

CH Realty IX-GBB I Salt Lake City 300 Street North, L.P.
423 W. Broadway, Suite 230
Salt Lake City, Utah 84101

13414068
10/1/2020 3:18:00 PM \$40.00
Book - 11031 Pg - 2267-2269
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No.: 14-02-101-004

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

GARDNER NW QUADRANT, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto CH REALTY IX-GBB I SALT LAKE CITY 300 STREET NORTH, L.P., a Delaware limited liability partnership, Grantee, whose current address is 423 W. Broadway, Suite 230, Salt Lake City, Utah 84101, the following described real property in Salt Lake County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject to all matters of record and any matters which may be disclosed by an accurate survey of the real property.

WITNESS, the hand of said Grantor, this 29th day of September, 2020.

GARDNER NW QUADRANT, L.C., a Utah limited liability company, by its Manager

KC Gardner Company, L.C., a Utah limited liability company

By: [Signature]
Name: Christie Gardner
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 29th day of September, 2020, before me, the undersigned, personally appeared Christie Gardner, known or identified to me to be a manager of KC Gardner Company, L.C., a Utah limited liability company, which is the manager of Gardner NW Quadrant L.C., a Utah limited, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chantelle Martin Taylor
NOTARY PUBLIC

My Commission Expires: 8-25-2024

Residing at: 12724 Concessionary Way, Suite 105
84043

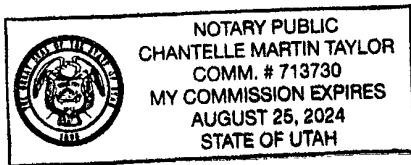


EXHIBIT "A"
To
SPECIAL WARRANTY DEED
(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°57'48" WEST 1,320.11 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE NORTHEAST CORNER OF SAID LOT 4 AND ALONG SAID EAST LINE SOUTH 00°00'19" WEST 169.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, AND THENCE CONTINUING ALONG SAID LINE SOUTH 00°00'19" WEST 1,154.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°57'20" WEST 287.82 FEET TO THE EAST LINE OF THE PROPOSED MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) NORTH 00°24'46" WEST 118.95 FEET, 2) NORTH 04°16'19" EAST 579.36 FEET TO A POINT ON THE ARC OF A 1,218.20 FOOT NON-TANGENT CURVE TO THE RIGHT AND 3) NORTHERLY 468.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'59" AND A LONG CHORD OF NORTH 10°39'02" EAST 465.93 FEET; THENCE NORTH 89°57'48" EAST 159.52 FEET TO THE POINT OF BEGINNING.

14-02-101-004-0000

13502873
12/17/2020 2:33:00 PM \$40.00
Book - 11082 Pg - 5610-5614
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When recorded mail document and tax notices to:

CH Realty IX-GBB I Salt Lake City 300 Street
South, L.P., a Delaware limited liability company
423 W. Broadway, Suite 230
Salt Lake City, UT 84101

(space above this line for Recorder's use only)

Parcel Nos. 14-02-176-003
14-02-176-004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed by **CH REALTY IX-GBB I SALT LAKE CITY 300 STREET SOUTH, L.P. ("Grantor")**, in favor of **CH REALTY IX-GBB I SALT LAKE CITY 300 STREET SOUTH, L.P. ("Grantee")**.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged hereby, Grantor hereby conveys and warrants to Grantee against all persons claiming by, through or under Grantor, but not otherwise, that certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

The purpose of this Deed is to transfer and convey property to Grantee in connection with the adjustment of lot lines evidenced by that certain Notice of Lot Line Adjustment Approval by Kristina Gilmore, Principal Planner for the Salt Lake City Planning Division, dated December 7, 2020, and filed of record with the Salt Lake County Recorder's office.

[Signature Page Follows]

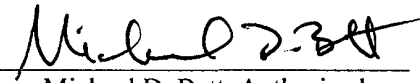
DATED this 15 day of December, 2020.

“GRANTOR”

CH REALTY IX-GBB I SALT LAKE CITY 300 STREET SOUTH, L.P., a Delaware limited partnership

By: **CH REALTY IX-GBB I SALT LAKE CITY 300 STREET SOUTH GP, L.L.C.**, a Delaware limited liability company
Its general partner

By: **GB BCG Development GP, LLC**, a Utah limited liability company
Its manager

By: 
Michael D. Batt, Authorized Signatory

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 15 day of December, 2020, the foregoing Special Warranty Deed was acknowledged before me by Michael D. Batt as an Authorized Signatory of GB BCG, Development GP, LLC, which is the manager of CH Realty IX-GBB I Salt Lake City 300 Street South GP, L.L.C., which is the general partner of CH Realty IX-GBB I Salt Lake City 300 Street South, L.P.

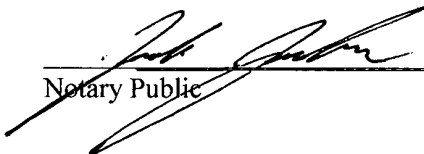

Notary Public



EXHIBIT A

LOT LINE ADJUSTMENT DESCRIPTIONS

Parcel 1 Adjusted: A parcel of land located in the South Half of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southeast Corner of Lot 1, Gardner Logistics Center Plat 1, a subdivision recorded January 28, 2019 as Entry No. 12924984 in Book 2019P at Page 37 in the records of the Salt Lake County Recorder, said corner being South 89°49'53" East 1,844.02 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian and North 00°10'07" East 86.00 feet from the West Quarter Corner of said Section 2, and thence North 89°49'53" West 803.41 feet along the north line of 300 South Street to the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P at Page 15 of said records; thence along said east line the following five courses: 1) North 00°01'10" East 226.30 feet, 2) North 00°27'22" West 113.52 feet, 3) North 01°19'50" West 111.78 feet, 4) North 01°30'43" East 130.43 feet and 5) North 00°26'13" West 524.02 feet to a point on the arc of a 201.30 foot non-tangent curve to the left, the center of which bears North 06°57'32" West; thence Easterly 79.36 feet along the arc of said curve through a central angle of 22°35'16" and a long chord of North 71°44'50" East 78.85 feet to the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 in Book 9130 at Page 8141 of said records; thence along said line the following four courses: 1) North 60°27'12" East 41.59 feet, 2) North 84°48'37" East 62.30 feet, 3) North 74°34'40" East 155.82 feet and 4) North 89°46'34" East 484.09 feet to the Northeast Corner of said Lot 1; thence South 00°00'02" West 1,202.49 feet to the POINT OF BEGINNING. Said parcel contains 951,865 square feet or 21.85 acres, more or less.

Parcel 2 Adjusted: A parcel of land located in Lot 3 and the South Half of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°49'53" East 1040.61 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, North 00°10'07" East 86.00 feet to the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P at Page 15 of the records of the Salt Lake County Recorder and along said line the following five courses: 1) North 00°01'10" East 226.30 feet, 2) North 00°27'22" West 113.52 feet, 3) North 01°19'50" West 111.78 feet, 4) North 01°30'43" East 130.43 feet and 5) North 00°26'13" West 524.02 feet from the West Quarter Corner of said Section 2, and thence North 00°26'13" West 139.50 feet to the Northeast Corner of said Copper Crossing Plat 2; thence South 89°57'20" East 287.82 feet to the Southwest Corner of Lot 3 of said Section; thence along the west line of said Lot 3 North 00°00'19" East 1,154.92 feet to the southwesterly line of Lot 1, Stadler Plat 1, a subdivision recorded June 19, 2018 as Entry No. 12793978 in Book 2018P at Page 236 of said records; thence along the southwesterly line of said subdivision the following five courses: 1) North 89°57'48" East 706.21 feet, 2) South 82°53'00" East 747.21 feet, 3) South 00°01'23" East 981.50 feet, 4) North 89°50'27" West 22.50 feet and 5) South 00°10'07" West 136.53 feet to the north line of Gardner Logistics Center Plat

1, a subdivision recorded January 28, 2019 as Entry No. 12924984 in Book 2019P at Page 37 of said records; thence along said line and the westerly extension thereof the following four courses: 1) North $74^{\circ}49'17''$ West 28.39 feet, 2) South $89^{\circ}59'58''$ West 61.80 feet, 3) North $89^{\circ}41'38''$ West 628.15 feet and 4) South $89^{\circ}46'34''$ West 671.38 feet; thence along the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 in Book 9130 at Page 8141 of said records the following three courses: 1) South $74^{\circ}34'40''$ West 155.82 feet, 2) South $84^{\circ}48'37''$ West 62.30 feet and 3) South $60^{\circ}27'12''$ West 41.59 feet to a point of tangency of a 201.30 foot radius curve to the right; thence Westerly 79.36 feet along the arc of said curve through a central angle of $22^{\circ}35'16''$ and a long chord of South $71^{\circ}44'50''$ West 78.85 feet to the POINT OF BEGINNING. Said parcel contains 1,729,948 square feet or 39.71 acres, more or less.

