

WHEN RECORDED RETURN TO:

Snell & Wilmer L.L.P.
Attn: Leeza Evensen
15 West South Temple Street, Suite 1200
Salt Lake City, UT 84101

14022521 B: 11375 P: 7759 Total Pages: 7
09/28/2022 03:51 PM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

SEND TAXES NOTICES TO:

SALT Development LLC
205 N 400 W, Suite 300
Salt Lake City, UT 84103
Attn: Brian Hobbs

Parcel Identification Numbers:

27-31-376-003-0000 & 27-31-452-003-0000

(Space Above For Recorder's Use)

First American Title
National Commercial Services
NCS File # 1134914

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, RIVERTON CENTERCAL 3, LLC, a Delaware limited liability company ("Grantor"), having an address of 1600 E. Franklin Ave., El Segundo, California 90245, hereby conveys and warrants to VILLAGE LOFTS AT RIVERTON, LLC, a Delaware limited liability company ("Grantee"), having an address of 205 North 400 West. Suite 300, Salt Lake City, UT 84103, against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Salt Lake, State of Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein.

SUBJECT to those matters set forth **Exhibit B** attached hereto.

SUBJECT to a restrictive covenant in favor of Grantor that Grantee shall not, without Grantor's consent, utilize more than 6,000 square feet of the building or buildings constructed on the Property for the purpose of retail, office, or commercial type uses. Such restrictive covenant shall run with the land and be binding upon Grantee and its successors and assigns and upon any and all persons or entities acquiring any interest whatsoever in or to the Property, whether by purchase, descent, devise, gift, mortgage, security interest or otherwise, and each person or entity, by the acceptance or recordation of an interest in any portion of the Property, shall thereby agree and covenant to abide by such restrictive covenant.

[Signature on Following Page]

Dated September 28, 2022

GRANTOR:

RIVERTON CENTERCAL 3, LLC,
a Delaware limited liability company

By: [Signature]
Name: Sean Finnigan
Its: SVP & General Counsel

STATE OF CALIFORNIA)
 : ss.
COUNTY OF _____)

SEE ATTACHED

On _____ before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) who 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 _____

CALIFORNIA 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 LOS ANGELES

On SEPTEMBER 22, 2022 before me, KATHLEEN DONLON, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SEAN DENNISON
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(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.



Place Notary Seal and/or Stamp Above

Signature Kathleen Donlon
Signature of Notary Public

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
SPECIAL WARRANTY DEED**

Legal Description of the Property

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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERTON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 89°33'36" EAST 446.73 FEET, ALONG THE SECTION LINE, AND NORTH 00°26'24" EAST 371.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°29'56" EAST 232.74 FEET; THENCE NORTH 20°31'57" WEST 674.26 FEET TO POINT ON A 112.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 29.27 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°58'32", (CHORD BEARS NORTH 13°02'41" WEST 29.19 FEET) TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 25.11 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°57'03", (CHORD BEARS NORTH 18°25'07" EAST 24.38 FEET) TO THE SOUTH LINE OF MAJESTIC RISE PARKWAY, AS SHOWN ON ROAD DEDICATION PLAT RIVERTON CITY WESTERN COMMERCIAL DISTRICT, RECORDED AUGUST 14, 2019 IN BOOK 2019P AT PAGE 225, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (R = 13200 SOUTH STREET); THENCE, ALONG SAID SOUTH LINE OF MAJESTIC RISE PARKWAY, SOUTH 89°25'15" EAST 324.10 FEET; THENCE SOUTH 00°09'20" WEST 89.96 FEET; THENCE SOUTH 06°57'17" EAST 97.74 FEET; THENCE SOUTH 14°24'02" EAST 50.07 FEET; THENCE SOUTH 21°50'47" EAST 51.77 FEET; THENCE SOUTH 27°53'35" EAST 97.81 FEET; THENCE SOUTH 22°37'38" EAST 94.43 FEET; THENCE SOUTH 12°49'34" EAST 295.98 FEET; THENCE SOUTH 11°12'04" EAST 169.96 FEET; THENCE WEST 314.86 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Encumbrances

1. Taxes for the year 2022 now a lien, not yet due. (None now due or payable) Tax Parcel No. 27-31-376-003-0000 and 27-31-452-003-0000.

2. Any charge upon the Land by reason of its inclusion in Riverton City, South Valley Sewer District, the Riverton Law Enforcement Service Area and the Western Commercial District Community Development Project Area Plan. (None now due or payable).

3. The terms, conditions, restrictions and limitations of that certain Notice of Order of Annexation recorded May 23, 2001 as Entry No. 7902672 in Book 8460 at Page 701 of Official Records. (None now due or payable)

4. Ordinance No. 15-22 Adopting the Western Commercial District Community Development Project Area recorded November 17, 2015 as Entry No. 12172147 in Book 10379 at Page 8551 of Official Records.

5. Terms and conditions contained in that certain Development Agreement by and between Suburban Land Reserve, Inc., a Utah corporation and City of Riverton, a Utah municipal corporation recorded March 24, 2017 as Entry No. 12502232 in Book 10541 at Page 2546 of Official Records.

Amended Development Agreement by and between Suburban Land Reserve, Inc., a Utah corporation and City of Riverton City Corporation recorded January 16, 2019 as Entry No. 12920128 in Book 10746 at Page 2814 of Official Records.

Second Amendment to Master Development Agreement recorded July 08, 2021 as Entry No. 13711676 in Book 11203 at Page 1578 of Official Records.

6. Terms and conditions contained in that certain Development Agreement by and between Centercal Properties, LLC, a Delaware limited liability company and Riverton City, a Utah municipal corporation recorded March 24, 2017 as Entry No. 12502237 in Book 10541 at Page 2871 of Official Records.

Assignment and Assumption of Development Agreement recorded March 24, 2017 as Entry No. 12502262 in Book 10541 at Page 3132 of Official Records.

Notice of Property Acquisition recorded March 24, 2017 as Entry No. 12502268 in Book 10541 at Page 3162 of Official Records.

Acknowledgement of Certain Development Agreement Provisions recorded March 24, 2017 as Entry No. 12502270 in Book 10541 at Page 3168 of Official Records.

Confirmation of Transfer Subject to Terms of Development Agreement recorded January 16, 2019 as Entry No. 12920131 in Book 10746 at Page 2832 of Official Records.

Confirmation of Transfer Subject to Terms of Development Agreement recorded October 15, 2019 as Entry No. 13099821 in Book 10845 at Page 8608 of Official Records.

Notice of Property Acquisition recorded October 15, 2019 as Entry No. 13099823 in Book 10845 at Page 8620 of Official Records.

Confirmation of Transfer Subject to Terms of Development Agreement recorded October 18, 2021 as Entry No. 13800660 in Book 11255 at Page 2373 of Official Records.

7. The terms, conditions, restrictions, reservations and limitations of that certain Notice of Participation Agreement recorded March 24, 2017 as Entry No. 12502271 in Book 10541 at Page 3178 of Official Records.

Assignment and Assumption of Participation Agreement recorded March 27, 2017 as Entry No. 12502281 in Book 10541 at Page 3259 of Official Records.

Consent to Transfer Under Participant Agreement recorded January 16, 2019 as Entry No. 12920132 in Book 10746 at Page 2838 of Official Records.

Consent to Transfer Under Participant Agreement recorded October 15, 2019 as Entry No. 13099822 in Book 10845 at Page 8614 of Official Records.

Consent to Transfer Under Participant Agreement recorded October 18, 2021 as Entry No. 13800659 in Book 11255 at Page 2364 of Official Records.

8. The terms, conditions, restrictions, reservations and limitations of that certain Reciprocal Road Easement and Maintenance Agreement recorded January 16, 2019 as Entry No. 12920133 in Book 10746 at Page 2844 of Official Records.

9. Reservations contained in that certain Special Warranty Deed in favor of Suburban Land Reserve, Inc., a Utah corporation recorded October 15, 2019 as Entry No. 13099819 in Book 10845 at Page 8602 of Official Records.

10. An easement over, across or through the Land for sewer pipelines and incidental purposes, as granted to South Valley Sewer District, a political subdivision of the State of Utah by Instrument recorded January 09, 2020 as Entry No. 13166353 in Book 10882 at Page 9821 of Official Records.

11. Welby Jacobs Water Users Company Notice of Interest in Canal Property Easement, recorded November 1, 1999 as Entry No. 7502870 in Book 8320 at Page 1076.

12. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

13. The following matters disclosed by an ALTA/NSPS survey made by Psomas on July 15, 2022, last revised 8/10/2022, designated Job No. 8SDL020700:

- A) irr. pipe.
- B) trans pad.