

11734717
10/1/2013 2:41:00 PM \$22.00
Book - 10182 Pg - 2547-2550
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:

EOS At Parkside, LLC
c/o Greenberg Traurig, LLP
Attention: Tatyana Litovsky, Esq.
3161 Michelson Drive, Suite 1000
Irvine, CA 92612

SPECIAL WARRANTY DEED

F-85318F

THIS INSTRUMENT is executed as of the 1 day of October, 2013, by EOS ACQUISITION I, LLC, a Delaware limited liability company ("**Grantor**"), whose address is c/o KBS Realty Advisors, LLC, 620 Newport Center Drive, Suite 1300, Newport Beach, California 92660, in favor of EOS AT PARKSIDE, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o KBS Realty Advisors, LLC, 620 Newport Center Drive, Suite 1300, Newport Beach, California 92660, Attention: Mark Brecheen.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Salt Lake County, Utah, described on Exhibit A attached hereto and made a part hereof.

TOGETHER WITH any improvements situated thereon and any and all easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO (i) all liens, encumbrances, easements, covenants, conditions, and restrictions of record, (ii) any lien to secure payment of real estate taxes, including special assessments, not delinquent, (iii) taxes and assessments by any taxing authority for the year 2013 and subsequent years, (iv) matters or facts that a correct survey would disclose, (v) the rights of the tenants under unrecorded leases affecting the Property, and (vi) all applicable laws, ordinances, rules and governmental regulations (including, without limitation, those relating to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the Property.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

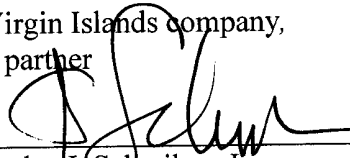
EOS ACQUISITION I, LLC,
a Delaware limited liability company

By: EOS PROPERTIES, LLC,
a Delaware limited liability company,
its sole member

By: EOS INVESTMENT FUND, L.P.,
a Delaware limited partnership,
its sole member

By: POLIS REALTY ADVISORS, LTD.,
a British Virgin Islands company,
its general partner

By:



Charles J. Schreiber, Jr.,
Chief Executive Officer

ACKNOWLEDGMENT

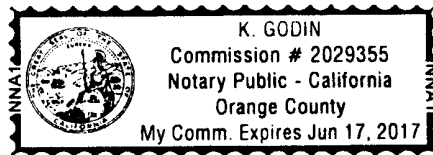
State of California
County of Orange)

On September 26, 2013 before me, K. Godin, Notary Public
(insert name and title of the officer)

personally appeared Charles J. Schreiber, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



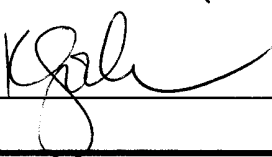
Signature  (Seal)

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest Corner of Lot 5, Block 56, Plat "A", Salt Lake City Survey, and running thence East 231.00 feet; thence South 231.00 feet; thence West 66.00 feet; thence South 99.00 feet; thence West 66.00 feet; thence North 50.33 feet; thence West 99.00 feet; thence North 279.67 feet to the point of beginning.

TOGETHER WITH one-half vacated alley abutting on the East.

LESS AND EXCEPTING: Beginning at the Southeast Corner of Lot 5, Block 56, Plat "A", Salt Lake City Survey, and running thence South 89°58'56" West 66.00 feet; thence North 0°03'14" East 50.33 feet; thence North 89°58'56" East 66.00 feet; thence South 0°03'14" West 50.33 feet to the point of beginning.

Tax ID No. 16-06-154-051

PARCEL 2:

Beginning at a point East 51.00 feet and South 154.00 feet from the Northwest Corner of Lot 7, Block 56, Plat "A", Salt Lake City Survey, and running thence South 64.83 feet; thence West 51.00 feet; thence South 61.67 feet; thence West 81.00 feet; thence North 126.50 feet; thence East 132.00 feet to the point of beginning.

TOGETHER WITH one-half vacated alley abutting on the West.

Tax ID No. 16-06-154-034

PARCEL 3:

Beginning at a point located 50.33 feet North 0°03'14" East from the Southwest Corner of Lot 6, Block 56, Plat "A", Salt Lake City Survey, and running thence North 0°03'14" East 48.67 feet; thence North 89°58'56" East 68.00 feet; thence South 0°03'14" West 48.67 feet; thence South 89°58'56" West 68.00 feet to the point of beginning.

TOGETHER WITH one-half the vacated alley abutting said property on the East.

Tax ID No. 16-06-154-052