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13068888
09/09/2019 11:26 AM \$40.00
Book - 10826 Pg - 6809-6813
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: DSA, DEPUTY - WI 5 P.

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

Fisher & Suhr, P.C.
1125 17th Street, Suite 710
Denver, Colorado 80202
Attn: Edie M. Suhr Esq.
File No.: F107-021A

Parcel ID Nos.: 08-34-331-042
08-34-331-043
08-34-331-046
08-34-380-005
08-34-331-044

SPECIAL WARRANTY DEED

RR Development Partners, LLC, a Utah limited liability company ("Grantor"), with an address of 2041 Paddington Drive, Park City, Utah, hereby conveys and warrants against all who claim by, through, or under Grantor to **FDG Hive SLC Associates, LLC**, a Colorado limited liability company ("Grantee"), with an address of 4500 Cherry Creek Drive South, Suite 550, Glendale, Colorado, 80246, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

See EXHIBIT A attached hereto and incorporated by reference.

TOGETHER WITH (a) all buildings, all parking lots and other improvements appurtenant to or located on the land, if any, (b) all appurtenances thereto and privileges thereto (including, without limitation, all of Grantor's right, title and interest in and to any easements, rights of way, covenants, development rights, water rights, air rights, subsurface rights, oil, gas and other hydrocarbon substances, mineral rights, privileges, licenses, and other rights and benefits belonging to, running with the owner of, or in any way relating to the aforesaid tract of land and all trees, shrubbery and plants), (c) all rights, title and interest of Grantor in and to any interests, rights, benefit, improvements and land lying in the bed of any street, road, alley, strips, gores or alley, opened or proposed, in front of or abutting or adjoining the aforesaid tract of land, and (d) all estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

SUBJECT ONLY TO those Permitted Exceptions listed on EXHIBIT B attached hereto.

[Signature and Acknowledgement Follow]

to be effective

WITNESS the hand of said Grantor this 6TH day of SEPTEMBER, 2019.

GRANTOR:

RR Development Partners, LLC,
a Utah limited liability company

By: _____
Name: Blake Henderson
Title: Manager

STATE OF Utah)
COUNTY OF Summit) ss:

The foregoing instrument was acknowledged before me this 8th day of August, 2019,
by Blake Henderson as Manager of RR Development Partners, LLC, a Utah limited liability
company.

Witness my hand and official seal.

Notary Public [Signature]
My commission expires: 5-10-2020

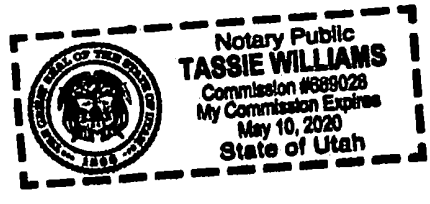


EXHIBIT A

Legal Description

Lot 3, CHARS S. DESKY'S FOURTH ADDITION TO SALT LAKE CITY SECOND AMENDED AND EXTENDED, according to the official plat of said subdivision filed September 5, 2019 as Entry No. 13067478 in Book 2019P at Page 249, official records.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2019 as a lien not yet due and payable under the following Parcel Numbers:
 - a. 08-34-331-042
 - b. 08-34-331-043
 - c. 08-34-331-046
 - d. 08-34-380-005
 - e. 08-34-331-044

2. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject Land, recorded December 7, 1973, as Entry No. 2586660, in Book 3472, at Page 7.

3. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded April 3, 1997 as Entry No. 6610237, in Book 7635, at Page 317.

4. Easement in favor of PacifiCorp, an Oregon Corporation, dba Utah Power & Light Company, its successors in interest and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded February 2, 1989, as Entry No. 4732191, in Book 6101, at Page 1432.

5. Utah Department of Transportation Drainage Agreement between Utah Department of Transportation and West Station No. Apt., recorded September 27, 2016 as Entry No. 1237485 in Book 10480 at Page 8358.

6. Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded July 20, 2017, as Entry No. 12579363, in Book 10579, at Page 7527.

7. Terms, conditions and limitations contained in Amended and Restated Cross Access Easement Agreement dated SEPT. 6, 2019, executed by and between RR Development Partners, a Utah limited liability company and West Station North Apartments, LP, a Utah limited partnership, recorded SEPT. 9, 2019 as Entry No. 13068785 in Book 10826 at Page 6414, official records.

8. Subject to the following matters as shown on the recorded plat for Chars S. Desky's Fourth Addition to Salt Lake City Second Amended and Extended, recorded September 5, 2019 as Entry No. 13067478 in Book 2019P at Page 249, official records:

- a. 5 foot Public Utility Easements; and
- b. Notes, as shown.

Note: The foregoing does not include the Grant of Easement and Access Easement for Construction and Maintenance of Wastewater Collection and Transportation Pipeline(s) and Appurtenances in favor of West Station Apartments LLC, dated May 13, 2014 and recorded May 16, 2014 as Entry No. 11850647 in Book 10231 at Page 3442.

9. Subject to the following matters as shown on the recorded plat for Premium Oil Subdivision, Lot 3 Amended, creating Lots 3A and 3B, recorded September 5, 2019 as Entry No. 13067479 in Book 2019P at Page 250, official records:
 - a. 5 foot Public Utility Easements; and
 - b. Notes, as shown.
10. Subject to the following matters disclosed on that certain survey prepared by Evergreen Engineering, Inc., having been certified under the date of September 3, 2019, as Job No. 1802, by Gregory R. Wolbach, a Professional Land Surveyor holding License No. 187788:
 - a. Existing power pole and tele. ped. Outside of any easement;
 - b. Transformer outside of any easement; and
 - c. Existing power pole, catch basin, transformer and cable ped. outside of any easement, as shown.

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13068889
09/09/2019 11:26 AM \$40.00
Book - 10826 Pg - 6814-6816
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: DSA, DEPUTY - WI 3 P.

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

Fisher & Suhr, P.C.
1125 17th Street, Suite 710
Denver, Colorado 80202
Attn: Edie M. Suhr Esq.
File No.: F107-021A

Parcel ID No.: 08-34-381-026

SPECIAL WARRANTY DEED

3500 Holding, L.L.C., a Utah limited liability company ("Grantor"), with an address of 940 West 1700 South, Salt Lake City, Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor to **FDG Hive SLC Associates, LLC**, a Colorado limited liability company ("Grantee"), with an address of 4500 Cherry Creek Drive South, Suite 550, Glendale, Colorado, 80246, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

See EXHIBIT A attached hereto and incorporated by reference.

SUBJECT TO: taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 08-34-381-026, and covenants, conditions, restrictions, rights-of-way, easements, leases and reservations of record.

[Signature and Acknowledgement Follow]

to be effective
WITNESS the hand of said Grantor this 6th day of SEPTEMBER, 2019.

GRANTOR:

3500 Holding, L.L.C.,
a Utah limited liability company

By: Michael J. Ziouras
Name: Michael J. Ziouras
Title: President

STATE OF Utah)
COUNTY OF Salt Lake) ss:

The foregoing instrument was acknowledged before me this 28 day of August, 2019,
by Michael J. Ziouras as President of 3500 Holding, L.L.C., a Utah limited
liability company.

Witness my hand and official seal.

Notary Public Morgen Price
My commission expires: March 10/2021

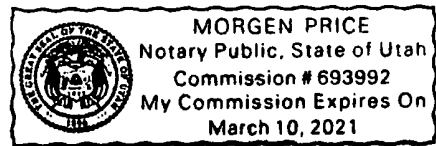


EXHIBIT A

Legal Description

Lot 3B, Premium Oil Subdivision, Lot 3 Amended, creating Lots 3A and 3B, according to the official plat of said subdivision filed September 5, 2019 as Entry No. 13067479 in Book 2019P at Page 250, official records.

Part of Tax ID No. 08-34-381-026