

Special Warranty Deed

WHEN RECORDED, MAIL THIS DEED TO:

AND MAIL TAX NOTICES TO:

Boyer Ridgeview Commercial, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

Tax Parcel Identification Numbers: A portion of 12-004-0020; 12-004-0021, 12-004-0022 and 12-003-0034

CT-134838-CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Administrative Services ("Grantor"), whose address is 4315 S.2700 W. 3rd Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company ("Grantee"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property")]

together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

Parcel A

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point N00°06'11"W 1,265.52 feet along the section line and S89°53'49"W 1,757.40 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S56°58'45"W) a distance of 15.72 feet through a central angle of 47°24'28" Chord: S9°19'01"E 15.28 feet; thence S57°00'00"W 266.26 feet; thence along the arc of a curve to the right with a radius of 561.00 feet a distance of 64.00 feet through a central angle of 06°32'11" Chord: S60°16'05"W 63.96 feet to the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office; thence along said perpetual easement line the following two (2) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N31°43'49"E) a distance of 47.86 feet through a central angle of 05°46'22" Chord: N55°23'00"W 47.84 feet; thence (2) N52°29'50"W 162.66 feet to the easterly line of a Special Warranty Deed as recorded at Entry No. 113623:1998 in the Utah County Recorder's Office, said point being the southwest corner of said entire tract; thence along said deed line and westerly line of said entire tract the following nine (9) courses: (1) N10°55'32"E 191.06 feet; thence (2) N18°31'39"E 65.08 feet; thence (3) N14°03'39"E 69.73 feet; thence (4) N10°09'13"E 53.70 feet; thence (5) N02°22'21"W 33.89 feet; thence (6) N26°09'40"W 20.29 feet; thence (7) N43°06'40"W 24.56 feet; thence (8) N43°54'14"W 22.14 feet; thence (9) N29°37'46"W 26.24 feet; thence N59°56'15"E 125.36 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N59°56'15"E) a distance of 24.68 feet through a central angle of 02°57'30" Chord: S31°32'30"E 24.68 feet; thence S33°01'15"E 542.31 feet to the point of beginning.

Contains: 3.73 acres+/-

Parcel B

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point N00°06'11"W 1,415.19 feet along the section line and S89°53'49"W 673.20 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N80°52'42"W 73.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 3,960.00 feet (radius bears: N80°52'42"W) a distance of 7.65 feet through a central angle of 00°06'39" Chord: S09°10'37"W 7.65 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 14.88 feet through a central angle of 44°52'36" Chord: S31°40'14"W 14.50 feet; thence

Westerly along the arc of a non-tangent curve to the right having a radius of 1,961.00 feet (radius bears: N06°27'28"E) a distance of 211.93 feet through a central angle of 06°11'32" Chord: N80°26'46"W 211.83 feet; thence N77°21'00"W 128.08 feet; thence along the arc of a curve to the left with a radius of 589.00 feet a distance of 469.28 feet through a central angle of 45°39'00" Chord: S79°49'30"W 456.97 feet; thence S57°00'00"W 190.32 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N09°27'39"E) a distance of 15.76 feet through a central angle of 47°31'06" Chord: N56°46'48"W 15.31 feet; thence S56°58'45"W 56.00 feet; thence N33°01'15"W 542.31 feet; thence along the arc of a curve to the right with a radius of 478.00 feet a distance of 60.60 feet through a central angle of 07°15'49" Chord: N29°23'21"W 60.56 feet; thence N64°14'34"E 59.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: N64°14'34"E) a distance of 27.00 feet through a central angle of 96°41'51" Chord: S74°06'22"E 23.91 feet; thence N57°32'43"E 30.12 feet; thence along the arc of a curve to the right with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: N73°46'22"E 430.91 feet; thence East 851.73 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.07 feet through a central angle of 87°39'43" Chord: N46°10'09"E 26.32 feet; thence S87°39'43"E 69.00 feet; thence S02°20'17"W 52.00 feet; thence S01°53'34"E 50.03 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,033.00 feet (radius bears: N86°57'11"W) a distance of 427.58 feet through a central angle of 06°04'28" Chord: S06°05'04"W 427.38 feet to the point of beginning.

Contains: 15.33 acres+/-

Parcel C

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point on the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office, said point being N00°06'11"W 924.11 feet along the section line and S89°53'49"W 1,282.88 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line the following two (2) courses: (1) N81°44'46"W 575.86 feet; thence (2) along the arc of a curve to the right with a radius of 475.00 feet a distance of 99.41 feet through a central angle of 11°59'26" Chord: N75°45'03"W 99.22 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 639.00 feet (radius bears: N31°39'56"W) a distance of 14.88 feet through a central angle of 01°20'04" Chord: N57°40'02"E 14.88 feet; thence N57°00'00"E 266.28 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S09°32'13"W) a distance of 15.73 feet through a central angle of 47°26'32" Chord: S56°44'31"E 15.29 feet; thence N56°58'45"E 56.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N56°58'45"E) a distance of 15.70 feet through a central angle of 47°19'55" Chord: N09°21'17"W 15.25 feet; thence N57°00'00"E 190.34 feet; thence along the arc of a curve to the right with a radius of 511.00 feet a distance of 240.38 feet through a central angle of 26°57'11" Chord: N70°28'35"E 238.17 feet; thence S06°02'49"E 123.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 388.00 feet (radius bears: S06°02'49"E) a distance of 49.26 feet through a central

angle of 07°16'27" Chord: N87°35'24"E 49.23 feet; thence S14°00'32"W 217.17 feet; thence S08°15'14"W 56.00 feet; thence S81°44'46"E 0.92 feet; thence S08°15'14"W 95.00 feet to the point of beginning.

Contains: 4.38 acres+/-

Parcel D

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point on the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office, said point being N00°06'11"W 822.79 feet along the section line and S89°53'49"W 855.67 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line the following three (3) courses: (1) N71°56'46"W 179.15 feet; thence (2) along the arc of a curve to the left with a radius of 525.00 feet a distance of 89.80 feet through a central angle of 09°48'00" Chord: N76°50'46"W 89.69 feet; thence (3) N81°44'46"W 171.51 feet; thence N08°15'14"E 95.00 feet; thence N81°44'46"W 0.92 feet; thence N08°15'14"E 56.00 feet; thence N14°00'32"E 217.17 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 388.00 feet (radius bears: S01°13'38"W) a distance of 49.26 feet through a central angle of 07°16'27" Chord: S87°35'24"W 49.23 feet; thence N06°02'49"W 123.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 511.00 feet (radius bears: S06°02'49"E) a distance of 166.75 feet through a central angle of 18°41'49" Chord: S86°41'55"E 166.01 feet; thence S77°21'00"E 128.08 feet; thence along the arc of a curve to the left with a radius of 2,039.00 feet a distance of 213.93 feet through a central angle of 06°00'41" Chord: S80°21'20"E 213.83 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S49°21'21"W) a distance of 17.05 feet through a central angle of 51°25'12" Chord: S14°56'04"E 16.49 feet; thence S79°13'28"E 60.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,020.00 feet (radius bears: N79°13'28"W) a distance of 331.19 feet through a central angle of 04°43'13" Chord: S13°08'09"W 331.09 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 67.00 feet a distance of 57.18 feet through a central angle of 48°53'44" Chord: S39°56'38"W 55.46 feet; thence S18°03'13"W 121.53 feet to the point of beginning.

Park

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point N00°06'11"W 1,926.80 feet along the section line and S89°53'49"W 714.44 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 407.26 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence North 427.00 feet; thence along the arc of a curve to the right

with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence East 412.42 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence South 375.39 feet; thence along the arc of a curve to the right with a radius of 960.00 feet a distance of 39.18 feet through a central angle of 02°20'17" Chord: S01°10'09"W 39.17 feet; thence S02°20'17"W 9.23 feet; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 29.07 feet through a central angle of 87°39'43" Chord: S46°10'09"W 26.32 feet to the point of beginning.

Contains: 4.64 acres+/-

Backbone

A tract of land located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the westerly right of way line of SR-129 as established by a UDOT Project, Pin No. 16779, being N00°06'11"W 1,283.83 feet along the section line and S89°53'49"W 73.85 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N58°02'59"W 59.57 feet; thence West 161.63 feet; thence N87°08'15"W 120.18 feet; thence N86°54'17"W 150.44 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 2,025.00 feet (radius bears: N00°38'11"E) a distance of 118.86 feet through a central angle of 03°21'47" Chord: N87°40'56"W 118.85 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 40.74 feet through a central angle of 83°21'49" Chord: S52°19'03"W 37.24 feet, to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 4,020.00 feet a distance of 9.81 feet through a central angle of 00°08'23" Chord: S10°42'21"W 9.81 feet; thence N79°13'28"W 60.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N79°13'28"W) a distance of 17.05 feet through a central angle of 51°25'12" Chord: N14°56'04"W 16.49 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 2,039.00 feet (radius bears: N06°38'19"E) a distance of 213.93 feet through a central angle of 06°00'41" Chord: N80°21'20"W 213.83 feet; thence N77°21'00"W 128.08 feet; thence along the arc of a curve to the left with a radius of 511.00 feet a distance of 407.14 feet through a central angle of 45°39'00" Chord: S79°49'30"W 396.45 feet; thence S57°00'00"W 190.34 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S75°41'20"E) a distance of 15.70 feet through a central angle of 47°19'55" Chord: S09°21'17"E 15.25 feet; thence S56°58'45"W 56.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S56°58'45"W) a distance of 15.73 feet through a central angle of 47°26'32" Chord: N56°44'31"W 15.29 feet; thence S57°00'00"W 266.28 feet; thence along the arc of a curve to the right with a radius of 639.00 feet a distance of 14.88 feet through a central angle of 01°20'04" Chord: S57°40'02"W 14.88 feet to a point on the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office; thence along said northerly line of a perpetual easement, thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N20°14'40"E) a distance of 95.22 feet through a central angle of 11°29'09"

Chord: N64°00'45"W 95.06 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 561.00 feet (radius bears: N26°27'49"W) a distance of 64.00 feet through a central angle of 06°32'11" Chord: N60°16'05"E 63.96 feet; thence N57°00'00"E 266.26 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N75°36'47"W) a distance of 15.72 feet through a central angle of 47°24'28" Chord: N09°19'01"W 15.28 feet; thence N56°58'45"E 56.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N56°58'45"E) a distance of 15.76 feet through a central angle of 47°31'06" Chord: S56°46'48"E 15.31 feet; thence N57°00'00"E 190.32 feet; thence along the arc of a curve to the right with a radius of 589.00 feet a distance of 469.28 feet through a central angle of 45°39'00" Chord: N79°49'30"E 456.97 feet; thence S77°21'00"E 128.08 feet; thence along the arc of a curve to the left with a radius of 1,961.00 feet a distance of 211.93 feet through a central angle of 06°11'32" Chord: S80°26'46"E 211.83 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N35°53'28"W) a distance of 14.88 feet through a central angle of 44°52'36" Chord: N31°40'14"E 14.50 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 3,960.00 feet a distance of 7.65 feet through a central angle of 00°06'39" Chord: N09°10'37"E 7.65 feet; thence S80°52'42"E 73.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S80°52'42"E) a distance of 31.69 feet through a central angle of 95°33'43" Chord: S38°39'34"E 28.14 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 1,966.00 feet a distance of 100.31 feet through a central angle of 02°55'24" Chord: S87°54'07"E 100.30 feet; thence N87°45'00"E 149.74 feet; thence East 294.54 feet; thence N55°28'36"E 43.64 feet; to said westerly right of way line of SR-129; thence along said westerly right of way line the following two (2) courses: (1) South 64.05 feet; thence (2) S01°20'10"E 71.22 feet to the point of beginning.

Contains: 3.67 acres+/-

Less and Excepting any portion lying within the bounds of a proposed connector road, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Land located in Utah County, Utah, beginning in the existing westerly highway right of way line of said North County Blvd, at a point 70.58 feet perpendicularly distant southerly from the right of way control line of said project, opposite approximate Engineers Station 57+37.24, which point is 1283.64 feet N.00°06'25"W. along the section line and 73.76 feet West from the Southeast corner of said Section 1; and running thence N.58°02'19"W. 61.50 feet to a point 38.00 feet perpendicularly distant southerly from the right of way control line of said project, opposite approximate Engineers Station 56+85.00; thence S.89°59'46"W. 160.00 feet parallel with said right of way control line; thence N.87°08'30"W. 120.15 feet; thence N.86°54'32"W. 150.49 feet to a point 24.00 feet radially distant southerly from the right of way control line of said project, opposite approximate Engineers Station 52+55.00, at the point of curvature of a non-tangent curve to the right with a radius of 2024.00 feet; thence Westerly along said curve with an arc length of 424.38 feet, concentric with said right of said control line, chord bears N.83°21'38"W. 423.61 feet; thence N.77°21'14"W. 128.07 feet parallel with said right of way control line to the point of tangency of a curve to the left with a radius of 526.00 feet; thence westerly along said curve with

an arc length of 419.09 feet concentric with said right of way control line, chord bears S.79°49'16"W. 408.09 feet; thence S.56°59'46"W. 349.88 feet; parallel with said right of way control line to a point 24.00 feet perpendicularly distant southerly from the right of way control line of said project, opposite approximate Engineers Station 39+19.48, thence S.54°42'20"W. 175.14 feet; thence S.33°00'14"E. 4.00 feet to the point of curvature of a non-tangent curve to the right with a radius of 635.00 feet; thence southwesterly along said curve with an arc length of 17.00 feet, chord bears S.57°48'13"W. 17.90 feet to a point 35.00 feet radially distant southerly from the right of way control line of said project, opposite approximate Engineers Station 37+27.57, at the point of curvature of a non-tangent curve to the right with a radius of 475.00 feet; thence northwesterly along said curve with an arc length of 85.44 feet, chord bears N.63°59'42"W. 85.32 feet to a point 35.00 feet radially distant northerly from the right of way control line of said project, opposite approximate Engineers Station 36+78.69, at the point of curvature of a non-tangent curve to the left with a radius of 565.00 feet; thence northeasterly along said curve with an arc length of 61.95 feet, chord bears N.60°08'15"E. 61.92 feet; thence S.33°00'14"E. 4.00 feet to a point 31.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite approximate Engineers Station 37+44.48; thence N.59°17'12"E. 175.14 feet to a point 24.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite approximate Engineers Station 39+19.48, thence N.56°59'46"E. 349.88 feet; parallel with said right of way control line to the point of tangency of a curve to the right with a radius of 574.00 feet; thence easterly along said curve with an arc length of 457.33 feet concentric with said right of way control line, chord bears N.79°49'16"E. 445.33 feet; thence S.77°21'14"E. 128.07 feet parallel with said right of way control line to the point of tangency of a curve to the left with a radius of 1976.00 feet; thence easterly along said curve with an arc length of 414.32 feet concentric with said right of way control line, chord bears S.83°21'38"E. 413.56 feet; thence N.87°44'52"E. 149.85 feet to a point 30.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite approximate Engineers Station 54+05.00; thence N.89°59'46"E. 280.00 feet parallel with said right of way control line; thence N.55°28'21"E. 61.32 feet to said existing westerly highway right of way line of said North County Blvd at a point 64.80 feet perpendicularly distant northerly from the right of way control line of said project, opposite approximate Engineers Station 57+35.59; thence along said westerly highway right of way line of said North County Blvd the following two (2) courses and distances: (1) S.00°00'02"W. 64.05 feet; (2) thence S.01°20'11"E. 71.28 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°00'14" clockwise to equal Highway bearings).

Less and Excepting: 2.49 acres
 Net acreage: 1.17 acres

Water Line

A tract of land located in the SE1/4 and the NE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on a northwesterly right of way of the proposed Canal Boulevard, being N00°06'11"W 1,280.74 feet along the section line and S89°53'49"W 1,733.90 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian,

and running thence along said northwesterly right of way line S56°59'03"W 20.00 feet; thence N33°00'57"W 559.22 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 473.50 feet (radius bears: N59°14'29"E) a distance of 358.26 feet through a central angle of 43°21'05" Chord: N09°04'58"W 349.78 feet; thence N12°43'08"E 510.64 feet; thence along the arc of a curve to the left with a radius of 480.00 feet a distance of 103.14 feet through a central angle of 12°18'41" Chord: N06°33'48"E 102.94 feet; thence N00°24'27"E 56.96 feet; thence along the arc of a curve to the right with a radius of 270.00 feet a distance of 100.76 feet through a central angle of 21°22'55" Chord: N11°05'55"E 100.18 feet; thence N21°47'22"E 326.42 feet; thence N44°17'22"E 53.48 feet; thence N67°30'00"E 53.48 feet; thence East 56.32 feet; thence North 130.05 feet to the northerly line of said parcel 12:003:0034; thence S89°54'26"E 20.00 feet along said northerly line; thence South 150.01 feet; thence West 72.34 feet; thence S67°30'00"W 45.40 feet; thence S44°17'22"W 45.40 feet; thence S21°47'22"W 322.45 feet; thence along the arc of a curve to the left with a radius of 250.00 feet a distance of 93.30 feet through a central angle of 21°22'55" Chord: S11°05'55"W 92.76 feet; thence S00°24'27"W 56.96 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 107.44 feet through a central angle of 12°18'41" Chord: S06°33'48"W 107.23 feet; thence S12°43'08"W 510.61 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 453.50 feet (radius bears: S77°24'36"E) a distance of 342.72 feet through a central angle of 43°17'58" Chord: S09°03'35"E 334.62 feet; thence S33°00'57"E 558.82 feet to the point of beginning.

Contains: 46,134 square feet or 1.06 acres+/-

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**
Boyer Ridgeview Commercial, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

CT-149794-CAF

Tax Parcel Identification Numbers: A portion of 12-003-0038; 12-003-0039; a portion of 12-004-0031; and 12-004-0032

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Government Operations (“Grantor”), whose address is 4315 S.2700 W. 3rd Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“Grantee”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

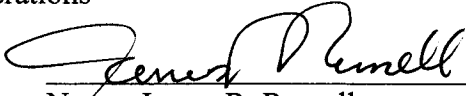
together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]

WITNESS, the hand of said Grantor, this 27th day of October, 2021.

STATE OF UTAH, DIVISION OF FACILITIES
CONSTRUCTION AND MANAGEMENT, a
division of the Department of Government
Operations

By: 
Name: James R. Russell
Title: Director

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

On the 27th day of October, 2021, personally appeared before me James R. Russell, who is the Director of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Government Operations who executed the forgoing instrument on behalf of said division.


NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,942.05 feet along the Section line and S89°53'49"W 626.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed N87°39'43"W 69.00 feet to a point on the easterly line of a Special Warranty Deed recorded as Entry No. 174123:2020 in the office of the Utah County Recorder; thence along said deed the following eight (8) courses: (1) N02°20'17"E 9.23 feet; thence (2) along the arc of a curve to the left having a radius of 960.00 feet a distance of 39.18 feet through a central angle of 02°20'17" Chord: N01°10'09"E 39.17 feet; thence (3) North 375.39 feet; thence (4) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence (5) West 412.42 feet; thence (6) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence (7) South 427.00 feet; thence (8) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet to said northerly line of Special Warranty Deed recorded as Entry No. 174194:2020; thence along said deed the following seven (7) courses: (1) West 444.47 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder S89°54'26"E 1,459.71 feet; thence along said deed the following four (4) courses: (1) thence S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet; thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of

35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence South 460.39 feet; thence along the arc of a curve to the right with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: S01°10'09"W 41.99 feet; thence S02°20'17"W 9.23 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded November 3, 2020 as Entry No. 174123:2020 in the Utah County Recorder's office, to-wit:

Beginning at a point on the Northwesterly right of way of the proposed Canal Boulevard, being North 00°06'11" West 1,280.74 feet along the section line and South 89°53'49" West 1,733.90 feet from the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence along said Northwesterly right of way line South 56°59'03" West 20.00 feet; thence North 33°00'57" West 559.22 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 473.50 feet (radius bears: North 59°14'29" East) a distance of 358.26 feet through a central angle of 43°21'05" chord: North 09°04'58" West 349.78 feet; thence North 12°43'08" East 510.64 feet; thence along the arc of a curve to the left with a radius of 480.00 feet a distance of 103.14 feet through a central angle of 12°18'41" chord: North 06°33'48" East 102.94 feet; thence North 00°24'27" East 56.96 feet; thence along the arc of a curve to the right with a radius of 270.00 feet a distance of 100.76 feet through a central angle of 21°22'55" chord: North 11°05'55" East 100.18 feet; thence North 21°47'22" East 326.42 feet; thence North 44°17'22" East 53.48 feet; thence North 67°30'00" East 53.48 feet; thence East 56.32 feet; thence North 130.05 feet to the Northerly line of said parcel 12:003:0034; thence South 89°54'26" East 20.00 feet along said Northerly line; thence South 150.01 feet; thence West 72.34 feet; thence South 67°30'00" West 45.40 feet; thence South 44°17'22" West 45.40 feet; thence South 21°47'22" West 322.45 feet; thence along the arc of a curve to the left with a radius of 250.00 feet a distance of 93.30 feet through a central angle of 21°22'55" chord: South 11°05'55" West 92.76 feet; thence South 00°24'27" West 56.96 feet; thence along the arc of a curve to the right with a radius of 50.00 feet a distance of 107.44 feet through a central angle of 12°18'41" chord: South 06°33'48" West 107.23 feet; thence South 12°43'08" West 510.61 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 453.50 feet (radius bears: South 77°24'36" East) a distance of 342.72 feet through a central angle of 43°17'58" chord: South 09°03'35" East 334.62 feet; thence South 33°00'57" East 558.82 feet to the point of beginning.