

When recorded mail document and tax notices
to:

Bridge BLOQ A&Z LLC
537 West 600 South, Suite 400
Salt Lake City, Utah 84101

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4/2/2020 4:11:00 PM \$40.00
Book - 10920 Pg - 9712-9714
RASHELLE HOBBS
Recorder, Salt Lake County, UT
RAY QUINNEY & NEBEKER
BY: eCASH, DEPUTY - EF 3 P.

(space above this line for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed by **BRIDGE BLOQ A&Z LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 537 West 600 South, Suite 400, Salt Lake City, Utah 84101, in favor of **BRIDGE BLOQ A&Z LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 537 West 600 South, Suite 400, Salt Lake City, Utah 84101.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged hereby, Grantor hereby conveys and warrants to Grantee against all persons claiming by, through or under Grantor, but not otherwise, that certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

The purpose of this Deed is to memorialize the adjustment of lot lines evidenced by that certain Notice of Subdivision Approval by Mayara Lima, Principal Planner on behalf of the Planning Director for the Salt Lake City Planning Division, dated January 14th, 2020, and filed of record with the Salt Lake County Recorder's office.

[Signature page and acknowledgments follow]

This Special Warranty Deed is dated this 19th day of March, 2020.

“GRANTOR”

BRIDGE BLOQ A&Z LLC, a Delaware limited liability company

By: Bridge BLOQ Qualified Opportunity Zone Business, LLC, its sole member

By: BLOQ Opportunity Zone Fund I, LLC, its operating member

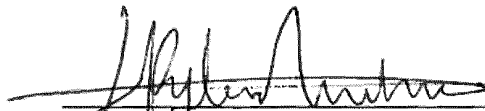
By: BLOQ Development Partners, LLC, its manager

By: BCG BLOQ Management LLC, its manager

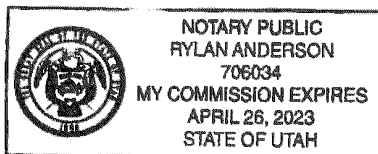
By: 
Brandon Blaser
Authorized Signatory

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

On the 19 day of MARCH, 2020, the foregoing Special Warranty Deed was acknowledged before me by Brandon Blaser, in his capacity as Authorized Signatory of BCG BLOQ Management LLC, in its capacity as manager of BLOQ Development Partners, LLC, in its capacity as manager of BLOQ Opportunity Zone Fund I, LLC, in its capacity as operating member of Bridge BLOQ Qualified Opportunity Zone Business, LLC, in its capacity as the sole member of Bridge BLOQ A&Z LLC, a Delaware limited liability company, on behalf of such company.



Notary Public



**EXHIBIT A
TO SPECIAL WARRANTY DEED**

Description of Property

ADJUSTED – PARCEL A

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°00'28" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 99.50 FEET; THENCE NORTH 89°57'28" EAST 58.25 FEET; THENCE SOUTH 0°00'28" EAST 0.50 FEET; THENCE NORTH 89°57'28" EAST 40.75 FEET; THENCE NORTH 0°00'28" WEST 66.04 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°57'44" EAST ALONG SAID NORTH LINE 57.67 FEET; THENCE SOUTH 0°00'28" EAST 165.04 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°57'28" WEST ALONG SAID SOUTH LINE 156.67 FEET TO THE POINT OF BEGINNING.

COMBINES SALT LAKE COUNTY PARCEL # 15-01-330-012, 15-01-330-013 AND A PORTION OF 15-01-330-014

CONTAINS 19,347 SQ. FT. OR 0.444 ACRES

ADJUSTED – PARCEL B

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°57'28" EAST 156.67 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 0°00'28" WEST 165.04 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°57'44" EAST ALONG SAID NORTH LINE 89.96 FEET; THENCE SOUTH 0°00'28" EAST 18.03 FEET; THENCE NORTH 89°57'28" EAST 25.75 FEET; THENCE SOUTH 0°00'28" EAST 147.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°57'28" WEST ALONG SAID SOUTH LINE 115.71 FEET TO THE POINT OF BEGINNING

COMBINES SALT LAKE COUNTY PARCEL # 15-01-330-018 AND A PORTION OF 15-01-330-014

CONTAINS: 18,631 SQ. FT. OR 0.428 ACRES

When recorded mail document and tax notices
to:

Bridge BLOQ NAC LLC
537 W 600 S, Suite 400
Salt Lake City, UT 84101

14027722 B: 11378 P: 3223 Total Pages: 4
10/10/2022 04:27 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RAY QUINNEY & NEBEKER, P.C.
36 S STATE STREETSALT LAKE CITY, UT 84111

(space above this line for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed by Bridge BLOQ A&Z LLC, a Delaware limited liability company ("*Grantor*"), whose address is 386 W. 500 S., Ste 100, Salt Lake City, Utah 84101, in favor of Bridge BLOQ A&Z LLC ("*Grantee*"), a Delaware limited liability company, whose address is 386 W. 500 S., Ste 100, Salt Lake City, Utah 84101.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged hereby, Grantor hereby conveys and warrants to Grantee against all persons claiming by, through or under Grantor, but not otherwise, that certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions and other matters of record.

The purpose of this Deed is to memorialize the adjustment of lot lines evidenced by that certain Notice of Subdivision Approval by John Anderson, Manager of the Planning Division for the Salt Lake City Planning Division, dated October 6, 2022, and filed of record with the Salt Lake County Recorder's Office.

[Signature page and acknowledgement follows]

EXHIBIT A
TO SPECIAL WARRANTY DEED

Description of Property

REVISED PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°00'28" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 99.50 FEET; THENCE NORTH 89°57'28" EAST 58.25 FEET; THENCE SOUTH 0°00'28" EAST 0.50 FEET; THENCE NORTH 89°57'28" EAST 40.75 FEET; THENCE NORTH 0°00'28" WEST 66.04 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°57'44" EAST ALONG SAID NORTH LINE 71.88 FEET; THENCE SOUTH 0°00'28" EAST 165.04 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°57'28" WEST ALONG SAID SOUTH LINE 170.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,692 SQ. FT. OR 0.498 ACRES

REVISED PARCEL B:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°57'28" EAST 170.88 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 0°00'28" WEST 165.04 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°57'44" EAST ALONG SAID NORTH LINE 75.75 FEET; THENCE SOUTH 0°00'28" EAST 18.03 FEET; THENCE NORTH 89°57'28" EAST 26.87 FEET; THENCE SOUTH 0°12'15" WEST 0.69 FEET; THENCE NORTH 89°14'24" EAST 56.64 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 0°00'28" EAST ALONG SAID EAST LINE 147.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°57'28" WEST ALONG SAID SOUTH LINE OF SAID LOT 2 A DISTANCE OF 159.25 FEET TO THE POINT OF BEGINNING

CONTAINS: 24,756 SQ. FT. OR 0.568 ACRES

REVISED PARCEL 15-01-330-020:

A PARCEL OF LAND SITUATED IN LOT 1, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEING NORTH 0°00'28" WEST ALONG SAID WEST LINE 73.05 FEET (72.95 FEET NORTH, BY DEED) FROM THE SOUTHWEST CORNER OF LOT 1, AND RUNNING THENCE NORTH 0°00'28" WEST ALONG SAID WEST LINE 91.97 FEET (NORTH 92.05 FEET, BY DEED) TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'44" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 94.06 FEET (EAST BY DEED); THENCE SOUTH 0°00'28" EAST 53.01 FEET (SOUTH BY DEED); THENCE SOUTH 67°28'12" WEST 101.83 FEET (SOUTHWESTERLY BY DEED) TO THE POINT OF BEGINNING.

CONTAINS: 6,819 SQ. FT. OR 0.157 ACRES

REVISED PARCEL 15-01-404-010:

A TRACT OF LAND, SITUATE IN LOTS 1, 2 AND 8, BLOCK 43, PLAT "A", SALT LAKE CITY SURVEY, IN THE NE¹/₄SW¹/₄ AND THE NW¹/₄SE¹/₄ OF SECTION 1, T.1 S., R. 1 W., SLB&M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°57'28" WEST 36.00 (SOUTH 89°57'46" WEST BY DEED) ALONG THE SOUTHERLY BLOCK LINE OF SAID BLOCK 43 FROM THE SOUTHEAST CORNER OF SAID LOT 1; AND RUNNING THENCE SOUTH 89°57'28" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 294.12 FEET (SOUTH 89°57'46" WEST 294.02 FEET BY DEED) ALONG SAID BLOCK LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°00'28" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 73.05 FEET; THENCE NORTH 67°28'12" EAST 178.58 FEET (NORTH 67°28'30" EAST BY DEED); THENCE SOUTH 0°00'18" EAST 9.26 FEET (SOUTH BY DEED); THENCE SOUTH 89°59'22" EAST 74.24 FEET (SOUTH 89°59'04" EAST BY DEED) ; THENCE NORTH 74°40'40" EAST 19.13 FEET (NORTH 74°40'58" EAST BY DEED) TO A POINT OF CURVATURE WITH A 19.00 FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 6.04 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 65°34'40" EAST (NORTH 65°34'58" EAST BY DEED) 6.01 FEET) TO A POINT OF TANGENCY; THENCE NORTH 56°28'40" EAST 55.17 FEET (NORTH 56°28'58" EAST 55.00 FEET, BY DEED) TO A POINT WHICH IS 21.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EASTERLY BLOCK LINE OF SAID BLOCK 43; THENCE SOUTH 0°00'28" EAST 154.98 FEET (SOUTH 00°01'13" EAST 154.89 FEET, BY DEED) PARALLEL TO AND 21.00 FEET DISTANT WESTERLY FROM SAID BLOCK LINE; THENCE SOUTH 44°57'59" WEST 21.22 FEET (SOUTH 44°58'17" WEST BY DEED) TO THE POINT OF BEGINNING.

CONTAINS 37.734 SQ. FT. OR 0.866 ACRES