

After recording return to:  
Union Woods Acquisition Partners  
134 South Main Street  
Suite M100  
Salt Lake City, UT 84101

11990995  
2/11/2015 1:42:00 PM \$20.00  
Book - 10295 Pg - 2387-2391  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 5 P.

### ASSIGNMENT OF CANAL EASEMENT

THIS ASSIGNMENT, dated the 2<sup>nd</sup> day of February, 2015, is executed by Utah State Retirement Investment Fund, formerly known as Utah State Retirement fund, a common trust fund created under the statutes of the State of Utah, as Assignor and Union Woods Grand Avenue Partners, LLC, a Delaware limited liability company, as Buyer whose address is 134 South Main Street, Suite M100, Salt Lake City, UT 84101

#### RECITALS:

- A. Assignee is buyer under that certain real property situated at approximately 7090 Union Park Avenue in Salt Lake County, Utah, which is more specifically described on Exhibit "A" attached hereto and made a part hereof (said real property is hereinafter referred to as the "Property").
- B. Assignor has certain rights under that certain Assignment of Canal Agreement dated October 13, 1986 and recorded October 20, 1986 as Entry No. 4334322 in book 5829 at page 1714, (the "Assignment") and that certain Agreement (To Pipe East Jordan Canal Extension and Park on Surface) (the "Canal Agreement") dated December 26, 1984 by and between the City and Union Woods Associates, Ltd., recorded on December 31, 1984 as Entry No. 404087 in Book 5618 at page 3733 in the Salt Lake County Recorder's Office (the Assignment and Canal Agreement are hereafter referred to collectively as the "Canal Agreements"). The Canal Agreements pertains to a portion of the Property.
- C. Assignor desires to Assign and Transfer to Assignee all of such rights under the Canal Agreements.

NOW THEREFORE, for the aforesaid purposes, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and as an integral and necessary part of the transaction whereby Assignor does hereby Assign and Transfer to Assignee, all of Assignor's rights, title, claim and interest in and under the Canal Agreements.

All of the provisions of this instrument shall insure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto and shall survive the transfer of the Property.

IN WITNESS WHEREOF, Assignor and Assignee have executed this instrument on or as of the day and year first written above.

ASSIGNOR:

UTAH STATE RETIREMENT INVESTMENT FUND  
Formerly known as Utah State Retirement Fund

BY Devon W. Olson  
Its: Real Estate Director

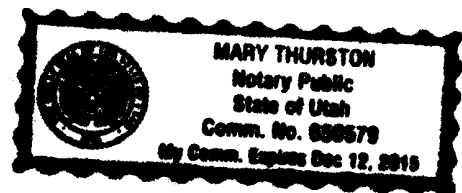
State of Utah

County of Salt Lake

On this 2<sup>nd</sup> day of February 2015, personally appeared before me Devon W. Olson the signer of the foregoing instrument who being by me duly sworn acknowledged he executed the foregoing instrument by authority, in his capacity as Director Real Estate of Utah State Retirement Investment Fund.

Mary Thurston  
Notary Public

My Commission Expires: 12-12-2015



ASSIGNEE:

UNION WOODS GRAND AVENUE PARTNERS,  
LLC, a Delaware limited liability company

By: *Derek Smith*

Name: Derek Smith

Title: Authorized Signatory

By: *Jared Lazarus*

Name: Jared Lazarus

Title: Authorized Signatory

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 FEBRUARY 10, 2015 before me, Sarah E. Frayer, a Notary Public, personally appeared Derek Smith Jared Lazarus, 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 *Sarah Frayer* (Seal)



CONSENT TO ASSIGNMENT OF CANAL AGREEMENT

SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah (hereinafter referred to as the "City"), hereby consents to the Assignment of Canal Agreement (hereinafter referred to as the "Assignment") to which this Consent is attached, pursuant to which Assignment UTAH STATE RETIREMENT INVESTMENT FUND, formerly known as Utah State Retirement Fund (hereinafter referred to as "Assignor"), assigns and transfers to UNION WOODS GRAND AVENUE PARTNERS, LLC, a Delaware limited liability company, all of Assignor's right, title, claim and interest in and under the Agreement (To Pipe East Jordan Canal Extension and Park on Surface) dated December 26, 1984 by and the Assignment of Canal Agreement dated October 13, 1986 collectively referred to as Agreement.

IN WITNESS WHEREOF, the City has caused this Consent to Assignment of Canal Agreement to be properly signed this 6<sup>th</sup> day of FEBRUARY, 2015.

RECORDED

SALT LAKE CITY CORPORATION

FEB 06 2015

By [Signature]  
Mayor

CITY RECORDER

ATTEST AND COUNTERSIGN:

[Signature]  
CITY RECORDER



APPROVED TO FORM

[Signature]  
Deputy City Attorney

STATE OF UTAH)

County of Salt Lake ) :ss

On 2-6-15, personally appeared before me Ralph Becker, who, being by me duly sworn did say that he is the MAYOR, respectively, of SALT LAKE CITY CORPORATION, and said person acknowledged to me that said corporation executed the same.

[Signature]  
NOTARY PUBLIC, residing in  
Salt Lake County, Utah



STATE OF UTAH)

County of Salt Lake ) : ss.

On 2-6-15, personally appeared before me Cindi Mansell, who, being by me duly sworn, did say that he/she is the CITY RECORDER, respectively, of SALT LAKE CITY CORPORATION, and said person acknowledged to me that said corporation executed the same.

[Signature]  
NOTARY PUBLIC, residing in  
Salt Lake County, Utah



EXHIBIT A  
TO  
ASSIGNMENT OF CANAL AGREEMENT

Legal Description of the Property:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE I-415 WHICH POINT IS ALSO SOUTH 89° 52' 20" WEST ALONG THE SECTION LINE 1745.49 FEET, AND SOUTH 139.16 FEET, AND SOUTH 53° 17' 17" EAST 542.88 FEET, FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 53° 17' 17" EAST 384.77 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF CURVATURE OF A 455.87 FOOT RADIUS CURVE TO THE RIGHT; THENCE 191.95 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 07' 28" TO A POINT ON SAID CURVE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 81° 58' 01" WEST 165.44 FEET TO THE CENTER OF LITTLE COTTONWOOD CREEK; THENCE ALONG SAID CREEK CENTERLINE SOUTH 13° 31' 59" EAST 10.00 FEET TO THE POINT OF CURVATURE OF A 640 FOOT RADIUS CURVE TO THE RIGHT; THENCE 153.07 FEET ALONG SAID CURVE AND CREEK CENTERLINE THROUGH A CENTRAL ANGLE OF 13° 42' 13" TO A POINT ON SAID CURVE; THENCE SOUTH 89° 58' 01" WEST 62.50 FEET; THENCE SOUTH 0° 01' 59" EAST 90.00 FEET; THENCE NORTH 87° 29' 53" WEST 143.00 FEET; THENCE SOUTH 87° 06' 01" WEST 49.52 FEET; THENCE SOUTH 24° 05' 00" WEST 18.33 FEET; THENCE NORTH 65° 55' 00" WEST 250.00 FEET; THENCE SOUTH 66° 00' 00" WEST 67.80 FEET, MORE OR LESS, TO THE SOUTH LINE OF ADJOINTERS PROPERTY; THENCE NORTH 24° 05' 00" EAST 642.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING 2 PARCELS WHICH WERE CONVEYED TO FORT UNION ASSOCIATES, L.C. BY WARRANTY DEED (SPECIAL) RECORDED APRIL 01, 1996 AS ENTRY NO. 6318583 IN BOOK 7365 AT PAGE 969 OF OFFICIAL RECORDS:

TRACT 1: BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF UNION PARK AVENUE AND ON THE ARC OF A 455.87 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT BEING SOUTH 89° 52' 20" WEST 1745.49 FEET ALONG SECTION LINE AND SOUTH 139.16 FEET TO SAID RIGHT OF WAY LINE AND SOUTH 53° 17' 17" EAST 927.65 FEET ALONG SAID RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 161.62 FEET (CHORD BEARS: SOUTH 43° 07' 54" EAST 160.77 FEET) FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, [SAID POINT ALSO BEING SOUTH 31° 42' 52" WEST 52.16 FEET ALONG CENTERLINE OF 1300 EAST STREET AND NORTH 58° 17' 08" WEST 53.00 FEET AND NORTH 24° 17' 34" EAST 95.06 FEET ALONG THE RIGHT OF WAY OF SAID STREET, AND NORTHWESTERLY 473.63 FEET ALONG SAID RIGHT OF WAY AND THE ARC OF A 455.87 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: NORTH 03° 12' 41" WEST 452.61 FEET) FROM A SALT LAKE COUNTY CENTERLINE SURVEY MONUMENT], AND RUNNING THENCE SOUTHEASTERLY 30.33 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE (CHORD BEARS: SOUTH 31° 04' 10" EAST 30.32 FEET); THENCE SOUTH 81° 58' 01" WEST 70.00 FEET; THENCE NORTH 56° 19' 32" EAST 64.48 FEET TO THE POINT OF BEGINNING.

TRACT 2: BEGINNING AT A POINT WHICH IS SOUTH 89° 52' 20" WEST 1745.49 FEET ALONG SECTION LINE AND SOUTH 139.16 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF UNION PARK AVENUE AND SOUTH 53° 17' 17" EAST 542.88 FEET ALONG SAID RIGHT OF WAY LINE AND SOUTH 24° 05' 00" WEST 590.88 FEET AND SOUTH 65° 55' 00" EAST 295.29 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 24° 05' 00" WEST 1.00 FEET; THENCE NORTH 65° 55' 00" WEST 250.00 FEET; THENCE SOUTH 66° 00' 00" WEST 67.80 FEET; THENCE NORTH 24° 05' 00" EAST 51.45 FEET; THENCE SOUTH 65° 55' 00" EAST 295.29 FEET TO THE POINT OF BEGINNING.