

WHEN RECORDED, MAIL TO:

Community Centers of America-Auburn, LLC
5670 Wilshire Boulevard, Suite 1250
Los Angeles, CA 90036
Attn.: Steven H. Usdan

FATCO NCS - 944089-cc

APNs: 03-036-0115, 03-036-0116,

03-036-0117 &

03-036-0118

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOUNTIFUL PLAZA, LLC, a Delaware limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and those claiming by, through or under Grantor, and no other actions (or inactions) of any other party whatsoever, to COMMUNITY CENTERS OF AMERICA-AUBURN, LLC, a Delaware limited liability company, a 75.63% undivided tenancy-in-common interest, and MA MOSS BP, LLC, a Delaware limited liability company, a 24.37% undivided tenancy-in-common interest, collectively as Grantee, the real property located in Davis County, Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO current taxes and assessments, zoning laws, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or that would be disclosed by a survey of the property.

Dated as of April 10th, 2019

[NO FURTHER TEXT ON THIS PAGE]

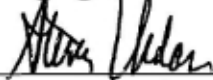
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year set forth above.

BOUNTIFUL PLAZA, LLC,
a Delaware limited liability company

By: 2016 Utah Managing Member Portfolio, LLC, a
Delaware limited liability company, its manager

By: 2016 Utah Portfolio, LLC, a Delaware
limited liability company, its sole and
managing member

By: CCA Acquisition Company, LLC, a
California limited liability company,
its managing member

By: 
Steven H. Usdan, managing
member

ACKNOWLEDGEMENT

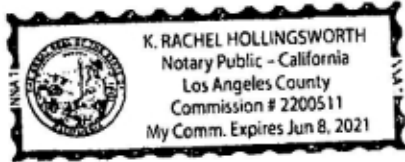
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES }

On MARCH 26, 2019, before me, K. RACHEL HOLLINGSWORTH, Notary Public,
personally appeared STEVEN H USDAN aka STEVEN USDAN

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE *K. Rachel Hollingsworth*

EXHIBIT A

LEGAL DESCRIPTION

The following real property located in the City of Bountiful, County of Davis, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT NORTH 89°44'04" EAST 166.96 FEET AND SOUTH 0°15'56" EAST 11.00 FEET FROM THE NORTHWEST CORNER OF BLOCK "L", NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, AND RUNNING THENCE NORTH 89°44'04" EAST 231.75 FEET; THENCE SOUTH 0°15'56" EAST 67.25 FEET; THENCE NORTH 89°44'04" EAST 9.01 FEET; THENCE SOUTH 0°15'56" EAST 80.55 FEET; THENCE NORTH 89°44'04" EAST 141.01 FEET; THENCE NORTH 0°15'56" WEST 5.00 FEET; THENCE NORTH 89°44'04" EAST 110.13 FEET; THENCE SOUTH 0°09'34" WEST 267.98 FEET; THENCE SOUTH 69°34'33" WEST 88.28 FEET; THENCE NORTH 80°58'26" WEST 162.70 FEET; THENCE NORTH 67°12'26" WEST 88.10 FEET; THENCE SOUTH 59°37'34" WEST 87.00 FEET; THENCE SOUTH 86°28'33" WEST 86.97 FEET; THENCE NORTH 0°09'34" EAST 161.09 FEET; THENCE SOUTH 89°44'01" WEST 173.54 FEET; THENCE NORTH 0°09'34" EAST 93.43 FEET; THENCE NORTH 89°44'04" EAST 168.33 FEET; THENCE NORTH 0°15'56" WEST 174.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT NORTH 89°44'04" EAST 398.71 FEET AND SOUTH 0°15'56" EAST 11.00 FEET FROM THE NORTHWEST CORNER OF BLOCK "L", NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL AND RUNNING THENCE NORTH 89°44'04" EAST 261.21 FEET; THENCE SOUTH 0°09'34" WEST 142.80 FEET; THENCE SOUTH 89°44'04" WEST 110.13 FEET; THENCE SOUTH 0°15'56" EAST 5.0 FEET; THENCE SOUTH 89°44'04" WEST 141.01 FEET; THENCE NORTH 0°15'56" WEST 80.55 FEET; THENCE SOUTH 89°44'04" WEST 9.01 FEET; THENCE NORTH 0°15'56" WEST 67.25 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT SOUTH 0°09'34" WEST 11.00 FEET FROM THE NORTHWEST CORNER OF BLOCK "L", NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY; RUNNING THENCE NORTH 89°44'04" EAST 167.04 FEET; THENCE SOUTH 0°15'56" EAST 174.50 FEET; THENCE SOUTH 89°44'04" WEST 168.33 FEET; THENCE NORTH 0°09'34" EAST 174.50 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT SOUTH 0°09'34" WEST 278.93 FEET FROM THE NORTHWEST CORNER OF BLOCK "L", NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, AND RUNNING THENCE NORTH 89°44'01" EAST 173.54 FEET; THENCE SOUTH 0°09'34" WEST 161.09 FEET; THENCE SOUTH 86°28'33" WEST 43.63 FEET; THENCE NORTH 72°14'26" WEST 42.40 FEET; THENCE

NORTH 88°41'25" WEST 89.60 FEET; THENCE NORTH 0°09'34" EAST 147.99 FEET TO
THE POINT OF BEGINNING.

APN: 03-036-0115 and 03-036-0116 and 03-036-0117 and 03-036-0118