

13843233
12/9/2021 9:53:00 AM \$40.00
Book - 11280 Pg - 606-611
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 6 P.

SPECIAL WARRANTY DEED

MTC 307347

Recording Requested by And
After Recording Return To:
Ahmad Nofal, Esq
71 S. Wacker Drive,
Chicago, IL 60606

MAIL TAX NOTICE TO
Gibson, Dunn & Crutcher LLP
200 Park Avenue
New York, NY 10166-0193
Attention: Eric Feuerstein

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of December 9, 2021, from CRP/PDC SLC S. 4400 WEST OWNER, L.L.C., a Delaware limited liability company ("Grantor"), having an address of c/o The Carlyle Group, 1001 Pennsylvania Avenue, NW, Washington, D.C. 20004, to BCORE NWCC OWNER LLC, a Delaware limited liability company ("Grantee"), having an address of c/o Blackstone Real Estate, 345 Park Avenue, 32nd Floor, New York, New York 10154.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and intending to be legally bound hereby, has GRANTED AND CONVEYED and does hereby GRANT AND CONVEY unto Grantee, all of Grantor's right, title and interest in the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject only to those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject only to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the date above written.

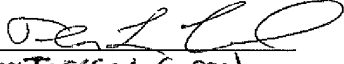
GRANTOR:

CRP/PDC SLC S. 4400 WEST OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/PDC SLC S. 4400 West Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: Phelan-TC/JB, LLC,
a Delaware limited liability company,
its authorized member

By: TLC Investments, LLC,
a Delaware limited liability company,
its manager

By: 
Name: Terisa Corral
Title: Manager

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2021 by _____, the _____ TLC Investments, LLC, a Delaware limited liability company, manager of Phelan-TC/JB, LLC, a Delaware limited liability company, authorized member of CRP/PDC SLC S. 4400 West Venture, L.L.C., a Delaware limited liability company, sole member of CRP/PDC SLC S. 4400 WEST OWNER, L.L.C., a Delaware limited liability company.

please see attached

NOTARY PUBLIC
Residing at: _____
My Commission Expires: _____

ACKNOWLEDGMENT

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 California
County of orange

On December 3, 2021 before me, Nhung Mai, Notary Public
(insert name and title of the officer)

personally appeared Teresa L. Corral,
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)

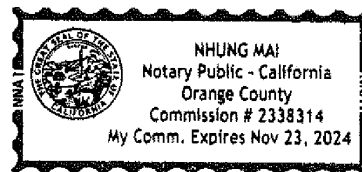


Exhibit "A" to Deed – Legal Description

Lots 1, 2, & 3, Phelan Plat, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax ID: 15-07-176-001, 15-07-176-002, 15-07-176-003

Address for reference: 848 South 4400 West, Salt Lake City, UT 84104
906 South 4400 West, Salt Lake City, UT 84104
954 South 4400 West, Salt Lake City, UT 84104

Exhibit "B" to Deed – Permitted Exceptions

- 1) Taxes for the year 2021 are now a lien not yet due and payable. Property ID No. 15-07-127-001.
- 2) Said property is located within the boundaries of Salt Lake City Corporation, Metropolitan Water District of Salt Lake and Sandy, Central Utah Water Conservancy District and is subject to the charges and assessments levied thereunder.
- 3) All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.
- 4) Claim, right, title or interest to water or water rights whether or not shown by the public records.
- 5) An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Utah Power & Light Company
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system under, upon and across the property.
Recorded: March 7, 1979 as Entry No. 3246440 in Book 4824 at Page 924 of Official Records.
- 6) An Avigation Easement in favor of Salt Lake City Corporation, for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the subject real property, for Salt Lake International Airport;
Dated: July 26, 2000
Recorded: July 31, 2000 as Entry No. 7687783 in Book 8378 at Page 29 of Official Records.
- 7) The terms, covenants and conditions of that certain Notice of Lot Line Adjustment Approval;
Recorded: April 1, 2015 as Entry No. 12022351 in Book 10311 at Page 1472 of Official Records.
- 8) An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Union Pacific Railroad Company
Recorded: September 11, 2020 as Entry No. 13390477 in Book 11016 at Page 8249 of Official Records.
- 9) An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Salt Lake City Corporation
Purpose: A perpetual easement and right of way for access, construction, operation, and continued maintenance, repair, alteration, inspection and replacement of a swale and storm drain main together with all facilities attendant thereto, including any and all other related equipment and improvements, in, upon, over, under, across and through the subject real property.
Recorded: November 4, 2020 as Entry No. 13450583 in Book 11054 at Page 1287 of Official Records.

10) An easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map of "Phelan Plat", recorded January 14, 2021 as Entry No. 13533508 in Book 2021P at Page 015 of Official Records.

11) The matters contained in a document captioned Covenants, Conditions and Restrictions (deleting therefrom any restrictions based on race, color or creed).

Recorded: January 29, 2021 as Entry No. 13548823 in Book 11108 at Page 136 of Official Records.