

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICES TO:

Boyer 136 Grantsville Land, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attn: Chief Financial Officer

APN Nos: 01-128-0-0002, 01-128-0-0003,
01-128-0-0006, 01-133-0-0002 and 14-015-0-0006

149886 - MCF

SPECIAL WARRANTY DEED

RG LAKEVIEW, LLC, a Utah limited liability company, whose address is 2265 East Murray Holladay Road, Holladay, UT 84117, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, and none else, to **Boyer 136 Grantsville Land, L.C.**, a Utah limited liability Company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, Grantee, the following described real property, situate in Salt Lake County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

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

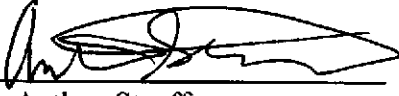
TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all matters described on Exhibit "B" attached hereto and made a part hereof.

[Remainder of Page Intentionally Left Blank – Signature Page Follows]

WITNESS my hand this 11 day of November, 2021.

RG LAKEVIEW, LLC,
a Utah limited liability company

By: 
Name: Anthon Stauffer
Title: Authorized Representative

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Anthon Stauffer, as Authorized Representative of RG Lakeview, LLC this 11 day of November, 2021.

WITNESS my hand and official seal.



NOTARY PUBLIC
My Commission Expires:



File No. 149885-MCF.

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A parcel of land located in the Southwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point 830.20 feet South 00°39'37" East along the Section line and 89.75 feet North 89°39'53" East from the West Quarter corner of said Section 1 (the basis of bearings is South 00°39'55" East 2646.97 feet measured between the Northwest corner and said West Quarter corner of said Section 1); and running thence North 89°39'53" East 2182.39 feet to a point of curvature with a 25.00 foot radius curve to the right; thence Southeasterly 39.25 feet along the arc of said curve through a central angle of 89°56'52" (chord bears South 45°21'41" East 35.34 feet) to a tangent line; thence South 00°23'16" East 1215.00 feet to a point of curvature with a 25.00 foot radius curve to the right; thence Southwesterly 39.29 feet along the arc of said curve through a central angle of 90°03'08" (chord bears South 44°38'19" West 35.37 feet) to a tangent line; thence South 89°39'53" West 1360.75 feet to a point of curvature with a 386.00 foot radius curve to the left; thence Southwesterly 162.96 feet along the arc of said curve through a central angle of 24°11'21" (chord bears South 77°34'12" West 161.75 feet) to a tangent line; thence South 65°28'32" West 319.78 feet to a point of curvature with a 39.00 foot radius curve to the right; thence Westerly 61.25 feet along the arc of said curve through a central angle of 89°59'00" (chord bears North 69°31'58" West 55.15 feet) to the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain unrecorded Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2019 and a tangent line; thence North 24°32'28" West 247.94 feet along said road to a point of curvature with a 2950.00 foot radius curve to the right; thence Northwesterly 1181.07 feet along said road and the arc of said curve through a central angle of 22°56'21" (chord bears North 13°04'18" West 1173.20 feet) to a point of compound curvature with a 39.00 foot radius curve to the right; thence Northeasterly 62.12 feet along the arc of said curve through a central angle of 91°16'00" (chord bears North 44°01'53" East 55.76 feet) to the **POINT OF BEGINNING**. (aka Proposed Lots 1 and 2, Lakeview Business Park Phase 3)

PARCEL 2:

A parcel of land located in the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point 2640.11 feet South 00°39'37" East along the Section line to the Southwest corner of said Section 1 and 785.61 feet South 00°04'20" East along the Section line and 745.48 feet North 89°39'53" East from the West Quarter corner of said Section 1 (the basis of bearings is South 00°39'55" East 2646.97 feet measured between the Northwest corner and said West Quarter corner of said Section 1) to a point on the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain unrecorded Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2019 and a point on a 3050.00 foot radius non-tangent curve to the left; thence Northwesterly 1037.77 feet along said road and the arc of said curve through a central angle of 19°29'42" (chord bears North 14°47'37" West 1032.77 feet) to a tangent line; thence North 24°32'28" West 58.93 feet along said road and to a point of curvature with a 39.00 foot radius curve to the right; thence Northeasterly 61.27 feet along the arc of said curve through a central angle of 90°01'00" (chord bears North 20°28'02" East 55.16 feet) to a tangent line; thence North 65°28'32" East 319.74 feet to a point of curvature with a 320.00 foot radius curve to the right; thence Easterly 135.10 feet along the arc of said curve through a central angle of 24°11'21" (chord bears North 77°34'12" East 134.10 feet) to a tangent line; thence North 89°39'53" East 987.04 feet; thence South 00°10'47" East 1264.50 feet; thence South 89°39'53" West 1143.96 feet to the **POINT OF BEGINNING**. (aka Proposed Lot 3, Lakeview Business Park Phase 3)

Tax Id No.: 01-128-0-0002, 01-128-0-0003, 01-128-0-0006, 01-133-0-0002 and 14-015-0-0006

EXHIBIT B TO SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. Taxes for the year 2022 and subsequent years.
2. A conveyance of an undivided 1/2 interest in and to the oil, gas and mineral rights in favor of Daniel O. Clegg and Laurie M. Clegg, his wife, and their successors and assigns, if any, as disclosed by that certain Special Warranty Deed of Mineral Interest, recorded December 31, 1992 as Entry No. 53352 in Book 344 at Page 624.
3. Certificate of Creation of the Deseret Peak Special Service District, recorded October 25, 2006 as Entry No. 270431.
4. Certificate of Creation of the Deseret Peak Special Service District, recorded October 7, 2009 as Entry No. 333122.
5. Notice of Adoption of Community Development Project Area Plan Entitled "Deseret Peak Commercial Community Development Project Area Plan", recorded October 27, 2008 as Entry No. 315680.
6. Notice of Adoption of Community Development Project Area Plan Entitled "Deseret Peak Commercial Community Development Project Area Plan" and Amended by Resolution on October 21, 2008, recorded October 27, 2008 as Entry No. 315681.
7. Ordinance No. 2008-20 Adopting the Deseret Peak Commercial Community Development Project Area Plan, recorded November 10, 2008 as Entry No. 316331.
8. Grantsville City Ordinance No. 2020-08 Adopting the Project Area Plan for the Lakeview Business Park Community Reinvestment Project Area as the Official Community Reinvestment Project Area Plan for the Project Area, recorded April 29, 2020 as Entry No. 509180.
9. Notice of Amendment of the Lakeview Business Park Community Reinvestment Project Area Plan, recorded December 4, 2020 as Entry No. 528784.
10. Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded March 16, 1961, as Entry No. 257588, in Book 24, at Page 356.
11. Right of Way and Easement Grant, in favor of UNEV Pipeline, LLC, a Delaware limited liability company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded May 20, 2009, as Entry No. 326234.

12. Agreement to Amend, Restate and Terminate Master Development Agreement for Lakeview Business Park, as disclosed by that certain Memorandum of Agreement to Amend, Restate and Terminate Master Development Agreement for Lakeview Business Park, recorded April 23, 2021 as Entry No. 542416.
13. Development Agreement for Lakeview Business Park West by and between Grantsville City, a political subdivision of the State of Utah and RG IV, LLC, a Utah limited liability company recorded May 6, 2020 as Entry No. 509563.
14. Assignment and Assumption Agreement (Development Agreement for Lakeview Business Park West) recorded July 7, 2020 as Entry No. 514570.
15. Environmental Covenant by RG Lakeview, LLC and the Director of the Utah Division of Waste Management and Radiation Control, dated April 14, 2021 and recorded April 20, 2021 as Entry No. 541960.
16. Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded November 3, 2021, as Entry No. 559058.