

RECORDED AT THE REQUEST OF:

Boyer TG Office 1, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attention: Jake Boyer

MAIL TAX NOTICE TO:

Boyer TG Office 1, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attention: Jake Boyer

APN: 53-492-0001

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(Space Above for County Recorder's Use Only)

SPECIAL WARRANTY DEED

TGA 3401 NORTH ASHTON BLVD LLC, a Delaware limited liability company ("**Grantor**"), with an address of c/o Nuveen Real Estate, 730 Third Avenue, New York, New York 10017, hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor (but only against Grantor's own actions and no actions or inactions of any other party), subject to the Permitted Exceptions (defined below), to **BOYER TG OFFICE 1, L.C.**, a Utah limited liability company ("**Grantee**"), with an address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the real property in Utah County, State of Utah, more fully described on Exhibit A attached hereto and incorporated herein ("**Property**").

The Property is conveyed subject to those matters set forth on Exhibit B attached hereto and incorporated herein and matters which may be disclosed by an accurate and current survey of the Property (the "**Permitted Exceptions**").

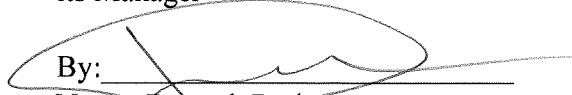
WITNESS the hand of said Grantor, effective as of the 19<sup>th</sup> day of December, 2024.

Signature Page to Special Warranty Deed

**GRANTOR:**

**TGA 3401 NORTH ASHTON BLVD LLC,**  
a Delaware limited liability company

By: Nuveen Alternatives Advisors LLC,  
a Delaware limited liability company,  
its Manager

By: 

Name: ~~Derreck Barker~~

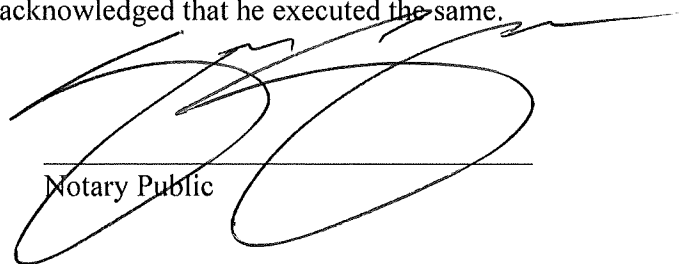
Title: Authorized Signer

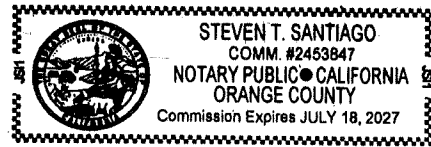
STATE OF CALIFORNIA       §

§

COUNTY OF ORANGE       §

On this 16<sup>th</sup> day of December, 2024, before me personally appeared Derreck Barker in his capacity as Authorized Signer of Nuveen Alternatives Advisors LLC, a Delaware limited liability company, in its capacity as Manager of TGA 3401 NORTH ASHTON BLVD LLC, a Delaware limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

PROPERTY DESCRIPTION

PARCEL 1:

Lot 1, THANKSGIVING POINT BUSINESS PARK PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 3, 2013 as Entry No. 54007:2013.

PARCEL 1A:

A nonexclusive easement for ingress and egress as described in that certain Declaration of Covenants, Restrictions and Easements recorded October 11, 2013 as Entry No. 95987:2013.

PARCEL 1B:

A nonexclusive right in and to all Easements appurtenant to the land as disclosed in the Master Declaration of Protective Covenants, Conditions and Restrictions recorded September 26, 2001 as Entry No. 97759:2001.

PARCEL 1C:

Rights and easements as contained in Declaration of Telecommunications Easement and Licenses, recorded March 8, 2011 as Entry No. 19156:2011.

**EXHIBIT B**

PERMITTED EXCEPTIONS

1. a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
2. General property taxes for the year 2024 have been assessed in the amount of \$258,733.20, and are payable, but will not become delinquent until November 30. Tax Parcel No. 53-492-0001.
3. The Land lies within the boundaries of Tax District 010, Lehi City, Lehi Metro Water District, the North Utah County Water District and the BAK Commercial, and Retail Development Owners Association and is subject to any and all charges and assessments thereof.
4. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in this Exhibit B.
6. An Ordinance Adopting the Thanksgiving Point Area Plan, recorded December 1, 1999 as Entry No. 125170 in Book 5287 at Page 544 of Official Records.

An Ordinance Adopting the Thanksgiving Point Amended Project Area Plan, recorded March 20, 2001 as Entry No. 25269:2001 of Official Records.

7. The Master Declaration of Protective Covenants, Conditions and Restrictions and any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained therein, recorded September 26, 2001 as Entry No. 97759:2001 of Official Records.

The First Amendment recorded February 25, 2004 as Entry No. 20758:2004 of Official Records.

8. Easements, notes and a restriction as shown on the plat which recorded June 3, 2013 as Entry No. 54007:2013 being Map Filing 13913 of Official Records.
9. A Declaration of Covenants, Restrictions and Easements and the terms and provisions contained therein, recorded October 11, 2013 as Entry No. 95987:2013 of Official Records.
10. A Declaration of Easement for Dumpster and the terms and conditions contained therein, recorded July 31, 2014 as Entry No. 53133:2014 of Official Records.

11. The rights of any tenants and any other parties claiming by, through or under said tenants, as provided for in and subject to the terms of any leases, rental agreements, occupancy agreements, assignments, leasehold or other documents, whether or not shown in the Public Records.