

Mail Recorded Deed & Tax Notice To:
Pacific Yard QOZB, LLC, a Delaware limited liability company
7585 South Union Park Ave., Suite 200
Midvale, UT 84047



File No.: 191480-MCM

SPECIAL WARRANTY DEED

704 South 400 West LLC, a Utah limited liability company,

GRANTOR(S), of Midvale, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Pacific Yard QOZB, LLC, a Delaware limited liability company,

GRANTEE(S), of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

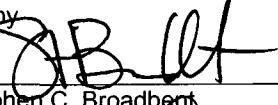
TAX ID NO.: 15-12-129-016 (for reference purposes only)

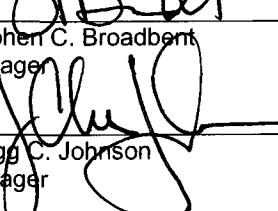
SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

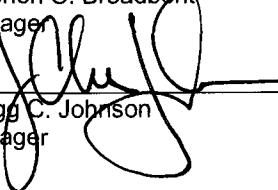
[Signature on following page]

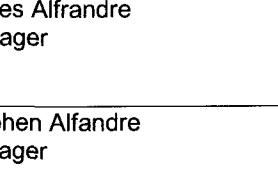
Dated this 3rd day of July, 2025.

704 South 400 West LLC, a Utah limited liability company

BY: 
Stephen C. Broadbent
Manager

BY: 
Gregg C. Johnson
Manager

BY: 
James Alfrandre
Manager

BY: 
Stephen Alfandre
Manager

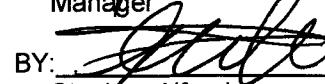
Dated this 3 day of July, 2025.

704 South 400 West LLC, a Utah limited liability company

BY: _____
Stephen C. Broadbent
Manager

BY: _____
Gregg C. Johnson
Manager

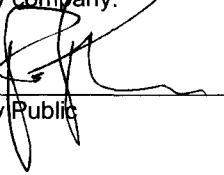
BY: _____
James Alfandre 
Manager

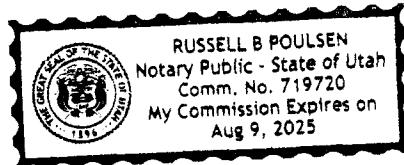
BY: _____
Stephen Alfandre 
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of July, 2025, before me, personally appeared Stephen C. Broadbent, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 704 South 400 West LLC. a Utah limited liability company.

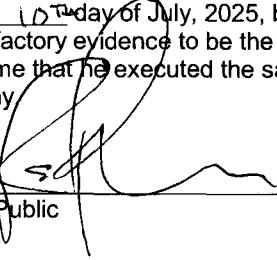

Notary Public

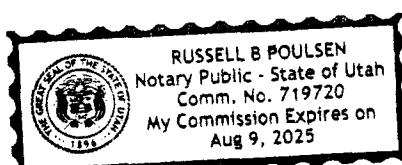


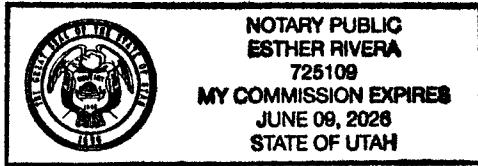
STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of July, 2025, before me, personally appeared Gregg C. Johnson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 704 South 400 West LLC. a Utah limited liability company.


Notary Public



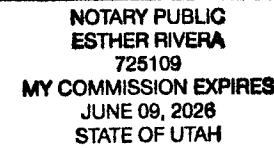


STATE OF UTAH

COUNTY OF SALT LAKE

On this 3 day of July, 2025, before me, personally appeared ~~Stephen S. Broadbent~~, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 704 South 400 West LLC, a Utah limited liability company.

Esther Rivera
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 3 day of July, 2025, before me, personally appeared ~~Gregg C. Johnson~~, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 704 South 400 West LLC, a Utah limited liability company.

Esther Rivera
Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

A part of the Northwest Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located at the Northwest Corner of Lot 6, Block 11, Plat "A", Salt Lake City Survey, said point also being S0°01'54"E 67.98 feet along the Monument line and N89°58'06"E 398.09 feet from the Centerline Monument of 5th West and 7th South; thence along the 7th South Right-of-Way N89°57'06"E 330.13 feet to the West side of the 4th West Right-of-Way; thence along said Right-of-Way S0°01'03"E 165.07 feet; thence along a fence line S89°57'06" W 330.13 feet to a fence corner; thence to and along a fence line situated perpendicular from said fence corner N0°01'03"W 165.07 feet to the point of beginning.

Tax Id No.: 15-12-129-016