

Recording Requested by And
After Recording Return To:

13966206 B: 11346 P: 4253 Total Pages: 7
06/07/2022 04:03 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC (10455
10459 SOUTH 1300 WEST SOUTH JORDAN, UT 84095

HUSPRF SOUTH TEMPLE LP
c/o Hines Interests Limited Partnership
136 South Main Street, Suite 850
Salt Lake City, UT 84101
Attention: Dusty Harris

MAIL TAX NOTICE TO

HUSPRF SOUTH TEMPLE LP
c/o Hines Interests Limited Partnership
136 South Main Street, Suite 850
Salt Lake City, UT 84101
Attention: Dusty Harris

APN: 16-06-102-002-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 6, 2022, from **LCC STT LLC**, a Delaware limited liability company ("Grantor"), having an address of 55 Railroad Avenue, Suite 100, Greenwich, CT 06830, to **HUSPRF SOUTH TEMPLE LP**, a Delaware limited partnership ("Grantee"), having an address of 136 South Main Street, Suite 850, Salt Lake City, UT 84101.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and intending to be legally bound hereby, has GRANTED AND CONVEYED and does hereby GRANT AND CONVEY unto Grantee, all of Grantor's right, title and interest in the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject only to those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

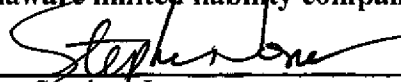
TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject only to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

FTOT 220007-36.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the date above written.

GRANTOR:

**LCC STT LLC,
a Delaware limited liability company**

By: 

Name: Stephen Jones

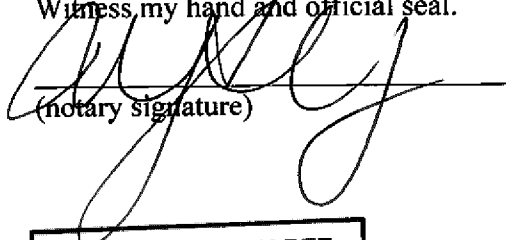
Title: Authorized Signatory

STATE OF Connecticut)

COUNTY OF Fairfield)

On this 2 day of June, in the year 2022, before me, Margaret Alvarez
notary public, personally appeared Stephen Jones proved on the basis
of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are)
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)

(seal)

MARGARET ALVAREZ
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 7/31/2023

Exhibit A

Property Description

Beginning at the Northeast corner of Lot 6, Block 74, Plat "A", Salt Lake City Survey, and running thence South 166 feet; thence West 82.5 feet; thence North 1 foot; thence West 82.5 feet; thence North 80.5 feet; thence East 7 feet; thence North 84.5 feet; thence East 158 feet to the Point Of Beginning.

Exhibit A

Exhibit B

Permitted Exceptions

1. The lien of all general real and personal property taxes for the year 2022 and thereafter, not yet due or payable. (Tax Parcel No.16-06-102-002 and Tax District No. 13)
2. The Land lies within the boundaries of Salt Lake City, and is subject to any and all charges and assessments thereof. (Current as of the Date of the Policy)
3. A Special Assessment levied by Salt Lake City for Downtown Economic Development, Extension No. CBIA-22, in the original amount of \$56,274.74, payable in 3 equal annual installments of \$18,758.25 each, together with any applicable interest: balance of principal: \$37,516.49. Account No. 31956. (Current as of the date of the Policy)
4. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Church of Jesus Christ of Latter-day Saints.

Purpose: excavate, lay and maintain footings and erection and maintenance of a retaining wall.

Recording Date: January 14, 1922

Recording No: 462851 in Liens & Leases, Book 3-R, Page 359.

Shown on that certain ALTA/NSPS Land Title Survey dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Zions Securities Corporation.

Purpose: Erecting a retaining wall

Recording Date: June 18, 1925

Recording No: 537376 of Liens & Leases, Book 3-X, Page 67.

Shown on that certain ALTA/NSPS Land Title Survey dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Utah Power & Light Company, a Corporation
Purpose: To construct, reconstruct, operate, maintain and repair an underground duct line.
Recording Date: January 14, 1964
Recording No: 2033788, Book, 2247, Page 344.

Shown on that certain ALTA/NSPS Land Title Survey dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Utah Power & Light Company, a Corporation
Purpose: to construct, reconstruct, operate, maintain and repair an underground duct line.
Recording Date: September 1, 1965
Recording No: 2107814, Book 2371, Page 154.

Shown on that certain ALTA/NSPS Land Title Survey dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power
Purpose: for the construction, reconstruction Operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto including but without limitation: supporting towers, poles props, guys and anchors, including guys and anchors outside of the right of way, wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets
Recording Date: June 7, 2008
Recording No: 10494833, Book 9633, Page 1918.

Shown on that certain ALTA/NSPS Land Title Survey dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617.

11. Any rights, easements, interests, claims or adverse circumstances which may exist or arise by reason of the following matters shown on and disclosed by that certain ALTA/NSPS Land Title

Survey, dated June 01, 2022, prepared by Civil Engineering & Surveying, as Project No. 21-363-01, certified by Gary Christensen, License No. 5152617:

- a. Waterline and related facilities on the South
- b. Overhead powerline and related facilities on South.

12. Terms and conditions of that certain Memorandum of Encroachment Lease Agreement Executed by and between Salt Lake City Corporation and MSB SLC Opportunity Fund, LLC, dated August 20, 2015, and recorded September 9, 2015, as Entry No. 12128749, in Book 10360 at Page 62 of the official Records.

13. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases in effect as of the Date of the Policy, as such tenants are set forth on the certified rent roll disclosed to the company without rights or options to purchase the land.