

When recorded, return to:

Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121-5027
Attn: Paul M. Johnson, Esq.

11938161
10/30/2014 3:13:00 PM \$26.00
Book - 10271 Pg - 3696-3702
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 7 P.

Mail Tax Statements to:

EOS At Millrock Park, LLC
c/o KBS Realty Advisors, LLC
P.O. Box 28270
Santa Ana, CA 92799

Parcel No's: 22-23-251-032-000;
22-23-251-033-000;
22-23-251-034-000;
22-23-251-036-000;

NCS 679191 - SAI

SPECIAL WARRANTY DEED

Millrock Park One, LLC, a Utah limited liability company, MP East, LLC, a Delaware limited liability company, Millrock Park North, LLC, a Utah limited liability company and Millrock Park West, LLC, a Utah limited liability company, collectively as "**Grantor**", having an address of c/o MTC Partners, LTD, 6510 South Millrock Drive, #250, Holladay, Utah 84121, hereby conveys and warrants against all who claim by, through or under Grantor to EOS At Millrock Park, LLC, a Delaware limited liability company, "**Grantee**", having an address of c/o KBS Realty Advisors, LLC, 620 Newport Center Drive, Suite 1300, Newport Beach, California 92660, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah (the "**Property**") together with all improvements and fixtures thereon and all rights and appurtenances thereto (collectively, "**Appurtenances**"):

See Attached Exhibit A.

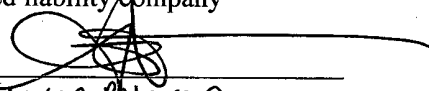
Subject only to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, together with the Appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all claims arising by, through or under Grantor, but not otherwise.

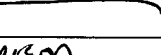
[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantor, this _____ day of October, 2014.

MILLROCK PARK ONE, LLC,
a Utah limited liability company

By: 
Name: Steven Peterson
Its: President & Manager

MP EAST, LLC,
a Delaware limited liability company

By: 
Name: Steven Peterson
Its: Authorized Signatory

MILLROCK PARK NORTH, LLC,
a Utah limited liability company

By:
Name: Steven Peterson
Its: President & Manager

MILLROCK PARK WEST, LLC,
a Utah limited liability company

By:
Name: Steven Peterson
Its: President & Manager

State of Utah)
) ss.
County of Salt Lake)

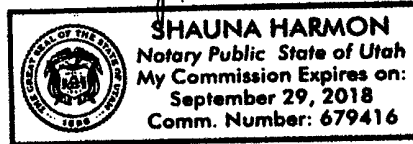
The foregoing instrument was acknowledged before me this 23 day of October, 2014 by Steven Peterson, the President of manager of Millrock Park One, LLC

Shauna Harmon
Notary Public

My Commission Expires:
9/29/2019

Residing at:
Salt Lake City, UT

State of Utah)
) ss.
County of Salt Lake)



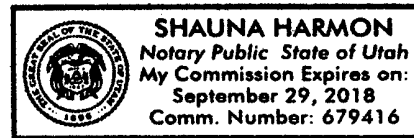
The foregoing instrument was acknowledged before me this 23 day of October, 2014 by Steven Peterson, the Authorized Signatory of MP East, LLC

Shauna Harmon
Notary Public

My Commission Expires:
9/29/2019

Residing at:
Salt Lake City, UT

State of Utah)
) ss.
County of Salt Lake)

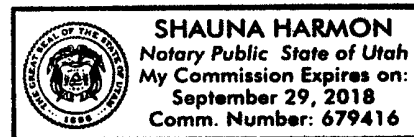


The foregoing instrument was acknowledged before me this 23 day of October, 2014 by Steven Peterson, the President of manager of Millrock Park North, LLC

Shauna Harmon
Notary Public

My Commission Expires:
9/29/2019

Residing at:
Salt Lake City, UT



State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 23 day of October, 2014 by Steven Peterson, the president of manager of Millrock Park West, LLC.

Shauna Harmon
Notary Public

My Commission Expires:
9/29/2018

Residing at:
Salt Lake City, UT

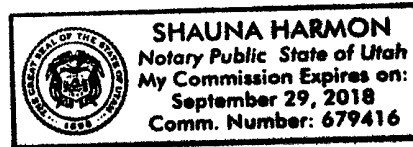


EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Holladay, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

LOTS 1, 2, 3 AND 4, MILLROCK PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, RECORDED AUGUST 9, 2004, AS ENTRY NO. 9141334 IN BOOK 2004P OF PLATS AT PAGE 221.

PARCEL 2:

A 53.00 FOOT WIDE RIGHT OF WAY AND PUBIC UTILITY EASEMENT AS CREATED BY THAT CERTAIN INGRESS AND EGRESS RIGHT-OF-WAY RECORDED AUGUST 09, 2004 AS ENTRY NO. 9141335 IN BOOK 9023 AT PAGE 6251 OF OFFICIAL RECORDS, BEING 26.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT 494.50 FEET NORTH AND 366.80 FEET EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG THE ARC OF A 2130.12 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 08°39'04" EAST) THROUGH A CENTRAL ANGLE OF 10°41'51" A DISTANCE OF 397.71 FEET; THENCE NORTH 86°24'40" EAST 114.68 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 97.19 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°16'22", A DISTANCE OF 149.74 FEET; THENCE NORTH 00°19'09" WEST 551.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 129°33'40", A DISTANCE OF 225.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 761.50 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 54°26'11", A DISTANCE OF 723.50 FEET; THENCE SOUTH 03°40'42" WEST 305.58 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°59'14", A DISTANCE OF 139.52 FEET; THENCE SOUTH 19°39'56" WEST 167.03 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A 101.26 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 105°40'27", A DISTANCE OF 186.77 FEET; THENCE SOUTH 86°22'03" EAST 12.05 FEET.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any charge upon the land by reason of its inclusion in Holladay City and Mt. Olympus Improvement District.
2. Lack of access to expressway known as Project No. 068 as evidenced by that certain Warranty Deed recorded April 26, 1989 as Entry No. 4763140 in Book 6120 at Page 2595 of Official Records. Access has been granted to Salt Lake County by that certain Grant of Access recorded February 11, 2002 as Entry No. 8147225 in Book 8564 at Page 8627 of Official Records.
3. An easement over, across or through the land for water pipeline and incidental purposes, as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah by Instrument recorded September 01, 1999 as Entry No. 7457387 in Book 8306 at Page 6425 of Official Records. As partially released by that certain Quit Claim Deed recorded July 20, 2005 as Entry No. 9382853 in Book 9133 at Page 5954 of Official Records.
4. An easement over, across or through the land for telecommunications and incidental purposes, as granted to US West Communications Inc., a Colorado corporation by Instrument recorded June 22, 2000 as Entry No. 7665131 in Book 8370 at Page 1981 of Official Records.
5. Easements as shown on Millrock Park subdivision plat recorded August 09, 2004 as Entry No. 9141334 in Book 2004P of Plats at Page 221.
6. The terms and provisions contained in the document entitled "Ingress and Egress Right-of-Way" recorded August 09, 2004 as Entry No. 9141335 in Book 9023 at Page 6251 of Official Records, as modified by that certain Modification of Ingress and Egress Right-of-Way, recorded as of the date hereof in the Official Records.
7. The terms and provisions contained in the document entitled "Ingress and Egress Right-of-Way" recorded August 09, 2004 as Entry No. 9141336 in Book 9023 at Page 6253 of Official Records, as modified by that certain Modification of Ingress and Egress Right-of-Way, recorded as of the date hereof in the Official Records.
8. The terms and provisions contained in the document entitled "Development Agreement for the Millrock Technology Center", dated May 21, 2003 by and between MTC Partners and its developer/agent Millrock Development, LLC and the City of Holladay, a municipality and political subdivision of the State of Utah" recorded August 09, 2004 as Entry No. 9141337 in Book 9023 at Page 6255 of Official Records.
9. An easement over, across or through the land for service lines and incidental purposes, as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah by Instrument recorded October 05, 2004 as Entry No. 9190486 in Book 9045 at Page 4646 of Official Records.
10. An easement over, across or through the land for service lines and incidental purposes, as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah by Instrument recorded October 05, 2004 as Entry No. 9190487 in Book 9045 at Page 4648 of Official Records.
11. An easement over, across or through the land for service lines and incidental purposes, as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah, its successors-in

interest and assigns by Instrument recorded October 05, 2004 as Entry No. 9190488 in Book 9045 at Page 4650 of Official Records.

12. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah by Instrument recorded December 03, 2004 as Entry No. 9239570 in Book 9068 at Page 5581 of Official Records.

13. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah by Instrument recorded February 01, 2005 as Entry No. 9288047 in Book 9090 at Page 46 of Official Records.

14. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded January 20, 2006 as Entry No. 9614899 in Book 9245 at Page 6163 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

15. Rights of tenants as tenants only with no options to purchase any or all of the Land.

16. Water rights, claims or title to water.