

Mail Recorded Deed and Tax Notice To:

Victory Heights LLC  
386 West 500 South  
Salt Lake City, UT 84101

CT-174402-CAB

TIN 1605-206-024

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**SPECIAL WARRANTY DEED**

BCG 1060 East Tower, LLC a Delaware limited liability company, as to an undivided 37.84% interest, and DC 1060 East Tower, LLC, a Delaware limited liability company, as to an undivided 62.16% interest (collectively, "Grantor") of Salt Lake City, Utah, each hereby conveys and warrants against all who claim by, through, or under Grantor to Victory Heights LLC, a Utah limited liability company ("Grantee"), whose address is 386 West 500 South, Salt Lake City, Utah 84101, for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, all of their respective interest in and to the following described real property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof (the "Property").

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record.

For the avoidance of doubt, upon the conveyance of the Grantor's tenant-in-common interest as contemplated hereunder, 100% of the interest in the Property will be held by Grantee.

[signatures follow]

Dated this 13 day of March, 2024.

**BCG 1060 East Tower, LLC,**  
a Delaware limited liability company

**DC 1060 East Tower, LLC,**  
a Delaware limited liability company

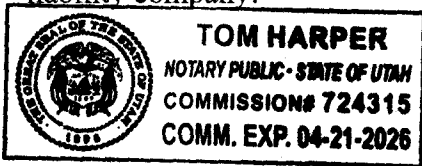
By: [Signature]  
Name: Brandon Blaser  
Its: Authorized Signatory

By: [Signature]  
Name: Brandon Blaser  
Its: Authorized Signatory

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 12 day of March, 2024, by Brandon Blaser, Authorized Signatory of BCG 1060 East Tower, LLC, a Delaware limited liability company.

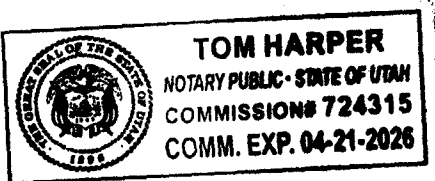


[Signature]  
Notary Public  
Residing at: Brantford, Utah

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 12 day of March, 2024, by Brandon Blaser, Authorized Signatory of DC 1060 East Tower, LLC, a Delaware limited liability company.



[Signature]  
Notary Public  
Residing at: Brantford, Utah

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northeast corner of Lot 8, Block 29, Plat "F", Salt Lake City Survey and running thence West 246.25 feet; thence South 132.00 feet; thence East 246.25 feet; thence North 132.00 feet to the point of beginning.

ALSO:

Beginning 142.0 feet South of the Northeast corner of Lot 8, Block 29, Plat "F", Salt Lake City Survey and running thence South 33.0 feet; thence West 142.5 feet; thence North 33.0 feet; thence East 142.5 feet to the point of beginning.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access, as created and described in that certain Warranty Deed recorded November 12, 1919 as Entry No. 422717 in Book 10K at Page 300, described as follows:

Beginning 132.0 feet South of the Northeast corner of said Lot 8 and running thence South 10 feet; thence West 142.5 feet; thence South 188.00 feet; thence West 12.0 feet; thence North 178 feet; thence Northwesterly 14.0 feet, more or less; thence West 135.0 feet; thence North 10.0 feet; thence East 18 rods to the point of beginning.

Tax Parcel No. 16-05-206-024 (for reference purposes only)

Documents\4887-8275-8571.v2