

WHEN RECORDED RETURN TO:

Northpoint Innovation, LLC
c/o OCC Industrial, LLC
Attn: Megan O'Brien
19053 W. 95th Lane
Arvada, Colorado 80007

APN: 08-09-276-026
08-10-100-003
187794-MCP

14359976 B: 11557 P: 5498 Total Pages: 4
03/19/2025 03:48 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

For the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **XCEL Development, LLC** a Utah limited liability company ("Grantor"), does hereby grant and convey to **Northpoint Innovation, LLC**, a Utah limited liability company, with an address of 19053 W. 95th Lane, Arvada, Colorado 80007 ("Grantee"), the following described real property with the improvements thereon (if any) situated in Salt Lake County, Utah (the "Property"):

See Exhibit A attached hereto.

TOGETHER WITH all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property.

SUBJECT TO current taxes, and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, the Grantor, its successors and assigns warrant the title against all acts of the Grantor herein and no other.

FURTHER SUBJECT TO that certain Trust Deed dated February 16, 2021 and recorded on February 18, 2021 as Entry No. 13570896 in the Official Records of Salt Lake County, Utah, which secures the obligations of Grantor under that certain Trust Deed Note dated February 16, 2021 executed by Grantor in favor of Academy Construction Lending LC.

[Signature Page Follows]

This Special Warranty Deed is dated effective as of March 19th, 2025.

GRANTOR

XCEL Development, LLC,
a Utah limited liability company

By: [Signature]

Name: David S. Tolman

Title: Managing Member

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

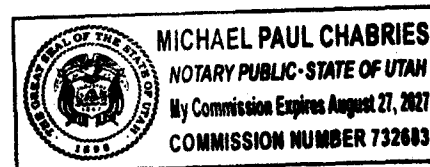
On this 19th day of MARCH, 2025, before me, MICHAEL P. CHABRIES, a notary public, personally appeared David S. Tolman, the Managing Member of XCEL Development, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that such person executed the same on behalf of such entity.

Witness my hand and official seal.

[Signature]

Notary Public

[SEAL]



732683

Exhibit A

Legal Description

Parcel 1:

A parcel of land located in the East Half of Section 9, and the West Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a southwesterly corner of said entire tract, which is 2202.81 feet N. 00°35'43" E. along a monument line and 625.38 feet West from the Southeast Corner of said Section 9; thence N. 00°16'28" W. 609.34 feet (R=North 00°31'54" West) to the South boundary line of that parcel of land described in that Warranty Deed recorded February 3, 1982 as Entry No. 3645004 in the Office of said Recorder; thence S. 89°44'31" E. (R=East) 45.06 feet along said South boundary line; thence N. 00°14'43" E. (R=North) 950.98 feet along the East boundary of said parcel and extension thereof to an interior corner of said entire tract; thence S. 89°44'34" E. (R=East) 377.87 feet along a North boundary line of said entire tract to the centerline of the existing Salt Lake City Sewerage and Drainage Canal; along said centerline of the existing Salt Lake City Sewerage and Drainage Canal the following six (6) courses:

- 1) S. 36°37'07" E. (R=South 36°52'34" East) 825.44 feet;
- 2) S. 39°46'12" E. 236.48 feet;
- 3) S. 22°17'21" E. 37.53 feet to a point of tangency with a 400.00 - foot radius curve to the right, concave westerly;
- 4) Southerly 363.80 feet along the arc of said curve, through a central angle of 52°06'36" (Chord bears S. 03°45'56" W. 351.39 feet);
- 5) S. 29°49'14" W. 411.22 feet;
- 6) S. 31°13'03" W. 114.35 feet; thence N. 61°58'50" W. 175.56 feet to a point of tangency with a 366.00 - foot radius curve to the left, concave southwesterly;

thence Northwesterly 178.65 feet along the arc of said curve, through a central angle of 27°58'01" (Chord bears N. 75°57'51" W. 176.88 feet); thence N. 89°56'51" W. 468.54 feet to the Point of Beginning.

The above-described parcel of land contains 1,343,541 sq. ft. or 30.843 acres, more or less.

Parcel 2:

A parcel of land located in the Northeast Quarter of Section 9, and the West Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a northeasterly corner of said entire tract marked by a yellow rebar and cap stamped "R.S. INC. L.S. 4265", which is 4,058.68 feet N. 00°35'43" E. along a monument line and 18.22 feet S. 89°53'58" E. from the Southeast Corner of said Section 9; thence along the westerly top bank of Jordan River the following fifteen (15) courses:

- 1) S. 48°37'42" E. 59.23 feet (R=South 48°43'40" East 59.16 feet);
- 2) S. 64°32'57" E. (R=South 64°48'23" East) 95.88 feet;
- 3) S. 72°21'58" E. (R=South 72°37'24" East) 246.84 feet;
- 4) S. 49°47'11" E. 84.18 feet (R=South 50°03'26" East 84.02);
- 5) S. 20°19'02" E. (R=South 20°33'11" East) 87.06 feet;
- 6) S. 12°36'24" E. South 12°51'50" East) 174.97 feet;
- 7) S. 22°32'11" E. (R=South 22°47'37" East) 127.61 feet;
- 8) S. 29°57'36" E. (R=South 30°15'51" East) 137.25 feet;
- 9) S. 31°45'40" E. 130.69 feet (R=South 31°54'01" East 130.80 feet);
- 10) S. 29°32'12" E. 251.17 feet (R=South 29°47'30" East 251.13 feet);
- 11) S. 33°43'45" E. 151.74 feet (R=South 34°08'23" East 151.81 feet);
- 12) S. 48°18'43" E. (R=South 48°34'09" East) 121.95 feet;
- 13) S. 86°49'29" E. (R=South 87°04'55" East) 11.15 feet;
- 14) S. 41°57'34" E. 231.38 feet (R=South 42°13'22" East 231.15 feet);
- 15) S. 31°16'24" E. (R=South 42°13'22" East) 12.80 feet to a southeasterly extension of the centerline of the existing Salt Lake City Sewerage and Drainage Canal;

thence along said centerline of existing Salt Lake City Sewerage and Drainage Canal the following seven (7) courses:

- 1) N. 83°41'32" W. 76.89 feet to a point of tangency with a 1400.00 - foot radius curve to the right, concave Northerly;
- 2) Westerly 431.86 feet along the arc of said curve, through a central angle of 17°40'27" (Chord bears N. 74°51'18" W. 430.15 feet);
- 3) N. 66°01'05" W. 152.52 feet to a point of tangency with a 300.00 - foot radius curve to the right, concave northeasterly;
- 4) Northwesterly 120.77 feet along the arc of said curve, through a central angle of 23°03'58" (Chord bears N. 54°29'06" W. 119.96 feet);
- 5) N. 42°57'07" W. 34.29 feet;
- 6) N. 39°46'12" W. 236.48 feet;
- 7) N. 36°37'07" W. (R=North 36°52'34" W.) 1196.89 feet to the northerly boundary line of said entire tract;

thence S. 89°53'58" E. (R=North 89°50'36" East) 460.37 feet to and along an existing fence to the Point of Beginning.

The above-described parcel contains 767,356 sq. ft. or 17.616 acres, more or less.