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Book - 10502 Pg - 6629-6633
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

BG Vista Office 8, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

80389.TF

PIN 27-36-151-036, 27-36-127-011, 27-36-127-012,
27-36-127-005 and 27-36-127-007

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of April 1, 2016, is executed by GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 and BG VISTA STATION, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (collectively, the "**Grantor**"), in favor of BG VISTA OFFICE 8, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

This Special Warranty Deed may be executed in counterparts.

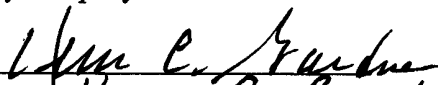
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:


GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, by its Manager

KC GARDNER COMPANY, L.C., a Utah limited liability company

By: 
Name: Kevin C. Gardner
Its: Manager


BG VISTA STATION, L.C., a Utah limited liability company, by its manager

THE BOYER COMPANY, L.C., a Utah limited liability company

By: 
Name: Brian Goehnow
Its: Manager

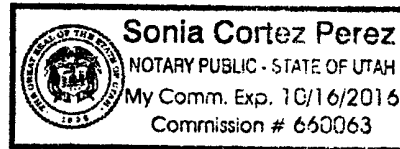
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 27 day of JULY, 2016, personally appeared before me KEM C. GARDNER a Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.



NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.16



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

On this 27th day of July, 2016, personally appeared before me Brian Gochman, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BG Vista Station, L.C., a Utah limited liability company, on behalf of said company.



NOTARY PUBLIC
Residing at: SALT LAKE

My Commission Expires: 1/22/18

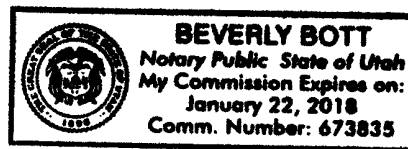


EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

PARCEL 1:

Beginning at a point on the Westerly right-of-way line of Frontrunner Boulevard, said point also being North 00°01'20" East 999.08 feet and East 1,245.26 feet from the West quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 162.60 feet; thence North 50.00 feet; thence West 275.16 feet; thence North 38°22'16" West 32.49 feet; thence North 51°37'44" East 171.85 feet; thence South 89°58'44" East 122.45 feet; thence North 00°01'16" East 303.83 feet to the Northerly right-of-way line of Vista Station Boulevard; thence North 51°37'44" East 56.44 feet along the Northerly right-of-way line of Vista Station Boulevard; thence Southeasterly 40.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 38°22'16" East and the chord bears South 83°22'16" East 36.77 feet with a central angle of 90°00'00") along the Northerly right-of-way line of Vista Station Boulevard to the Westerly right-of-way line of said Frontrunner Boulevard; thence South 38°22'16" East 48.34 feet along the Westerly right-of-way line of said Frontrunner Boulevard; thence Southeasterly 278.60 feet along the arc of a 416.00 foot radius curve to the right (center bears South 51°37'44" West and the chord bears South 19°11'08" East 273.42 feet with a central angle of 38°22'16") along the Westerly right-of-way line of said Frontrunner Boulevard; thence South 220.59 feet along the Westerly right-of-way line of said Frontrunner Boulevard to the point of beginning. (Being a portion of Lots 223 and 224, Vista Station Office Park)

PARCEL 2:

Lots 108 and 109, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof, filed in the office of the Salt Lake County Recorder, State of Utah.

PARCEL 3:

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and 1431.10 feet North 51°21'45" East from the Southwest corner of said Section 36 and running thence along the Easterly boundary line of said entire tract the following five courses: South 01°50'18" East, 62.11 feet; thence South 88°11'00" West, 5.15 feet; thence South 01°49'00" East, 255.00 feet; thence North 88°11'00" East, 15.00 feet; thence South 01°49'00" East, 961.06 feet to the Southeasterly corner of said entire tract; thence along the Westerly line of said entire tract the following two courses: North 25°51'49" West, 82.36 feet; thence North 06°56'00" West, 1115.21 feet to the North line of said entire tract; thence North 51°21'45" East, 153.84 feet along said North line to the point of beginning.

PARCEL 4:

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and 1431.10 feet North 51°21'45" East and South 01°50'18" East, 62.12 feet from the Southwest corner of said Section 36 and

running thence along the Easterly boundary line of said entire tract the following three courses: South 01°50'30" East, 10.37 feet; thence South 09°37'33" East, 72.38 feet; thence South 01°49'00" East, 172.92 feet to the South line of said entire tract; thence South 88°11'00" West, 15.00 feet along said South line; thence North 01°49'00" West, 255.00 feet along the West line of said entire tract to the Northwest corner of said entire tract; thence North 88°11'00" East, 5.16 feet along said North line to the point of beginning.

Tax ID Nos: 27-36-151-036, 27-36-127-011, 27-36-127-012, 27-36-127-005 and 27-36-127-007