO THE POINT OF BEGINNING.

PARCEL 12: 16-06-151-004 (169 1/2 S. REGENT ST.)

BEGINNING 59 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 39 1/2 FEET; THENCE NORTH 45 FEET; THENCE WEST 55 FEET, MORE OR LESS; THENCE SOUTH 1° 10' WEST 45 FEET, MORE OR LESS, TO A POINT DUE WEST OF BEGINNING; THENCE EAST 15 1/2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 13: 16-06-151-018 (167 S. REGENT ST.)

BEGINNING 59 FEET NORTH AND 39.5 FEET EAST AND 21 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 39.51 FEET; THENCE NORTH 49 FEET; THENCE WEST 39.51 FEET; THENCE SOUTH 49 FEET TO BEGINNING.

SLR PERMITTED EXCEPTIONS

(The following affects all Parcels)

1. 2013 general property taxes.
2. Any charge upon the land by reason of its inclusion in Salt Lake City and Downtown Economic Development CBID-06 Special Assessment District and Downtown Economic Development CBIA-13 Special Assessment District and Street Lighting Extension No. 5 Special Assessment District.
3. A resolution proposing to create a special improvement district known as Utah Central Business Improvement District No. DA-CBID-06 with power and authority to impose assessments for improvements, provisions, restrictions, and/or requirements as disclosed by document recorded December 11, 2006 as Entry No. 9935895 in Book 9392 at Page 7171 of Official Records.

A Partial Release recorded June 03, 2009 as Entry No. 10718879 in Book 9730 at Page 9260 of Official Records.

(The following affects all Parcels)

4. The terms and conditions referred to and described in that certain Decree of the Third Judicial District Court of Salt Lake County, Utah, entitled Ezra Thompson, et al, vs. P.W. Madsen, et al, dated June 27, 1904 and recorded June 30, 1904 as Entry No. 183523 in Book 6-G at Page 558 of Official Records.

As affected by Alley Reconfiguration Agreement recorded December 20, 2012 as Entry No. 11540382 in Book 10090, at Page 1 of Official Records.

The legal description of which was amended by Agreement and Bargain and Sale Deeds recorded December 01, 1966 as Entry Nos. 2180502, 2180503, 2180504, 2180505, 2180506, 2180507, 2180508, 2180509, 2180510, 2180511, 2180512, 2180513, 2180514, 2180515, 2180516 and 2180517 in Book 2512 at Page 575 through Book 2513 at Page 47 of Official Records.

(The following affects Parcel 6)

5. Conduit Easement in favor of Utah Light and Traction Company, a corporation, for an easement and right-of-way for the construction and continued maintenance, operation, alteration, repair and replacement of underground conduit containing wires or cables for the transmission of electrical energy through and under the property of the Grantor, in Lot six (6) Block Seventy (70) Plat "A", Salt Lake City Survey, dated November 10, 1927 and recorded November 19, 1927 as Entry No. 597178 in book 14 of Liens and Leases at Page 345 of Official Records.

(The following affects Parcel 9)

6. Agreement by and between Isabelle A. Burton, Sarah Burton Moreton, Leah Burton Burrows, and Robert H. Burton and Maybelle C. Burton, his wife, Parties of the First Part, and Carl M. Lollin, unmarried, Unnie F. Lollin, John F. Lollin and Pauline Lollin, his wife, Carl M. Lollin and Virginia Lollin, his wife, and Dianthalln Lollin Hiltner, Parties of the Second Part, and Selective Properties, Inc., Party of the Third Part, dated November 05, 1947 and recorded January 26, 1948 as Entry No. 1109267 in Book 586 at Page 515 of Official Records.*

(The following affects Parcels 1, 2 and 4)

7. Subject to a right of way disclosed by Special Warranty Deed recorded December 22, 1961 as Entry No. 1818597 in Book 1874 at Page 569 of Official Records.*

(The following affects Parcels 3 & 4 and other property)

8. Agreement by and between Zions Securities Corporation and Prudential Federal Savings and Loan Association, dated May 08, 1962 and recorded May 10, 1962 as Entry No. 1844782 in Book 1920 at Page 406 of Official Records.*

9. Said property lies within the bounds of the "CBD Neighborhood Development Plan" as disclosed by that certain Notice of Adoption of Redevelopment Plan Entitled "C.B.D. Neighborhood Development Plan" and dated May 01, 1982, recorded November 28, 1984 as Entry No. 4020604 in Book 5609 at Page 1953 of Official Records.

(The following affects Parcel 9)

10. A Notice of Assessment Interest for Salt Lake City, Utah, Special assessment area L02-2-07, recorded January 11, 2008 as Entry No. 10320876 in Book 9558 at Page 1239 of Official Records.

11. An Easement Agreement between Grantor and Regent Holdings dated as of June 28, 2012 and recorded as Entry No. 11419573 in Book 10030 at Pages 7207-7219.

12. Declaration of Covenants, Conditions, and Restrictions dated the date hereof between Property Reserve, Inc. and Redevelopment Agency of Salt Lake City.

13. Memorandum of Parking Agreement dated the date hereof between Property Reserve, Inc. and Redevelopment Agency of Salt Lake City.

*To be released pursuant to that certain Encumbrance Termination Agreement by Grantee to be recorded of even date herewith.