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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Holland & Hart LLP
Attn: Carl W. Barton
222 South Main Street, Suite 2200
Salt Lake City, Utah 84101

MAIL TAX STATEMENTS TO:

Hamilton I-215 Logistics Center LLC
c/o Hamilton Partners
222 South Main Street, Suite 1760,
Salt Lake City, Utah 84101

APN: 08-16-400-019

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

I-215 LAND LLC, a Utah limited liability company, Grantor, as of this 17 day, of December, 20 20, hereby conveys and warrants against all claiming by, through or under Grantor only, to Hamilton I-215 Logistics Center LLC, a Delaware limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following parcel of real property situated in Salt Lake County, State of Utah (the "Subject Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all appurtenances, rights, privileges, structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO County taxes and special assessments for the current year (not delinquent) and all liens and encumbrances of record or otherwise enforceable at law or in equity.

[Signature page follows]

MAIL TAX STATEMENTS AS SET FORTH ABOVE

EXHIBIT A

Legal Description

Commencing 80 rods West and 31 feet North from the Southeast corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 1031 feet; thence East 200 feet; thence North 200 feet; thence West 200 feet; thence North 1378 feet; thence East 1080 feet to the Utah State Road Right of Way Line; thence Southwesterly along said right of way line to the point of beginning.

LESS that portion lying within the street and that portion deeded to the State Road Commission.

ALSO LESS AND EXCEPTING the following described parcel:

All of I-215 Commerce Center Plat 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

The surveyed boundary description of the Real Property covered herein is as follows:

A parcel of land located in the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point on the West line of the East half of the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being South 89°53'55" West 1,319.75 feet along the South line of said Southeast quarter to said West line and along said line North 00°02'19" West 1,465.88 feet from the Southeast corner of said Section 16, and thence continuing along said line North 00°02'19" West 1,173.46 feet to the North line of said Southeast quarter; thence along said line North 89°53'41" East 1,007.97 feet to the West line of Interstate 215; thence along said line South 01°01'05" East 1,175.50 feet; West 1,028.07 feet to the point of beginning.