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3/6/2017 2:40:00 PM \$79.00
Book - 10535 Pg - 4630-4648
Gary W. Ott
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 19 P.

When Recorded, Mail To:

Kirton McConkie
Attn: Tyler L. Buswell
50 E. South Temple, Suite 400
Salt Lake City, Utah 84111

(Space Above for Recorder's Use)

BOUNDARY LINE AGREEMENT

This BOUNDARY LINE AGREEMENT (this "Agreement") is entered into as of the 2nd day of March, 2017, by and between MING YANG LEE, a/k/a JACK LEE ("Mr. Lee"), DH 1 HENDERSON LLC, a California limited liability company ("DH 1"), and GLOBAL NEW MILLENNIUM PARTNERS, LTD., a Texas limited partnership ("Global Partners"). Mr. Lee and Global Partners are sometimes referred to herein singularly as a "Party" and collectively as the "Parties" with respect to the following.

RECITALS

A. On or about October 31, 2016, Mr. Lee obtained title to certain real property located in Taylorsville, Utah, (the "Original Mr. Lee Parcels"), as evidenced by that certain Special Warranty Deed dated October 31, 2016, recorded November 1, 2016, as Instrument No. 12403189, in Book 10495, at Page 1668, in the Official Records of the Salt Lake County Recorder, for purposes of redeveloping the Original Mr. Lee Parcels into a mixed-use commercial center (the "Project"). The Original Mr. Lee Parcels are more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

B. As part of the development of the Project, Mr. Lee conveyed a portion of the Original Mr. Lee Parcels in fee simple to Global Partners (the "Existing Global Partners Parcel"), as evidenced by that certain Special Warranty Deed dated on or about October 28, 2016, recorded November 1, 2016, at Entry No. 12403218, in Book 10495, at Page 1850, in the Official Records of the Salt Lake County Recorder, which real property is more particularly described on Exhibit B attached hereto and incorporated herein by this reference. The Original Mr. Lee Parcels less and except the Existing Global Partners Parcel is referred to herein collectively as the "Existing Mr. Lee Parcels," and is more particularly described on Exhibit C, attached hereto and incorporated herein by this reference. The Existing Global Partners Parcel and Existing Mr. Lee Parcels are collectively referred to herein collectively as the "Existing Parcels."

C. In addition to the foregoing, on or about on February 15, 2017, Mr. Lee conveyed an interest in a portion of the Existing Mr. Lee Parcels to DH 1 as evidenced by that certain Warranty Deed dated February 13, 2017, recorded February 15, 2017, at Entry No. 12477198, in Book 10530, at Page 135, in the Official Records of the Salt Lake County Recorder. DH 1, as a condition to its purchase of its interest in a portion of the Existing Mr. Lee Parcels, has consented to Mr. Lee and Global Partners entering into this Agreement to adjust the common boundary lines between the Existing Mr. Lee Parcels and Existing Global Partners Parcel.

D. In order to assist the Parties with the development of the Project, and without effectuating a subdivision or creating any new tax parcels, the Parties desire to (i) adjust the common boundary lines between the Existing Parcels (defined herein), and (ii) allow for Mr. Lee to consolidate a portion of the Existing Mr. Lee Parcels, subject to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and based upon the mutual covenants and promises hereinafter set forth, the Parties agree as follows:

1. Recitals. The above Recitals are incorporated herein by this reference.
2. Reconfiguration of the Existing Parcels. The Parties hereby reconfigure the Existing Parcels as follows.
 - (a) the Existing Mr. Lee Parcels are reconfigured to the legal description set forth on Exhibit D (the “**New Mr. Lee Parcels**”); and
 - (b) the Existing Global Partners Parcel is reconfigured to the legal description set forth on Exhibit E (the “**New Global Partners Parcel**”).

The New Mr. Lee Parcels and the New Global Partners Parcel shall hereinafter be referred to individually as a “**New Parcel**” and collectively as the “**New Parcels**.” A depiction of the New Parcels is attached hereto as Exhibit F (“**Depiction of New Parcels**”). For purposes of clarification only, Parcel 1, Parcel 2, Parcel 3, Parcel 5 and Parcel 6, as shown on the Depiction of New Parcels, collectively are the New Mr. Lee Parcels, and Parcel 4 is the New Global Partners Parcel.

3. Conveyance of Property.

3.1. New Mr. Lee Parcels. As a result of reconfiguration of the Existing Parcels, portions of the Existing Mr. Lee Parcels are now a part of the New Mr. Lee Parcels. Accordingly, Mr. Lee as owner of the Existing Mr. Lee Parcels hereby conveys and warrants against all who claim by, through, or under itself and no one else, to Mr. Lee, as owner of the Existing Mr. Lee Parcels, any and all real property originally a part of the Existing Mr. Lee Parcels that, as of the date of this Agreement, is part of the New Mr. Lee Parcels.

3.2. New Mr. Lee Parcels and New Global Partners Parcel. To the extent a portion of the Existing Mr. Lee Parcels is now a part of the New Global Partners Parcel, Mr. Lee hereby conveys and warrants against all who claim by, through, or under itself, to Global Partners, any and all real property originally a part of the Existing Mr. Lee Parcels that, as of the date of this Agreement, is a part of the New Global Partners Parcel. To the extent a portion of the Existing Global Partners Parcel is now a part of the New Mr. Lee Parcels as a result of the reconfiguration, Global Partners hereby conveys and warrants against all who claim by, through, or under itself, to Mr. Lee, any and all real property originally a part of the Existing Global Partners Parcel that, as of the date of this Agreement, is a part of the New Mr. Lee Parcel.

Notwithstanding any provision of Utah Code Ann. § 57-1-45 to the contrary, the Parties intend that the foregoing conveyances be with all warranties and covenants granted by a special warranty deed under Utah Code Ann. § 57-1-12.5.

4. DH 1 Consent. DH 1, in its capacity as a tenant in common with Mr. Lee with respect to a portion of the Existing Mr. Lee Parcels, hereby consents to this Agreement.

5. No Subdivision. The Parties acknowledges that the purpose of this Agreement is to adjust the common boundary lines between the Existing Parcels and not to undertake a subdivision or the creation of additional tax parcels. Furthermore, the Existing Parcels and the New Parcels cover the same total area.

6. Compliance with Law. Pursuant to Utah Code Ann. §10-9a-103(52), the adjustment of the boundary lines effected hereunder does not constitute a subdivision of real property, and has been approved by the city of City of Taylorsville pursuant to applicable laws and ordinances.

7. Integration; Modification. This Agreement (including all Exhibits attached hereto) contains the entire agreement between the Parties with respect to the matters set forth herein. This Agreement may be modified or amended only with the unanimous written agreement of the Parties, their successors and assigns.

8. Duration; Rights Run With the Land; Binding Effect. This Agreement shall be perpetual. Each of the agreements and rights contained in this Agreement shall: (i) inure to the benefit of and be binding upon the Parties and their respective successors, successors-in-title, heirs and assigns; (ii) shall run with the land; and (iii) shall remain in full force and effect and shall be unaffected by any change in the ownership of, or any encumbrances, lien, judgment, easement, lease or other right affecting, the New Parcels, or any portion of the New Parcels, or any change of use, demolition, reconstruction, expansion or other circumstances.

9. Miscellaneous. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah. This Agreement shall be recorded with the Recorder's office of Salt Lake County, State of Utah. This Agreement may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument binding all of the Parties hereto.

[Signatures and acknowledgements to follow]

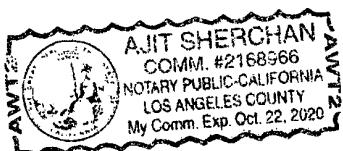
IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above given.

MR. LEE:

22 APR 2017
MING YANG LEE, a/k/a JACK LEE

STATE OF CALIFORNIA)
:ss.
COUNTY OF LOS ANGELES)

On this 15 day of February, 2017, personally appeared before me MING YANG LEE, a/k/a JACK LEE, who being by me duly sworn, did say that he is the person whose name is subscribed to the foregoing instrument.



NOTARY

[signatures and acknowledgements to follow]

4852-7544-0192

BK 10535 PG 4633

IN WITNESS WHEREOF, this Agreement is executed as of the day and year first above given.

GLOBAL PARTNERS:

GLOBAL NEW MILLENNIUM PARTNERS, LTD., a
Texas limited partnership

By: _____

Name: Stewart DiMasi

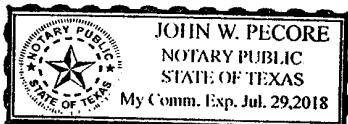
Its: PRESIDENT

STATE OF TX)
COUNTY OF FT. BEND :ss)

On this 1ST day of MARCH, 2017, personally appeared before me S. DiMasi,
known or satisfactorily proved to me to be the PRESIDENT of GLOBAL NEW MILLENNIUM
PARTNERS, LTD, a Texas limited partnership, who acknowledged to me that he/she signed the foregoing
instrument as PRESIDENT for said corporation.

John W. Pecore

Notary Public for the State of TX



Consented and agreed to:

DH 1:

DH 1 HENDERSON LLC,
a California limited liability company

By: 

Name: John Shaipe

Its: Managing Member

STATE OF California)
:ss
COUNTY OF Orange)

On this 28th day of February, 2017, personally appeared before me John Shaipe known or satisfactorily proved to me to be the Managing Member of DH 1 HENDERSON LLC, a California limited liability company, who acknowledged to me that he/she signed the foregoing instrument as Managing Member for said corporation.

Busting Seas
Notary Public for the State of California

(Please see attached)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 OrangeOn February 28th, 2017 before me,

(Date)

personally appeared John Shangle

Here Insert Name and Title of the Officer

Name(s) of Signer(s)

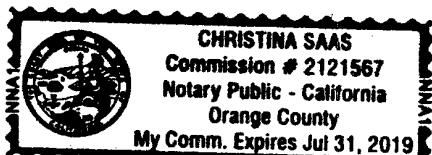
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(jes), and that by his/her/their signature(s) on the instrument the person(s), 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 Christina Saas

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____ Partner — Limited General Partner — Limited General Individual Attorney in Fact Individual Attorney in Fact Trustee Guardian or Conservator Trustee Guardian or Conservator Other: _____ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT A (to Boundary Line Agreement)

[Legal Description of the Original Mr. Lee Parcels]

PARCEL 1:

Beginning North 89°58'12" East 204.5 feet and South 0°01'48" East 53 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'12" East 372.5 feet to the East Line of the property conveyed to R.C. Willey Home Furnishings, a Utah Corporation in Warranty Deed recorded as Entry No. 5386011 in Book 6566 at Page 1566 of Official Records (shown at times as 374.5 feet); thence South 0°10'20" East 892.07 feet to a point which is 14.76 feet South 47°50'38" East from the most Northerly Corner of Lot 81, Southridge Subdivision No. 3; thence North 47°50'38" West 266.92 feet; thence North 42°45'38" West 417.93 feet; thence North 49°48'20" West 132.33 feet, more or less, to the East Line of 4015 West Street (also known as 4000 West Street); thence North 09°48'00" East 114.74 feet, more or less, along said East Line; thence Northerly along the arc of a curve to the left with a radius of 1472.69 feet, a distance of 57.98 feet, to the Southwest Corner of that land described and conveyed in General Warranty Deed recorded December 30, 1992 as Entry No. 5405284 in Book 6581 at Page 2418 of Official Records; thence North 89°58'12" East 177.33 feet; thence North 0°01'48" West 150.0 feet to the point of beginning.

Together with that portion of the vacated 4000 West Street abutting above described property on the West, said vacation created by Salt Lake County Ordinance recorded December 10, 1970 as Entry No. 2362230 in Book 2921 at Page 969 of Official Records.

Beginning at a point North 89°58'12" East 296.5 feet and South 0°01'48" East 63.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 74.0 feet; thence South 89°58'12" West 13.0 feet; thence South 0°01'48" East 22.0 feet; thence North 89°58'12" East 13.0 feet; thence South 0°01'48" East 54.0 feet; thence North 89°58'12" East 33.0 feet; thence North 31°23'58" East 99.72 feet; thence North 0°01'48" West 65.0 feet; thence South 89°58'12" West 85.0 feet to the point of beginning.
(For informational purposes only: Tax Parcel No. 21-08-101-021-0000)

PARCEL 2:

Beginning at a point North 89°58'12" East 296.5 feet and South 0°01'48" East 63.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 74.0 feet; thence South 89°58'12" West 13.0 feet; thence South 0°01'48" East 22.0 feet; thence North 89°58'12" East 13.0 feet; thence South 0°01'48" East 54.0 feet; thence North 89°58'12" East 33.0 feet; thence North 31°23'58" East 99.72 feet; thence North 0°01'48" West 65.0 feet; thence South 89°58'12" West 85.0 feet to the point of beginning.
(For informational purposes only: Tax Parcel No. 21-08-101-016-0000)

PARCEL 3:

Beginning on the South Line of 4700 South Street at a point North 89°58'12" East 204.5 feet and South 0°01'48" East 53.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 150.0 feet; thence South 89°58'12" West 177.33 feet to the East Line of 4000 West Street; thence Northerly on a curve to the left (Radius bears North 82°27'21" West 1472.69 feet) a distance of 150.57 feet to the South Line of 4700

South Street; thence North 89°58'12" East 165.14 feet to the point of beginning.
(For informational purposes only: Tax Parcel No. 21-08-101-015-0000)

PARCEL 4:

Beginning at a point being North 89°58'12" East 801.02 feet and South 0°04'02" West 372.50 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence South 0°04'02" West 176.01 feet; thence North 89°53'09" West 123.59 feet; thence North 0°01'48" West 176.01 feet; thence South 89°53'09" East 123.89 feet to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-019-0000)

PARCEL 4A:

Together with a Non-Exclusive 60 foot crossover easement described as follows:

Beginning at a point on the South Side of 4700 South Street, said point being North 89°58'12" East 801.02 feet and South 0°04'02" West 60.79 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 86°43'18" East 60.094 feet along said South Line; thence South 0°04'02" West 484.40 feet; thence North 89°53'09" West 60.00 feet; thence North 0°04'02" East 487.72 feet to the point of beginning.

PARCEL 5:

Beginning at a point on the South Line of 4700 South Street, said point being 676.50 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 53.00 feet South (by survey South 0°01'48" East 53.0 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 382.6 feet (by survey South 0°01'48" East 382.6 feet); thence West 100 feet (by survey South 89°58'12" West 100.76 feet); thence North 382.6 feet (by survey North 0°10'20" West 382.6 feet) to the South Line of said 4700 South Street; thence East 100 feet (by survey North 89°58'12" East 100 feet) to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-003-0000)

PARCEL 6:

Beginning at a point 676.50 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 435.6 feet South (by survey South 0°01'48" East 435.6 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 534.4 feet, more or less, (by survey South 0°10'20" East 534.4 feet, more or less) to the North Line of the Salt Lake & Utah Canal; thence Northwesterly along said North Line of Canal 138.00 feet (by survey Northwesterly 138.92 feet), more or less; thence North 441.6 feet, more or less, (by survey North 0°10'20" West 441.6 feet, more or less) to a point West of the point of beginning. Thence East 100 feet (by survey North 89°58'12" East 100.76 feet) to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-006-0000)

PARCEL 7:

Beginning at a point on the South Line of 4700 South Street, said point being 676.5 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 53.00 feet South (by survey South 0°01'48" East 53.0 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 320.0 feet (by survey South 0°01'48" East 320.0 feet); thence

East 125.0 feet (by survey North 89°58'12" East 125.0 feet); thence North 320.0 feet (by survey North 00°01'48" West 320.0 feet) to the South Line of said 4700 South Street; thence West 125.0 feet (by survey South 89°58'12" West 125.0 feet) to the point of beginning.

Less and except therefrom that portion thereof conveyed to R. Raymond Coats in that certain Quit Claim Deed recorded May 7, 1987 as Entry No 4452484 in Book 5914 at Page 1757 of Official Records, being more particularly described as follows:

Beginning on the South Line of 4700 South Street, at a point North 89°58'12" East 806.99 feet and South 0°01'48" East 53.00 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 320.00 feet; thence South 89°58'12" West 125.86 feet; thence North 0°01'48" West 0.80 feet to a point in an existing fence line; thence South 89°53'09" East along said fence line 119.26 feet to a fence corner; thence North 0°04'02" East along the extension of an existing fence line 319.50 feet to the South Line of 4700 South Street; thence North 89°58'12" East 6.06 feet to the point of beginning.

Also less and except therefrom that portion thereof conveyed to the Utah Department of Transportation in that Certain Warranty Deed recorded September 4, 1991 as Entry No. 5121305 in Book 6352 at Page 2229 of Official Records, being more particularly described as follows:

A parcel of land in fee for the widening of 4700 South Street incident to the construction of an expressway known as Project No. 1005, being part of an entire tract of property situate in the NW1/4NW1/4 of Section 8; T.2S., R.1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of said entire tract of property, which point is 800.93 feet N. 89°58'12" E. Along the Section Line and 53.00 feet S. 0°01'48" E. from the Northwest Corner of said Section 8; thence S. 0°04'02" W. 7.74 feet along the Easterly Boundary Line of said entire tract; thence N. 86°43'18" W. 134.06 feet; thence N. 89°58'12" E. 133.85 feet along the Northerly Boundary Line of said entire tract to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

(For informational purposes only: Tax Parcel No. 21-08-101-014-0000)

PARCEL 7A:

Together with a non-exclusive Right-of-Way and Easement as created in that certain Right-of-Way and Easement Grant, recorded May 7, 1987 as Entry No. 4452490 in Book 5914 at Page 1769, and in that Certain Amendment to Right-of-Way Agreement and Easement Grant dated August 22, 1988 and recorded August 26, 1988 as Entry No. 4668645 of Official Records, over the following described property:

Beginning on the South Line of 4700 South Street at a point North 89°58'12" East 800.93 feet along the Section Line and South 0°01'48" East 53.00 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'12" East along said South Line 60.00 feet; thence South 0°04'02" West 320.00 feet; thence South 89°58'12" West 60.00 feet; thence North 0°04'02" East 320.00 feet to the point of beginning.

EXHIBIT B (to Boundary Line Agreement)

[Legal Description of the Existing Global Partners Parcel]

Parcel 4

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South street located 801.02 feet North 89°58'12" East along the Section Line, and 60.74 feet South 0°04'02" West from the Northwest Corner of said Section 8; and running thence South 0°04'02" West 187.00 feet; thence South 89°58'12" West 176.87 feet; thence North 0°01'48" West 55.74 feet; thence South 89°58'12" West 19.50 feet; thence North 0°01'48" West 139.00 feet to the South Line of 4700 South Street; and running thence along said South Line the following two courses: North 89°58'12" East 62.79 feet; and South 86°43'17" East 134.12 feet to the point of beginning.

Parcel 4A:

Together with a non-exclusive right-of-way and easement as created in that certain Right-of-Way and Easement Grant, recorded May 7, 1987 as Entry No. 4452490 in Book 5914 at Page 1769, and in that certain Amendment to Right-of-Way Agreement and Easement Grant dated August 22, 1988 and recorded August 26, 1988 as Entry No. 4668645 of Official Records, over the following described property:

Beginning on the South line of 4700 South Street at a point North 89°58'12" East 800.93 feet along the Section line and South 0°01'48" East 53.00 feet from the Northwest corner of Section 8, Township 2 South, Range 1 West, Salt lake Base and Meridian, and running thence North 89°58'12" East along said South line 60.00 feet; thence South 0°04'02" West 320.00 feet; thence South 89°58'12" West 60.00 feet; thence North 0°04'02" East 320.00 feet to the point of beginning.

EXHIBIT C (to Boundary Line Agreement)

[Legal Description of Existing Mr. Lee Parcels]

PARCEL 1:

Beginning North 89°58'12" East 204.5 feet and South 0°01'48" East 53 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'12" East 372.5 feet to the East Line of the property conveyed to R.C. Willey Home Furnishings, a Utah Corporation in Warranty Deed recorded as Entry No. 5386011 in Book 6566 at Page 1566 of Official Records (shown at times as 374.5 feet); thence South 0°10'20" East 892.07 feet to a point which is 14.76 feet South 47°50'38" East from the most Northerly Corner of Lot 81, Southridge Subdivision No. 3; thence North 47°50'38" West 266.92 feet; thence North 42°45'38" West 417.93 feet; thence North 49°48'20" West 132.33 feet, more or less, to the East Line of 4015 West Street (also known as 4000 West Street); thence North 09°48'00" East 114.74 feet, more or less, along said East Line; thence Northerly along the arc of a curve to the left with a radius of 1472.69 feet, a distance of 57.98 feet, to the Southwest Corner of that land described and conveyed in General Warranty Deed recorded December 30, 1992 as Entry No. 5405284 in Book 6581 at Page 2418 of Official Records; thence North 89°58'12" East 177.33 feet; thence North 0°01'48" West 150.0 feet to the point of beginning.

Together with that portion of the vacated 4000 West Street abutting above described property on the West, said vacation created by Salt Lake County Ordinance recorded December 10, 1970 as Entry No. 2362230 in Book 2921 at Page 969 of Official Records.

Beginning at a point North 89°58'12" East 296.5 feet and South 0°01'48" East 63.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 74.0 feet; thence South 89°58'12" West 13.0 feet; thence South 0°01'48" East 22.0 feet; thence North 89°58'12" East 13.0 feet; thence South 0°01'48" East 54.0 feet; thence North 89°58'12" East 33.0 feet; thence North 31°23'58" East 99.72 feet; thence North 0°01'48" West 65.0 feet; thence South 89°58'12" West 85.0 feet to the point of beginning.
(For informational purposes only: Tax Parcel No. 21-08-101-021-0000)

PARCEL 2:

Beginning at a point North 89°58'12" East 296.5 feet and South 0°01'48" East 63.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 74.0 feet; thence South 89°58'12" West 13.0 feet; thence South 0°01'48" East 22.0 feet; thence North 89°58'12" East 13.0 feet; thence South 0°01'48" East 54.0 feet; thence North 89°58'12" East 33.0 feet; thence North 31°23'58" East 99.72 feet; thence North 0°01'48" West 65.0 feet; thence South 89°58'12" West 85.0 feet to the point of beginning.
(For informational purposes only: Tax Parcel No. 21-08-101-016-0000)

PARCEL 3:

Beginning on the South Line of 4700 South Street at a point North 89°58'12" East 204.5 feet and South 0°01'48" East 53.0 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 150.0 feet; thence South 89°58'12" West 177.33 feet to the East Line of 4000 West Street; thence Northerly on a curve to the left (Radius bears North 82°27'21" West 1472.69 feet) a distance of 150.57 feet to the South Line of 4700 South Street; thence North 89°58'12" East 165.14 feet to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-015-0000)

PARCEL 4:

Beginning at a point being North 89°58'12" East 801.02 feet and South 0°04'02" West 372.50 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence South 0°04'02" West 176.01 feet; thence North 89°53'09" West 123.59 feet; thence North 0°01'48" West 176.01 feet; thence South 89°53'09" East 123.89 feet to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-019-0000)

PARCEL 4A:

Together with a Non-Exclusive 60 foot crossover easement described as follows:

Beginning at a point on the South Side of 4700 South Street, said point being North 89°58'12" East 801.02 feet and South 0°04'02" West 60.79 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 86°43'18" East 60.094 feet along said South Line; thence South 0°04'02" West 484.40 feet; thence North 89°53'09" West 60.00 feet; thence North 0°04'02" East 487.72 feet to the point of beginning.

PARCEL 5:

Beginning at a point on the South Line of 4700 South Street, said point being 676.50 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 53.00 feet South (by survey South 0°01'48" East 53.0 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 382.6 feet (by survey South 0°01'48" East 382.6 feet); thence West 100 feet (by survey South 89°58'12" West 100.76 feet); thence North 382.6 feet (by survey North 0°10'20" West 382.6 feet) to the South Line of said 4700 South Street; thence East 100 feet (by survey North 89°58'12" East 100 feet) to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-003-0000)

PARCEL 6:

Beginning at a point 676.50 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 435.6 feet South (by survey South 0°01'48" East 435.6 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 534.4 feet, more or less, (by survey South 0°10'20" East 534.4 feet, more or less) to the North Line of the Salt Lake & Utah Canal; thence Northwesterly along said North Line of Canal 138.00 feet (by survey Northwesterly 138.92 feet), more or less; thence North 441.6 feet, more or less, (by survey North 0°10'20" West 441.6 feet, more or less) to a point West of the point of beginning. Thence East 100 feet (by survey North 89°58'12" East 100.76 feet) to the point of beginning.

(For informational purposes only: Tax Parcel No. 21-08-101-006-0000)

PARCEL 7:

Beginning at a point on the South Line of 4700 South Street, said point being 676.5 feet, more or less, East (by survey North 89°58'12" East 676.5 feet) and 53.00 feet South (by survey South 0°01'48" East 53.0 feet) from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 320.0 feet (by survey South 0°01'48" East 320.0 feet); thence East 125.0 feet (by survey North 89°58'12" East 125.0 feet); thence North 320.0 feet (by survey North

00°01'48" West 320.0 feet) to the South Line of said 4700 South Street; thence West 125.0 feet (by survey South 89°58'12" West 125.0 feet) to the point of beginning.

Less and except therefrom that portion thereof conveyed to R. Raymond Coats in that certain Quit Claim Deed recorded May 7, 1987 as Entry No 4452484 in Book 5914 at Page 1757 of Official Records, being more particularly described as follows:

Beginning on the South Line of 4700 South Street, at a point North 89°58'12" East 806.99 feet and South 0°01'48" East 53.00 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°01'48" East 320.00 feet; thence South 89°58'12" West 125.86 feet; thence North 0°01'48" West 0.80 feet to a point in an existing fence line; thence South 89°53'09" East along said fence line 119.26 feet to a fence corner; thence North 0°04'02" East along the extension of an existing fence line 319.50 feet to the South Line of 4700 South Street; thence North 89°58'12" East 6.06 feet to the point of beginning.

Also less and except therefrom that portion thereof conveyed to the Utah Department of Transportation in that Certain Warranty Deed recorded September 4, 1991 as Entry No. 5121305 in Book 6352 at Page 2229 of Official Records, being more particularly described as follows:

A parcel of land in fee for the widening of 4700 South Street incident to the construction of an expressway known as Project No. 1005, being part of an entire tract of property situate in the NW1/4NW1/4 of Section 8; T.2S., R.1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of said entire tract of property, which point is 800.93 feet N. 89°58'12" E. Along the Section Line and 53.00 feet S. 0°01'48" E. from the Northwest Corner of said Section 8; thence S. 0°04'02" W. 7.74 feet along the Easterly Boundary Line of said entire tract; thence N. 86°43'18" W. 134.06 feet; thence N. 89°58'12" E. 133.85 feet along the Northerly Boundary Line of said entire tract to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

(For informational purposes only: Tax Parcel No. 21-08-101-014-0000)

PARCEL 7A:

Together with a non-exclusive Right-of-Way and Easement as created in that certain Right-of-Way and Easement Grant, recorded May 7, 1987 as Entry No. 4452490 in Book 5914 at Page 1769, and in that Certain Amendment to Right-of-Way Agreement and Easement Grant dated August 22, 1988 and recorded August 26, 1988 as Entry No. 4668645 of Official Records, over the following described property:

Beginning on the South Line of 4700 South Street at a point North 89°58'12" East 800.93 feet along the Section Line and South 0°01'48" East 53.00 feet from the Northwest Corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'12" East along said South Line 60.00 feet; thence South 0°04'02" West 320.00 feet; thence South 89°58'12" West 60.00 feet; thence North 0°04'02" East 320.00 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

Parcel 4

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South street located 801.02 feet North $89^{\circ}58'12''$ East along the Section Line, and 60.74 feet South $0^{\circ}04'02''$ West from the Northwest Corner of said Section 8; and running thence South $0^{\circ}04'02''$ West 187.00 feet; thence South $89^{\circ}58'12''$ West 176.87 feet; thence North $0^{\circ}01'48''$ West 55.74 feet; thence South $89^{\circ}58'12''$ West 19.50 feet; thence North $0^{\circ}01'48''$ West 139.00 feet to the South Line of 4700 South Street; and running thence along said South Line the following two courses: North $89^{\circ}58'12''$ East 62.79 feet; and South $86^{\circ}43'17''$ East 134.12 feet to the point of beginning.

Parcel 4A:

Together with a non-exclusive right-of-way and easement as created in that certain Right-of-Way and Easement Grant, recorded May 7, 1987 as Entry No. 4452490 in Book 5914 at Page 1769, and in that certain Amendment to Right-of-Way Agreement and Easement Grant dated August 22, 1988 and recorded August 26, 1988 as Entry No. 4668645 of Official Records, over the following described property:

Beginning on the South line of 4700 South Street at a point North $89^{\circ}58'12''$ East 800.93 feet along the Section line and South $0^{\circ}01'48''$ East 53.00 feet from the Northwest corner of Section 8, Township 2 South, Range 1 West, Salt lake Base and Meridian, and running thence North $89^{\circ}58'12''$ East along said South line 60.00 feet; thence South $0^{\circ}04'02''$ West 320.00 feet; thence South $89^{\circ}58'12''$ West 60.00 feet; thence North $0^{\circ}04'02''$ East 320.00 feet to the point of beginning.

EXHIBIT D (to Boundary Line Agreement)

[Legal Description of the New Mr. Lee Parcels]

Parcel 1

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 214.40 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence South 0°01'48" East 182.00 feet; thence North 89°58'12" West 191.84 feet to the Easterly Line of 4000 West Street; thence Northeasterly along the arc of a 1472.69 foot radius curve to the left a distance of 182.89 feet (Center bears North 81°11'50" West, Central Angle equals 7°06'56" and Long Chord bears North 5°14'42" East 182.77 feet) along said Easterly Line of 4000 West Street to the South Line of 4700 South Street; thence North 89°58'12" East 175.04 feet along said South Line of 4700 South Street to the point of beginning.

**Contains 33,040 sq. ft.
or 0.759 acre**

Parcel 2

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 214.40 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence North 89°58'12" East 241.00 feet along said South Line; thence South 0°01'48" East 55.38 feet; thence South 16°15'21" West 32.53 feet; thence South 38°08'46" West 88.72 feet; thence South 3°34'12" West 27.03 feet; thence North 86°25'48" West 21.11 feet; thence South 89°58'12" West 154.28 feet; thence North 0°01'48" West 182.00 feet to the South Line of 4700 South Street and the point of beginning.

**Contains 39,524 sq. ft.
or 0.907 acre**

Parcel 3

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 604.23 feet North 89°58'12" East along the Section Line, and 53.00 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence South 0°01'48" East 139.00 feet; thence North 89°58'12" East 19.50 feet; thence South 0°01'48" East 55.74 feet; thence South 89°58'12" West 52.54 feet; thence North 86°25'48" West 181.81 feet; thence North 3°34'12" East 27.03 feet; thence North 38°08'46" East 88.72 feet; thence North 16°15'21" East 32.53 feet; thence North 0°01'48" West 55.38 feet to the South Line of 4700 South Street; thence North 89°58'12" East 148.83 feet along said South Line to the point of beginning.

**Contains 34,224 sq. ft.
or 0.786 acre**

Parcel 5

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point located 801.02 feet North 89°58'12" East along the Section Line, and 247.74 feet South 0°04'02" West from the Northwest Corner of said Section 8; and running thence South 0°04'02" West 300.77 feet; thence North 89°53'09" West 123.59 feet; thence South 0°01'48" East 421.80 feet to a point on the North Line of the Salt Lake and Utah Canal; thence North 47°10'07" West 130.21 feet along said North Line; thence South 0°10'20" East 65.93 feet to a point on the Southerly Line of the Salt Lake and Utah Canal and also the Northerly Line of the Southridge Subdivision Phase 3; thence North 47°50'38" West 260.71 feet along said Northerly Line to the Northeast Corner of Lot 55 of the Southridge Subdivision Phase 5; thence North 42°45'38" West 406.09 feet along said Northerly Line and said Line extended; thence North 43°45'52" East 149.83 feet; thence North 0°01'48" West 47.87 feet; thence North 89°58'12" East 31.22 feet; thence North 0°01'48" West 82.96 feet; thence North 89°58'12" East 121.27 feet; thence South 86°25'48" East 202.91 feet; thence North 89°58'12" East 229.41 feet to the point of beginning.

**Contains 306,299 sq. ft.
or 7.032 acres**

Parcel 6

A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point located 112.49 feet North 89°58'12" East along the Section Line, and 473.99 feet South 0°01'48" East from the Northwest Corner of said Section 8; and running thence North 42°45'38" West 11.54 feet; thence North 49°48'20" West 139.16 feet to the Easterly Line of 4000 West Street; thence along said Easterly Line the following two courses: North 9°48'00" East 117.04 feet; and Northeasterly along the arc of a 1472.69 foot radius curve to the left a distance of 25.67 feet (Center bears North 80°11'55" West, Central Angle equals 0°59'55" and Long Chord bears North 9°18'07" East 25.67 feet); thence North 89°58'12" East 224.85 feet; thence South 0°01'48" East 82.96 feet; thence South 89°58'12" West 31.22 feet; thence South 0°01'48" East 47.87 feet; thence South 43°45'52" West 149.83 feet to the point of beginning.

**Contains 41,608 sq. ft.
or 0.955 acre**

EXHIBIT E (to Boundary Line Agreement)

[Legal Description of New Global Partners Parcel]

Parcel 4

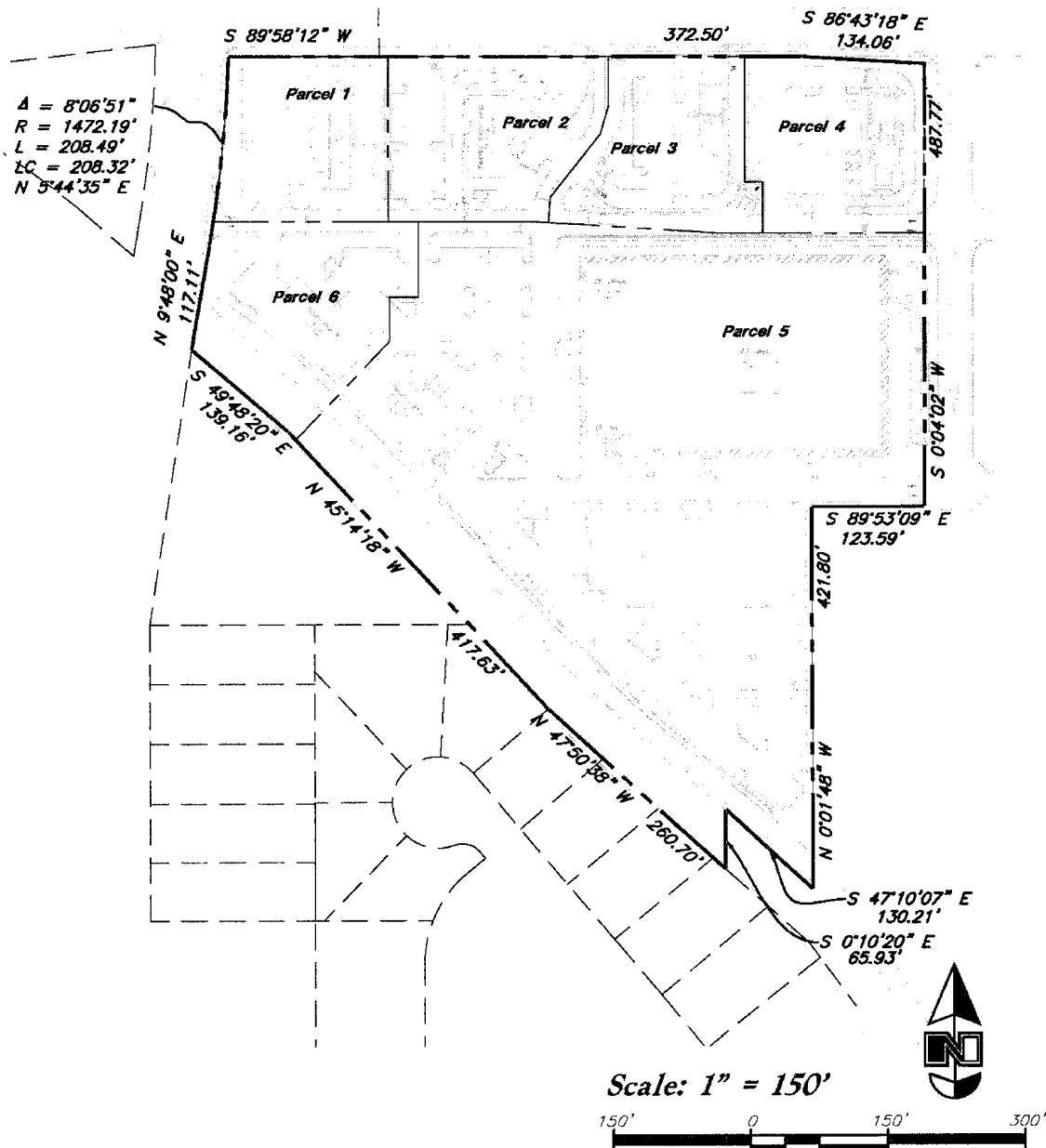
A part of the Northwest Quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South Line of 4700 South Street located 801.02 feet North 89°58'12" East along the Section Line, and 60.74 feet South 0°04'02" West from the Northwest Corner of said Section 8; and running thence South 0°04'02" West 187.00 feet; thence South 89°58'12" West 176.87 feet; thence North 0°01'48" West 55.74 feet; thence South 89°58'12" West 19.50 feet; thence North 0°01'48" West 139.00 feet to the South Line of 4700 South Street; and running thence along said South Line the following two courses: North 89°58'12" East 62.79 feet; and South 86°43'17" East 134.12 feet to the point of beginning.

**Contains 36,668 sq. ft.
or 0.842 acre**

EXHIBIT F (to Boundary Line Agreement)

[Depiction of New Parcels]



Project Exhibit
Taylorsville Gateway
SEC 4700 South 4000 West
Taylorsville, Utah

Sheet No. **EX B**
Designed By: JT
Drafted By: BSP
Client Name:
JNTL
16-028-Exhibit B
03 Jan, 2017

4852-7544-0192

BK 10535 PG 4648