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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 E BROADWAYSALT LAKE CITY, UT 841112604

Quit Claim Deed

(Controlled Access)

Salt Lake County

MNT 102711

Affecting Tax ID No. 14-23-266-004
14-23-266-003
PIN No. 7704
Project No. S-0085(1)0
Parcel No. 0085:499:STAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to PC Land Holdings, LLC., a Utah limited liability company, Grantee, at 393 South Monterey Street, Salt Lake City, County of Salt Lake, State of Utah, Zip 84104, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NE1/4 NE1/4 of Section 23, T.1S., R.2W., S.L.B. & M. The boundaries of said tract of land affecting parcels 499:A and 499:ST, are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the westerly right of way and no-access line of 5600 West Street, which intersection is 1,338.67 feet S.00°08'00"E. along the section line and 77.00 feet S.89°52'00"W. from the Northeast Corner of said Section 23; and running thence S.89°37'51"W. 896.75 feet along the southerly boundary line of said entire tract to the easterly right of way and limited access line of the existing highway SR-85 (Mountain View Corridor) at a point 220.82 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line opposite engineer station 1908+07.23; thence along said easterly right of way and limited access line the following six (6) courses: (1) N.00°09'00"W. 168.28 feet to a point 212.79 feet radially distant easterly from said control line opposite engineer station 1909+71.75; thence (2) N.30°47'22"E. 50.83 feet to a point 237.28 feet radially distant easterly from said control line opposite engineer station 1910+15.31 at the beginning of a 224.00-foot radius curve to the left; thence (3) northerly 120.97 feet along the arc of said curve, through a central angle of 30°56'35" (Note: Chord to said curve bears N.15°19'05"E. for a distance of 119.51 feet) to a point 265.75 feet radially distant easterly from said control line opposite engineer station 1911+28.54; thence (4) N.00°09'13"W. 123.56 feet to a point 263.54 feet radially distant easterly from said control line opposite engineer station 1912+48.89 at the beginning of a 476.00-foot radius curve to the

right; thence (5) northerly 347.88 feet along the arc of said curve, through a central angle of $41^{\circ}52'26''$ (Note: Chord to said curve bears $N.20^{\circ}47'00''E.$ for a distance of 340.19 feet) to a point 384.77 feet perpendicularly distant easterly from said control line opposite engineer station 1915+62.69; thence (6) $N.41^{\circ}43'13''E.$ 202.08 feet to the southwesterly SR-201 frontage road right of way line as shown on the plans for UDOT Project No. F-018-1(5), at a point in a 1,030.92-foot radius non-tangent curve to the right (Note: Radius bears $S.40^{\circ}40'16''W.$); thence along said southwesterly frontage road right of way the following five (5) courses: (1) southeasterly 315.99 feet along the arc of said curve, through a central angle of $17^{\circ}33'43''$ (Note: Chord to said curve bears $S.40^{\circ}32'53''E.$ for a distance of 314.76 feet); thence (2) $S.31^{\circ}46'01''E.$ 207.20 feet to the beginning of a 348.30-foot radius curve to the left; thence (3) southeasterly 212.45 feet along the arc of said curve, through a central angle of $34^{\circ}56'53''$ (Note: Chord to said curve bears $S.49^{\circ}14'28''E.$ for a distance of 209.17 feet); thence (4) $S.65^{\circ}43'19''E.$ 113.83 feet; thence (5) $S.41^{\circ}14'52''E.$ 12.29 feet to the westerly right of way and no-access line of said 5600 West Street; thence $S.00^{\circ}08'00''E.$ 305.94 feet along said existing westerly right of way and no-access line 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. The above described parcel of land contains 540,492 square feet in area or 12.408 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed, or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Pursuant to Title 72, Chapter 6, Section 117, the above described tract of land is granted without access to or from the adjoining freeway over and across the westerly boundary line of said tract of land and the adjoining highway over and across the easterly boundary line of said tract of land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view, and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences, and all other activities related to highway construction, or which may be permitted within the Highway Right of Way that air, light, view, and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established, or maintained on the above described tracts of lands.

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.) By [Signature]
UTAH DEPARTMENT OF TRANSPORTATION
Ross Crowe, Director of Right of Way

On this 2nd day of December, in the year of 2024, before me personally appeared, Ross Crowe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public

