

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Family Center Orem Shopping Center, LLC,  
a Delaware limited liability company  
c/o CCA Acquisition Company, LLC  
5670 Wilshire Blvd., Suite 1250  
Los Angeles, California 90036  
Attention: Nancy Epstein

ENT 7292:2015 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2015 Jan 30 11:48 AM FEE 19.00 BY EO  
RECORDED FOR First American Title Insurance  
ELECTRONICALLY RECORDED

MAIL TAX STATEMENTS TO:

Family Center Orem Shopping Center, LLC,  
a Delaware limited liability company  
c/o CCA Acquisition Company, LLC  
5670 Wilshire Blvd., Suite 1250  
Los Angeles, California 90036  
Attention: Nancy Epstein

APN: 57-012-0002; 57-012-0004; 57-012-0005; 57-014-0001

### **SPECIAL WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged, EXCEL OREM LLC, a Delaware limited liability company ("Grantor"), hereby conveys to FAMILY CENTER OREM SHOPPING CENTER, LLC, a Delaware limited liability company ("Grantee"), that certain real property and improvements thereon located in the City of Orem, County of Utah, State of Utah, and more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference ("Property"), together with all of Grantor's right, title and interest in and to: (a) all easements, rights-of-way, development rights, entitlements, air rights and appurtenances relating or appertaining to the Property and/or the improvements thereon; (b) all water wells, streams, creeks, ponds, lakes, detention basins and other bodies of water in, on or under the Property, whether such rights are riparian, appropriative, prospective or otherwise, and all other water rights applicable to the Property and/or the improvements thereon; (c) all sewer, septic and waste disposal rights and interests applicable or appurtenant to or used in connection with the Property; (d) all minerals, oil, gas and other hydrocarbons located in, on or under the Property, together with all rights to surface or subsurface entry; and (e) all streets, roads, alleys or other public ways adjoining or serving the Property, including any land lying in the bed of any street, road, alley or other public way, open or proposed, and any strips, gaps, gores, culverts and rights-of-way adjoining or serving the Property.

SUBJECT to the encumbrances, easements, covenants, conditions, restrictions and other matters of record.

Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

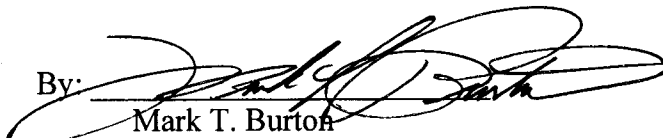
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 30<sup>th</sup> day of January, 2015.

GRANTOR:

EXCEL OREM LLC, a Delaware  
limited liability company

By: Excel Trust, L.P., a Delaware limited  
partnership, its Sole Member

By: Excel Trust, Inc., a Maryland  
corporation, its General Partner

By:   
Mark T. Burton  
Chief Investment Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Utah )  
COUNTY OF Salt Lake )

On January 28<sup>th</sup>, 2015, before me, Lynette Gonnuscio,  
Notary Public, personally appeared Mark T. Burton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Lynette Gonnuscio  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Real property in the City of Orem, County of Utah, State of Utah, described as follows:

LOTS 2, 4, AND 5, UNIVERSITY SQUARE PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER

ALSO

LOT 1, UNIVERSITY SQUARE PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER