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2/27/2015 9:04:00 AM \$23.00
Book - 10299 Pg - 9039-9045
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 7 P.

When recorded, mail to:

Sandy Tech Center One, LLC
9090 S. Sandy Parkway, Suite 100
Sandy, Utah 84070

Escrow No: NCS-712612-SLC1

[APN: 27-01-401-024 and 27-01-401-016]

Special Warranty Deed

AG America, LLC, a California limited liability company, organized and existing under the laws of the State of California with its principal office at 11111 Santa Monica Blvd., Suite 600, Los Angeles, California 90025, as GRANTOR hereby conveys and warrants against all claiming by, through or under it to

Sandy Tech Center One, LLC, a Utah liability company (“Grantee”)

GRANTEE, of Salt Lake County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake City, State of Utah:

See **Exhibit A** attached

Subject to those items shown on **Exhibit B** attached hereto.

[Signature follows on the next page]

WITNESS the hand of said GRANTOR, this 27th day of February, 2015.

AG America, LLC

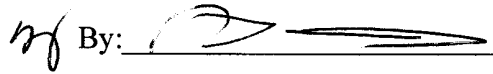
A California limited liability company

By: B.H. Partnership A, L.P.

A Delaware limited partnership

By: B.H. Holding Company 1, Inc.

A Delaware corporation

By: 

Name: Arsalan Gozini
Title: President

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 Los Angeles)

On February 24, 2015 before me, Q. CRISOSTOMO, Notary Public
(insert name and title of the officer)

personally appeared ARSALAN GAZINI,
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 [Handwritten Signature] (Seal)

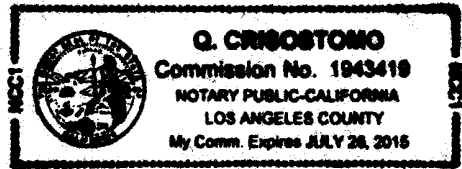


EXHIBIT 'A'

File No.: **NCS-712612-SLC1 (ami)**
Property: **205 West 9000 South, Sandy, UT 84070**

01/28/2015

PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF MONROE STREET (155 WEST) SAID POINT BEING NORTH 89°59'19" WEST 1371.33 FEET (1370.66 FEET, DEED) AND SOUTH 0°02'37" EAST 55.41 FEET (56.31 FEET, DEED) FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°02'37" EAST 459.16 FEET ALONG THE WEST LINE OF SAID MONROE STREET; THENCE SOUTHWESTERLY 112.69 FEET ALONG THE ARC OF A 263.19 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 81°01'58" WEST AND THE LONG CHORD BEARS SOUTH 21°14'00" WEST 111.83 FEET WITH A CENTRAL ANGLE OF 24°31'56") ALONG THE WEST LINE OF SAID MONROE STREET; THENCE WEST 809.66 FEET TO THE EAST LINE OF 255 WEST STREET; THENCE NORTH 0°04'57" WEST 56.00 FEET; THENCE EAST 285.78 FEET; THENCE NORTH 0°00'51" WEST 6.80 FEET; THENCE WEST 0.60 FEET; THENCE NORTH 0°00'51" WEST 210.82 FEET; THENCE EAST 0.60 FEET; THENCE NORTH 0°00'51" WEST 326.20 FEET; THENCE SOUTH 89°59'19" EAST 39.49 FEET; THENCE NORTH 00°00'41" EAST 20.00 FEET; THENCE NORTH 60°45'46" EAST 74.11 FEET TO THE SOUTH LINE OF 9000 SOUTH STREET; THENCE NORTHEASTERLY 59.51 FEET ALONG THE ARC OF A 6622.21 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 2°20'59" WEST AND THE LONG CHORD BEARS NORTH 87°23'34" EAST 59.51 FEET WITH A CENTRAL ANGLE OF 0°30'54") WITH THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE NORTH 85°42'08" EAST 90.88 FEET ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE NORTHEASTERLY 182.95 FEET ALONG THE ARC OF A 6505.91 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 4°17'52" EAST AND THE LONG CHORD BEARS NORTH 86°30'28" EAST 182.94 FEET WITH A CENTRAL ANGLE OF 1°36'40") ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE SOUTH 113.27 FEET; THENCE EAST 127.41 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JUNE 26, 2008 AS ENTRY NO. 10464969 IN BOOK 9621 AT PAGE 4020:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

Initials: _____

BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 209 WHICH CORNER IS 1,370.65 FEET (1371.33 FEET AND 1370.66 FEET BY RECORD) NORTH 89°59'19" WEST AND 56.56 FEET (55.41 FEET AND 56.31 FEET BY RECORD) SOUTH 00°02'37" EAST AND 127.41 FEET NORTH 89°59'59" WEST, (WEST BY RECORD) AND 113.27 FEET NORTH 00°00'01" WEST (NORTH BY RECORD) FROM THE EAST QUARTER CORNER OF SAID SECTION 1 SAID CORNER IS ALSO APPROXIMATELY 58.78 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION -1+92.63; AND RUNNING THENCE SOUTH 00°00'01" EAST (SOUTH BY RECORD) 9.20 FEET ALONG AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 67.94 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 88°00'04" WEST 7.27 FEET TO A POINT 68.15 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION -1+99.95; THENCE SOUTH 86°45'38" WEST, 67.25 FEET TO A POINT 70.72 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION -2+68.02; THENCE NORTH 86°28'42" WEST 74.39 FEET TO THE BEGINNING OF A NON-TANGENT 6505.91 FEET RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS SOUTH 03°59'52" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 148.91 FEET THROUGH A DELTA OF 01°18'41" (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°39'29" EAST FOR A DISTANCE OF 148.90 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:

**EASEMENTS AND RIGHTS OF WAY FOR THE BENEFIT OF THE PROPERTY AS CREATED AND GRANTED BY THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED NOVEMBER 09, 1975 AND RECORDED DECEMBER 19, 1975 AS ENTRY NO. 2771029 IN BOOK 4059 AT PAGE 384 OF THE OFFICIAL RECORDS, AND THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED NOVEMBER 09, 1975 AND RECORDED DECEMBER 19, 1975 AS ENTRY NO. 2771030 IN BOOK 4059 AT PAGE 412 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH.
A.P.N. 27-01-401-024-0000**

Initials: _____

EXHIBIT 'B'

(The following affects a portion of the land)

1. Taxes for the year 2015 are a lien, not yet due. Tax Parcel No. 27-01-401-024-0000.

(The following affects a portion of the land)

2. Taxes for the year 2015 are a lien, not yet due. Tax Parcel No. 27-01-401-016-0000.

(The following affects all the subject land together with other land not included herein)

3. Any charge upon the land by reason of its inclusion in Sandy City, the Sandy Suburban Improvement District and the Salt Lake Valley Fire Service Area.

(The following affects a portion of the South boundary of the land)

4. An easement over, across or through the land for gas and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of Utah by Instrument recorded March 25, 1974 as Entry No. 2607937 in Book 3541 at Page 397 of Official Records.

(The following affects all the subject land together with other land not included herein)

5. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Covenants and Restrictions and Grant of Easements recorded December 10, 1975 as Entry No. 2771029 in Book 4059 at Page 384 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).

Declaration recorded March 16, 1976 as Entry No. 2794723 in Book 4135 at Page 274 of Official Records.

(The following affects all the subject land together with other land not included herein)

6. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Covenants and Restrictions and Grant of Easements recorded December 10, 1975 as Entry No. 2771030 in Book 4059 at Page 412 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).

(The following affects a portion of the land)

7. An easement over, across or through the land for telecommunications facilities and incidental purposes, as granted to US West Communications, Inc., a Colorado corporation by Instrument recorded December 30, 1993 as Entry No. 5698540 in Book 6839 at Page 2593 of Official Records.

(The following affects the Easterly boundary of the land)

8. Access is limited to those openings permitted by the State of Utah as evidenced by that certain Final Order of Condemnation recorded September 02, 2003 as Entry No. 8797875 in Book 8874 at Page 2525 of Official Records.

(The following affects a portion of the Northerly boundary of the land)

9. Access is limited to those openings permitted by the State of Utah as evidenced by that certain Warranty Deed recorded June 26, 2008 as Entry No. 10464969 in Book 9621 at Page 4020 of Official Records.
10. An easement over, across or through the land for public utilities and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded June 26, 2008 as Entry No. 10464970 in Book 9621 at Page 4023 of Official Records.

(The following affects that portion of the West boundary adjoining Highway I-15)

11. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
12. The following matters disclosed by an ALTA/ACSM survey made by ENSIGN on February 18, 2015, designated Job No. 3289A:
 - a. Building corner is 0.2' West of property line.
 - b. Storm drain easement running through subject property without the benefit of a recorded easement.
 - c. 10' sewer easement runs through existing building.