WHEN RECORDED, RETURN TO AND SEND TAX NOTICES TO:

(for reference purposes only)

ENT 110472:2022 PG 1 of 47

Andrea Allen

Utah County Recorder

2022 Oct 17 04:24 PM FEE 44.00 BY MG

RECORDED FOR Cottonwood Title Insurance Agency, Ir

ELECTRONICALLY RECORDED

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President
[58590 - OMM]
Tax Parcel Nos.: 24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005,
24-053-0030, 24-048-0009, 24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by AM SF 1 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 2 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 3 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 4 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; M SF 1 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 2 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 3 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 4 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 5 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 6 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 7 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 8 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 9 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 10 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 11 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 12 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; HILDYARD SF LLC, a Utah limited liability company, as to a 0.491% tenant in common interest; SF 5 Mile LLC, a Utah limited liability company as to a 10.130% tenant in common interest; SF HDEV LLC, a Utah limited liability company as to a 2.248% tenant in common interest; SF HDEVEP LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVEH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVNH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF DOT I LLC, a Utah limited liability company as to a 1.857% tenant in common interest; SF DOT II LLC, a Utah limited liability company as to a 1.527% tenant in common interest; LUSO SF I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; ACRE Spanish Fork I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; TP 1 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 2 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 3 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; RB SF LLC, a Utah limited liability company, as to a 2.814% tenant in common interest; SF GEFT LLC, a Utah limited liability company, as to a 2.814% tenant in common interest; SF KBAUER LLC, a Utah limited liability company, as to a 1.407% tenant in common interest; MBH SF LLC, a Utah limited liability company, as to a 0.281% tenant in common interest; TD SF LLC, a Utah limited liability company, as to a 0.169% tenant in common interest; SF FTJ82 LLC, a Utah limited liability company, as to a 0.375% tenant in common interest; B7 FTJ DEV LLC, a Utah limited liability company, as to a 1.705% tenant in common interest; SB FTJ DEV LLC, a Utah limited liability company, as to a 0.750% tenant in common interest; FTJDEVEP LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVEH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVNH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; LUSO SF II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; ACRE SPANISH FORK II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; each having an address at 100 W. Canyon Crest Road, #204, Alpine, Utah 84004 (collectively, "Grantor"), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on <u>Exhibit A</u> attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

AM SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF SAH LOKE

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266
My Commission Expires on October 18, 2026

My Commission Expires: (0/18/26

NOTARY PUBLIC Residing at: SOH LOKE County, UT

AM SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SUH LOIKE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: [0] 8

AM SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Wtah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake; s

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Sult

AM SF 4 LLC, a Utah limited liability

company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: __ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SOLF LOID

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: (1)

M SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: ____

Name: Jare Huish Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake;

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: ⟨O⟩\\

M SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _____ Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattlate : ss.

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: (0) 8

NOTARY PUBLIC

Residing at:

M SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt lake

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/12/36

Residing at: Suff Cake County, UT

M SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LAKE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: パルス

M SF 5 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF SIFLAKE; ss.

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 5 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/36

NOTARY PUBLIC

Residing at

M SF 6 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 6 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10 (1) 70 %

NOTARY PUBLIC
Residing at: SQH LOW County, UT

M SF 7 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

SS.

COUNTY OF SALFLAKS

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 7 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah

Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC Residing at: 50 H Calca County, UT

M SF 8 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 8 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC.
Residing at: SCIT CAICL COUNTY, UT

M SF 9 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: LOW Huish

Title: Manager

STATE OF UTAH

COUNTY OF Saltale : s

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 9 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: (0) 3

NOTARY PUBLIC

Residing at:

M SF 10 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Muish

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF SOH LOLG

On this \(\frac{1}{M} \) day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 10 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: (Olto) H

NOTARY PUBLI

M SF 11 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Haish

Title: Manager

STATE OF UTAH

COUNTY OF Salt lake; s

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 11 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10 18 分

TOTARY PUBLIC

Residing at: SQ

M SF 12 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF Soft lake;

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 12 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: (C) (3) 36

NOTARY PUBLIC

Residing at: SQL

HILDYARD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 1 day of October, 2022 personally appeared before me Jared Huish, the Manager of HILDYARD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: しんりん

SF 5 MILE LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF SUIT (all) ss

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of SF 5 MILE LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10718/26

NOTARY PUBLIC

Residing at:

SF HDEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: ____

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF SUHLAW; ss

On this 1 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: SC

SF HDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF Sulf Calco

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: / 0/12 (つん)

NOTARY PUBLI

SF HDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Name: Jared Wuish

Title: Manager

STATE OF UTAH

COUNTY OF Soft Calce

On this May of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 1018 36

NOTARY PUBLIC
Residing at: Sulf Lake County: TT

SF HDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LOKE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC Residing at: Soft Lake County, UT

SF DOT I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By:

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 1018 26

SF DOT II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LOKE;

On this \(\frac{1}{2} \) day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 1018

LUSO SF I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: (6) 18/36

ACRE SPANISH FORK I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Calca

On this \(\frac{1}{2} \) day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires 018/26

NOTARY PUBLIC Residing at: Salt Calc County, UT

TP 1 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a, Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LAKE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 1 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: (0)18/26

Residing at: Sout County, UT

TP 2 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Wuish Title: Manager

STATE OF UTAH

COUNTY OF SOHLOKE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 2 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: [6] 18 3/

NOTARY PUBLIC
Residing at: Gli Lake County, OT

TP 3 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sallake: ss

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 3 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Soft Lake County, to

RB SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

SS. COUNTY OF Sattlak

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of RB SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: |C|18|36

NOTARY PUBLIC Residing at: Salt Cake County, OT

SF GEFT LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared

Title: Manager

STATE OF UTAH

COUNTY OF SIHLALL

On this May of October, 2022 personally appeared before me Jared Huish, the Manager of SF GEFT LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: /U/18/26

NOTARY PUBLIC Residing at: Salf Cold (Clining, UT

SF KBAUER LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solflake

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of SF KBAUER LLC, a Utah limited liability company, who executed the

foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: $|\mathcal{O}(1\delta)| \mathcal{X}$

MBH SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: ______ | Warne: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE: S

On this 1/2 day of October, 2022 personally appeared before me Jared Huish, the Manager of MBH SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

TD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: ___

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE; ss

On this ____ day of October, 2022 personally appeared before me Jared Huish, the Manager of TD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: /0/18

ge i

B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

: ss. COUNTY OF SYHLAKY

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of B7 FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC
Residing at: Salt (OKI CAINTY, UT

SB FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _______ Williamsh

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE; ss

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of SB FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at:

SF FTJ82 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solt Lake

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF FTJ82 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: (0)18)26

NOTARY PUBLIC
Residing at: Sulf loku Calony, UT

FTJDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: ____ | JUV | Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sult Lake : s

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Sulf LOKI CCUNYI

FTJDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLOW : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/36

NOTARY PUBLIC

Residing at:

FTJDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sufflake: s

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

My Commission Expires: /0/18/26

Residing at: Sult (

LUSO SF II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Muish

Title: Manager

STATE OF UTAH

COUNTY OF SITURE

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH

Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

ACRE SPANISH FORK II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sulf Lake: ss.

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266

My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTAR Residing

44

EXHIBIT A

Legal Description of Property

PARCEL 1:

Commencing 9.2 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 10.61 chains; thence North 69° East 11.80 chains; thence North 78° East 5.46 chains; thence South 1/4° West 15.83 chains; thence South 89 1/2° West 16.28 chains to the place of beginning.

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded June 4, 2018 as Entry No. 51913:2018 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street.

PARCEL 2:

Commencing 5.37 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 3.92 chains; thence North 89 1/2° East 16.28 chains; thence South 1/4° West 4.38 chains; thence North 88°50' West 16.26 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street and 5550 South Street.

PARCEL 3:

Commencing 0.50 of a chain West of the Southeast Corner of the Southeast Quarter of Section 11, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 3.80 chains; thence North 0.66 ½ chains; thence West 7.50 chains; thence North 1 1/4° East 3.705 chains; thence East 11.20 chains; thence South 4.37 chains to the place of beginning.

PARCEL 4:

Commencing at the Southwest Corner of the Southwest Quarter of Section 12, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence North 4.37 chains; thence South 88 7/8° East 15.76 chains; thence South 1/4° West 4.07 chains; thence West 15.74 chains to the place of beginning.

PARCEL 5:

Commencing at the Northeast Corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 4.45 chains; thence South 1/2° West 5.63 chains; thence North 89 1/2° East 4.51 chains; thence North 5.60 chains to the place of beginning.

PARCEL 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°20' East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North 01°45' West 16.85 feet; thence North 00°45' East 3.63 chains; thence North 00°30' East 1.07 chains; thence North 89°30' East 4.51 chains to place of beginning.

PARCEL 7:

Beginning at the Northwest Corner of the Northwest Quarter of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 5.60 chains; thence South 89 1/3° East 15.69 chains; thence North 0°35' East 5.79 chains; thence West 15.74 chains to the place of beginning.

PARCEL 8:

Commencing 4.45 chains West from the Northeast corner of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence West 7.35 chains; thence South 6.53 chains; thence South 88°30' East 7.29 chains; thence North 00°30' East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South 00°30' West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45' West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South 88°30' East 7.09 chains to the place of beginning.

PARCEL 9:

Commencing 4.30 chains West from the Southeast Corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 66 links; thence West 7.50 chains; thence South 66 links; thence East 7.50 chains to the place of beginning.

PARCEL 10:

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 89°30'00" East 521.4 feet; thence South 00°35'00" West 418.75 feet; thence along a curve to the right (chord bears: South 31°02'40" West 324.56 feet, radius = 431.43 feet)

arc length = 332.74 feet; thence South 53°08'22" West 344.95 feet; thence along a curve to the right (chord bears: South 57°35'42" West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.

PARCEL 11:

Commencing 5.60 chains South and South 89°20' East 7.74 chains of the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°20' East 5.71 chains; thence South 35' West 4.44 chains; thence South 89°30' East 2.224 chains; thence South 35' West 5.39 chains; thence South 89 1/2° West 7.90 chains; thence North 35' East 9.89 chains to the place of beginning.