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First American Title Insurance Company
National Commercial Services, Ontario, CA

NCS-902053-B-0NT1

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

King & Spalding LLP
1100 Louisiana Street, Suite 4000
Houston, Texas 77002
Attn: David Runnels
APN: 22-29-202-064-0000

13006672
6/11/2019 10:23:00 AM \$40.00
Book - 10790 Pg - 4590-4594
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 5 P.

(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, UNION WOODS ACQUISITIONS PARTNERS LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants to GRIFFIN SL SOUTH UNION PARK 7090 PROPERTY, LLC, a Delaware limited liability company, against all who claim by, through or under Grantor, but not otherwise, that certain real property which is more particularly described on Exhibit "A" which is attached hereto.

Subject to:

1. Non-delinquent taxes and assessments;
2. All other covenants, conditions, and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and title matters of record or which an accurate survey of the property would disclose.
3. Rights of parties in possession.
4. Liens, encumbrances or other items caused or created by Grantee.
5. Local, state and federal laws, ordinance or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

[Remainder of page intentionally blank; signature follows]

Dated: June 10, 2019

GRANTOR:

UNION WOODS ACQUISITIONS PARTNERS LLC,
a Delaware limited liability company

By: Hines Union Woods Acquisitions Partners LLC,
its managing member

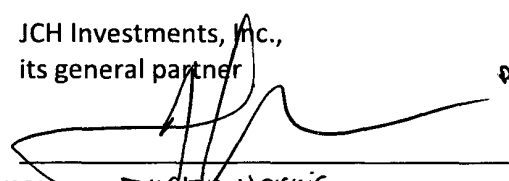
By: Hines Union Woods Associates Limited Partnership,
its sole member

By: Hines Investment Management Holdings Limited Partnership,
its general partner

By: HIMH GP LLC,
its general partner

By: Hines Real Estate Holdings Limited Partnership,
its sole member

By: JCH Investments, Inc.,
its general partner

By: 
Name: Dustin Harris
Its: Senior Managing Director

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 Utah)SS

COUNTY OF Salt Lake)

On June 7th 2019 before me, Morgan Carmen, Notary Public, personally appeared Dustin Harris

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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Re

Morgan Carmen



This area for official notarial seal.

Exhibit "A"

Legal Description

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

PARCEL 1:

LOT 1, UNION WOODS SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 08, 2017, AS ENTRY NO. 12551789 IN BOOK 2017P AT PAGE 135 OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN TRAFFIC OVER THE FOLLOWING DESCRIBED TRACT AND A NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED TRACT FOR PURPOSES OF VEHICULAR ACCESS BETWEEN THE PUBLIC STREETS AND ALL PARKING AREAS SITUATED ON THE ABOVE DESCRIBED PARCEL 1, AS GRANTED IN THAT CERTAIN DECLARATION OF EASEMENTS DATED AUGUST 14, 1984 AND RECORDED AUGUST 28, 1984 AS ENTRY NO. 3986120 IN BOOK 5585 AT PAGE 2096 OF OFFICIAL RECORDS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FREEWAY ACCESS ROAD KNOWN AS PROJECT NO. I-415-9(4)297 IN THE OFFICIAL DOCUMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION, SAID POINT OF BEGINNING BEING SOUTH 89°52'20" WEST ALONG THE SECTION LINE 1745.49 FEET AND SOUTH 139.16 FEET AND SOUTH 53°17'17" EAST 542.88 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°17'17" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 542.88 FEET TO A POINT OF CURVE OF AN 883.51 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 3°15'10" A DISTANCE OF 50.16 FEET; THENCE SOUTH 39°57'53" WEST ALONG SAID RIGHT OF WAY LINE 80.67 FEET; THENCE SOUTH 16°58' EAST 807.79 FEET TO A POINT ON A 540.0 FOOT RADIUS CURVE TO THE LEFT ON THE NORTHERLY LINE OF PROPERTY DEEDED TO SALT LAKE CITY FOR THE EAST JORDAN CANAL, THE CENTER OF SAID CURVE LIES NORTH 12°09'08" WEST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 9°52'15" A DISTANCE OF 93.03 FEET TO AN OLD FENCE LINE; THENCE NORTH 24°05' EAST ALONG SAID OLD FENCE LINE 494.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF THE EASEMENTS, PROVIDED UNTO "UNION WOODS" IN THAT CERTAIN AGREEMENT (TO PIPE EAST JORDAN CANAL EXTENSION AND PARK ON SURFACE), DATED DECEMBER 26, 1984, BETWEEN SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AS "CITY", AND UNION WOODS ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, AS "UNION WOODS", RECORDED DECEMBER 31, 1984 AS ENTRY NO. 4034087 IN BOOK 5618 AT PAGE 3733 SALT LAKE COUNTY RECORDER'S OFFICE, WHICH SAID AGREEMENT AFFECTS A 66.00 FOOT WIDE CANAL EASEMENT (LOCATED WITHIN THE ABOVE DESCRIBED PARCEL 1) LYING 20.00 FEET ON THE LEFT (NORTHWESTERLY) AND 46.00 FEET ON THE RIGHT (SOUTHEASTERLY) OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GRANTOR'S PROPERTY SAID POINT BEING SOUTH 988.41 FEET AND WEST 1543.08 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 66°00'00" EAST 635.00 FEET TO THE NORTH LINE OF THE GRANTOR'S PROPERTY AND TERMINATING. THE SIDE LINES OF WHICH TO BE LENGTHENED OR SHORTENED TO MEET THE GRANTOR'S PROPERTY LINE.

PARCEL 4:

ALL OF THE EASEMENTS ACCOMPANYING OR INTENDED TO BENEFIT THE ABOVE DESCRIBED PARCEL 1 (OF THE OWNER THEREOF) UNDER THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF THE UNION WOODS OFFICE PARK" DATED AS OF OCTOBER 13, 1986, DATED AS OF OCTOBER 13, 1986 AND RECORDED OCTOBER 20, 1986 AS ENTRY NO. 4334320 IN BOOK 5829 AT PAGE 1686 OF OFFICIAL RECORDS, EXECUTED BY UNION WOODS ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, AS DECLARANT, WHICH SAID DECLARATION AFFECTS AND DESCRIBES THE ABOVE DESCRIBED PARCEL 1 AND, IN ADDITION, THE FOLLOWING DESCRIBED REALTY:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, SAID POINT BEING SOUTH 1476.75 FEET AND WEST 930.60 FEET AND NORTH 62°15' WEST 28.04 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 31°48' WEST 200.97 FEET TO A POINT ON THE EXTENSION OF AN OLD FENCE RUNNING IN A NORTHWESTERLY DIRECTION; THENCE NORTH 40°12' WEST ALONG SAID FENCE LINE 221.86 FEET TO AN ANGLE POINT IN SAID FENCE; THENCE NORTH 56°07' WEST ALONG SAID FENCE LINE 511.04 FEET TO AN OLD FENCE LINE RUNNING IN A NORTHEASTERLY DIRECTION; THENCE NORTH 24°05' EAST ALONG SAID FENCE LINE 138.15 FEET; THENCE LEAVING SAID FENCE NORTH 66°00' EAST 67.80 FEET; THENCE SOUTH 65°55' EAST 250.00 FEET; THENCE NORTH 24°05'00" EAST 18.33 FEET; THENCE NORTH 87°06'01" EAST 49.52 FEET; THENCE SOUTH 87°29'53" EAST 143.00 FEET; THENCE NORTH 0°01'59" WEST 90.00 FEET; THENCE NORTH 89°58'01" EAST 62.50 FEET TO A POINT ON A CURVE WHICH IS ALSO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE ALONG A 640.00 FOOT RADIUS CURVE TO THE LEFT (NORTHWESTERLY) 153.07 FEET THROUGH A CENTRAL ANGLE OF 13°42'13" (LONG CHORD BEARS NORTH 6°40'52" WEST 152.71 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 13°31'59" WEST ALONG SAID CREEK CENTERLINE 10.00 FEET; THENCE NORTH 81°58'01" EAST 165.44 FEET TO A POINT ON A 455.871 FOOT RADIUS CURVE; THENCE 443.30 FEET ALONG THE ARC OF SAID CURVE (WHICH IS ALSO THE WESTERLY RIGHT OF WAY LINE OF I-415 ACCESS ROAD) THROUGH A CENTRAL ANGLE OF 55°42'59" (LONG CHORD BEARS SOUTH 1°18'20" EAST 426.04 FEET); THENCE SOUTH 24°17'34" WEST 215.98 FEET TO THE POINT OF BEGINNING.

APN: 22-29-202-064-0000