

14355695 B: 11555 P: 3107 Total Pages: 6
03/10/2025 10:16 AM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ALPHA-AQUI560 LLC
166 EAST 14000 SOUTH SUITE 210 DRAPER, UT 84020



Mail Recorded Deed & Tax Notice To:
Alpha-aQui560, LLC, a Utah limited liability company
166 East 14000 South, Suite 210
Draper, UT 84020



File No.: 160384-CAB

SPECIAL WARRANTY DEED

Alpha-aQui560, LLC, a Utah limited liability company,

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

Alpha-aQui560, LLC, a Utah limited liability company,

GRANTEE(S), of Draper, 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 A1 ATTACHED HERETO

TAX ID NO.: 15-01-108-012 and 15-01-108-013 (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.

This deed is given for the purpose of consolidating the legal description to that description shown in Exhibit A2, and to consolidate the tax parcel numbers to one new number.

[Signature on following page]

Dated this 6th day of March, 2025.

Alpha-aQui560, LLC, a Utah limited liability company

By: Alpha-aQui560 JV, LLC, a Utah limited liability company
Its: Manager

By: Alpha Development Group, LLC, a Utah limited liability company
Its: Operations Manager

By: Wadsworth Alpha, LLC, a Utah limited liability company
Its: Manager

By: Wadsworth & Sons III, LLC, a Utah limited liability company
Its: Manager

By: _____
Name: Kip L. Wadsworth
Its: Exec. Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of March, 2025, before me, personally appeared Kip L. Wadsworth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Alpha-aQui560, LLC, a Utah limited liability company.

[Signature]
Notary Public

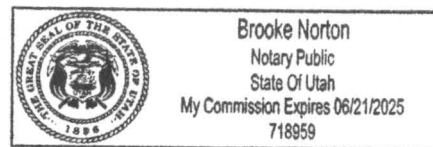


EXHIBIT A1
Legal Description

PARCEL 1:

Commencing at the Southwest corner of Lot 3, Block 64, Plat "A", Salt Lake City Survey, and running thence East 45 feet; thence North 10 rods; thence West 45 feet; thence South 3 1/2 rods; thence West 1 foot; thence South 6 1/2 rods; thence East 1 foot to the place of beginning.

PARCEL 2:

Commencing 45 feet East from the Southwest corner of Lot 3, Block 64, Plat "A", Salt Lake City Survey; thence East 2 rods; thence North 10 rods; thence West 2 rods; thence South 10 rods to the point of beginning.

EXHIBIT A2
New consolidated legal description

A parcel of land being all of those two (2) entire parcels described in that Warranty Deed recorded October 11, 2024 as Entry No. 14299533 in Book 11524, at Page 7452 in the Office of the Salt Lake County Recorder. Said parcel is located in the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 242.85 feet S. 89°47'00" E. from the Southwest Corner of Lot 4, Block 64, Plat "A" Salt Lake City Survey, also being on the northerly Right-Of-Way of 200 South Street; also being 236.25 feet S. 89°47'00" E. and 64.00 feet North from the Brass Cap Street Monument at 200 North and 600 West; thence N. 00°13'00" E. 107.25 feet; thence S.89°47'00" E. 1.00 foot; thence N.00°13'00" E. 57.75 feet to the southerly boundary of McCarthy's Subdivision Recorded June 9, 2015 with Entry No.12067482 in Book 2015P at Page 128; thence along said McCarthy's southerly and westerly boundary the following two (2) courses 1) S. 89°48'45" E. 78.01 feet; 2) S. 00°14'13" W. 165.04 feet to the northerly Right-Of-Way for 200 South Street.; thence N. 89°47'00" W. 78.95 feet along said northerly Right-Of-Way to the **Point of Beginning**.

The above-described parcel contains 12,976 sq. ft. in area or 0.297 acres, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°47'00" E. between the street monument at 200 South, 600 West and 200 South, 500 West Salt Lake City, Utah.

New Description

NEW CONSOLIDATED PARCEL

Record Owner(s): ALPHA-AQUI560, LLC

A parcel of land being all of those two (2) entire parcels described in that Warranty Deed recorded October 11, 2024 as Entry No. 14299533 in Book 11524, at Page 7452 in the Office of the Salt Lake County Recorder. Said parcel is located in the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 242.85 feet S. 89°47'00" E. from the Southwest Corner of Lot 4, Block 64, Plat "A" Salt Lake City Survey, also being on the northerly Right-Of-Way of 200 South Street; also being 236.25 feet S. 89°47'00" E. and 64.00 feet North from the Brass Cap Street Monument at 200 North and 600 West; thence N.00°13'00"E. 107.25 feet; thence S.89°47'00"E. 1.00 foot; thence N.00°13'00"E. 57.75 feet to the southerly boundary of McCarthy's Subdivision Recorded June 9, 2015 with Entry No. 12067482 in Book 2015P at Page 128; thence along said McCarthy's southerly and westerly boundary the following two (2) courses 1) S.89°48'45"E. 78.01 feet; 2) S.00°14'13"W. 165.04 feet to the northerly Right-Of-Way for 200 South Street.; thence N.89°47'00"W. 78.95 feet along said northerly Right-Of-Way to the **Point of Beginning**.

The above-described parcel contains 12,976 sq. ft. in area or 0.297 acres, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°47'00" E. between the street monument at 200 South, 600 West and 200 South, 500 West Salt Lake City, Utah.

REEP-WP GATEWAY TAB JV, LLC
15-01-108-032

LOT 2
MCCARTHEY'S SUBDIVISION
E#12067482, PG: 2015P, BK: 128

(R = N89°58'21"E)
S89°48'45"E 78.01'

OZ7 OPPORTUNITY
FUND, LLC
15-01-108-037

S89°47'00"E
1.00'
(R = West 1.00')

(R = South 3
1/2 rods)
N0°13'00"E 57.75'

OVERALL AREA
12,976 Sq. Ft.
0.297 Ac.
560 W 200 S

OZ7 OPPORTUNITY FUND, LLC
15-01-108-037

CORNER 64, LLC
15-01-108-011

(R = South 6
1/2 rods)
N0°13'00"E 107.25'

"PARCEL 1"
ALPHA-AQUI560, LLC
15-01-108-012

"PARCEL 2"
ALPHA-AQUI560, LLC
15-01-108-013

S0°14'13"W 165.04'
(R = N00°00'25"W)

530 WEST LLC
15-01-108-034
LOT 3
MCCARTHEY'S SUBDIVISION
E#12067482, PG: 2015P, BK: 128

SW CORNER LOT
4, BLOCK 64, PLAT
"A" SLC SURVEY

POB

S89°47'00"E
242.85'

N89°47'00"W 78.95'
(R = EAST)

200 SOUTH STREET
(Public Right-of-Way)

N89°47'00"W
236.25'

S89°47'00"E (BASIS OF BEARING)

Found Salt Lake City
Brass Cap Street Monument
200 South 600 West

Found Salt Lake City
Brass Cap Street Monument
200 South 500 West

LEGEND

- Boundary
- Adjacent parcel
- Existing Parcel Line
- Right-Of-Way

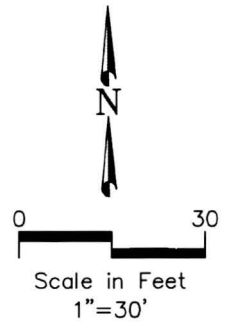


EXHIBIT "B"

ALPHA-AQUI560, LLC
Parcel Consolidation

Assessor Parcel No:
15-01-108-012 & 15-01-108-013

Part of the Northwest Quarter
Sec. 1, T.1S., R.1W., S.L.B.&M.

PREPARED BY:



**CIVIL ENGINEERING
+ SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

February 20, 2025

Page 2 of 2

14407686 B: 11584 P: 7563 Total Pages: 3
07/10/2025 08:28 AM 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

When recorded, return to:
Cottonwood Title Ins. Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

File No.: 160384-CAB

AFFIDAVIT OF CLERICAL ERROR
[UCA 57-3-106 (9)]

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah and that I have reached the age of majority.
2. I am the Surveyor for CIR Civil Engineering, LLC, which maintains its principal place of business at 10718 S Beckstead Ln, Ste 102, South Jordan, UT 84095.
3. That on March 10, 2025, a Special Warranty Deed was recorded by Alpha-Aqui560 LLC in the office of the Salt Lake County Recorder as Entry No. 14355695 in Book 11555 at Page 3107.
4. The document contained a minor clerical error in which there was an error in establishing the point of beginning of the new legal description in Exhibit A2 and in Exhibit B of the document described above. The reference to the point of beginning in both cases should have been shown as:
"Beginning at a point which is 164.05 feet S. 89°47'00" E. from the Southwest Corner of Lot 4, Block 64, Plat "A" Salt Lake City Survey..."
5. This affidavit pertains to property in Salt Lake County, State of Utah, more particularly described as:

See Exhibit A attached hereto

Parcel Identification Number(s): 15-01-108-012 and 15-01-108-013 (for reference purposes only)

Dated this 9 day of July, 2025.

CIR Civil Engineering and Surveying.



Blake Peterson
PLS

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 9 day of July, 2025 by Blake Peterson.


NOTARY PUBLIC

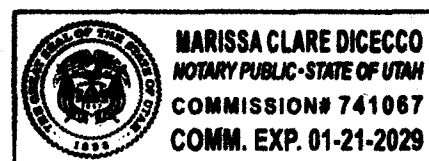


EXHIBIT A
New Description

NEW CONSOLIDATED PARCEL

Record Owner(s): ALPHA-AQUI560, LLC

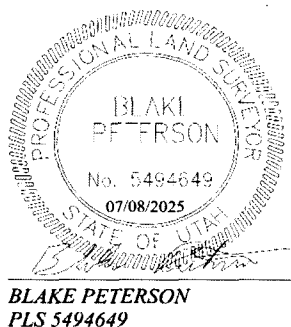
A parcel of land being all of those two (2) entire parcels described in that Warranty Deed recorded October 11, 2024 as Entry No. 14299533 in Book 11524, at Page 7452 in the Office of the Salt Lake County Recorder. Said parcel is located in the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 164.05 feet S. 89°47'00" E. from the Southwest Corner of Lot 4, Block 64, Plat "A" Salt Lake City Survey, also being on the northerly Right-Of-Way of 200 South Street; also being 236.25 feet S. 89°47'00" E. and 64.00 feet North from the Brass Cap Street Monument at 200 North and 600 West; thence N.00°13'00"E. 107.25 feet; thence S.89°47'00"E. 1.00 foot; thence N.00°13'00"E. 57.75 feet to the southerly boundary of McCarthy's Subdivision Recorded June 9, 2015 with Entry No. 12067482 in Book 2015P at Page 128; thence along said McCarthy's southerly and westerly boundary the following two (2) courses 1) S.89°48'45"E. 78.01 feet; 2) S.00°14'13"W. 165.04 feet to the northerly Right-Of-Way for 200 South Street.; thence N.89°47'00"W. 78.95 feet along said northerly Right-Of-Way to the **Point of Beginning**.

The above-described parcel contains 12,976 sq. ft. in area or 0.297 acres, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°47'00" E. between the street monument at 200 South, 600 West and 200 South, 500 West Salt Lake City, Utah.



REEP-WP GATEWAY TAB JV, LLC
15-01-108-032

LOT 2
MCCARTHEY'S SUBDIVISION
E#12067482, PG: 2015P, BK: 128

(R = N89°58'21"E)
S89°48'45"E 78.01'

OZ7 OPPORTUNITY
FUND, LLC
15-01-108-037

S89°47'00"E
1.00'
(R = West 1.00')

(R = South 3
1/2 rods)

N0°13'00"E 57.75'

OVERALL AREA
12,976 Sq. Ft.
0.297 Ac.

560 W 200 S

OZ7 OPPORTUNITY FUND, LLC
15-01-108-037

CORNER 64, LLC
15-01-108-011

(R = South 6
1/2 rods)

N0°13'00"E 107.25'

"PARCEL 1"
ALPHA-AQUI560, LLC
15-01-108-012

"PARCEL 2"
ALPHA-AQUI560, LLC
15-01-108-013

S0°14'13"W 165.04'
(R = N00°00'25"W)

530 WEST LLC
15-01-108-034
LOT 3

MCCARTHEY'S SUBDIVISION
E#12067482, PG: 2015P, BK: 128

LEGEND

- Boundary
- Adjacent parcel
- Existing Parcel Line
- Right-Of-Way



BLAKE PETERSON
PLS 5494649

SW CORNER LOT
4, BLOCK 64, PLAT
"A" SLC SURVEY

POB

S89°47'00"E
164.05'

N89°47'00"W 78.95'
(R = EAST)

200 SOUTH STREET
(Public Right-of-Way)

S89°47'00"E
236.25'

S89°47'00"E (BASIS OF BEARING)

Found Salt Lake City
Brass Cap Street Monument
200 South 600 West

Found Salt Lake City
Brass Cap Street Monument
200 South 500 West

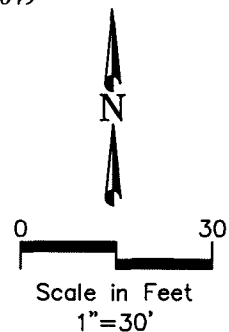


EXHIBIT "B"

ALPHA-AQUI560, LLC
Parcel Consolidation

Assessor Parcel No:
15-01-108-012 & 15-01-108-013

Part of the Northwest Quarter
Sec. 1, T.1S., R.1W., S.L.B.&M.

PREPARED BY:



**CIVIL ENGINEERING
+ SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

July 08, 2025

Page 2 of 2