

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590 - DMM

Tax Parcel Nos.: 24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005,
24-053-0030, 24-048-0009, 24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007
(for reference purposes only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by AM SF 1 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 2 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 3 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 4 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; M SF 1 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 2 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 3 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 4 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 5 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 6 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 7 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 8 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 9 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 10 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 11 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 12 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; HILDYARD SF LLC, a Utah limited liability company, as to a 0.491% tenant in common interest; SF 5 Mile LLC, a Utah limited liability company as to a 10.130% tenant in common interest; SF HDEV LLC, a Utah limited liability company as to a 2.248% tenant in common interest; SF HDEVEP LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVEH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVNH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF DOT I LLC, a Utah limited liability company as to a 1.857% tenant in common interest; SF DOT II LLC, a Utah limited liability company as to a 1.527% tenant in common interest; LUSO SF I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; ACRE Spanish Fork I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; TP 1 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 2 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 3 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; RB SF LLC, a Utah

limited liability company, as to a 2.814% tenant in common interest; SF GEFT LLC, a Utah limited liability company, as to a 2.814% tenant in common interest; SF KBAUER LLC, a Utah limited liability company, as to a 1.407% tenant in common interest; MBH SF LLC, a Utah limited liability company, as to a 0.281% tenant in common interest; TD SF LLC, a Utah limited liability company, as to a 0.169% tenant in common interest; SF FTJ82 LLC, a Utah limited liability company, as to a 0.375% tenant in common interest; B7 FTJ DEV LLC, a Utah limited liability company, as to a 1.705% tenant in common interest; SB FTJ DEV LLC, a Utah limited liability company, as to a 0.750% tenant in common interest; FTJDEVEP LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVEH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVNH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; LUSO SF II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; ACRE SPANISH FORK II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; each having an address at 100 W. Canyon Crest Road, #204, Alpine, Utah 84004 (collectively, "**Grantor**"), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

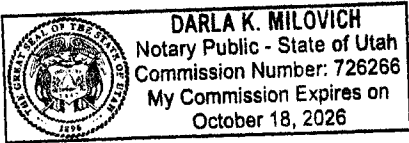
AM SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

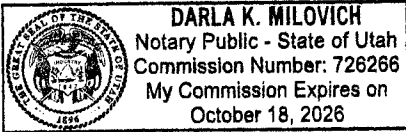
AM SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

My Commission Expires: 10/18/26

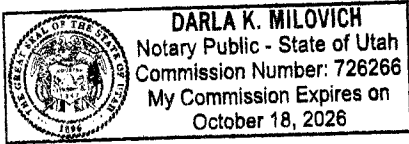
M SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

My Commission Expires: 10/18/26

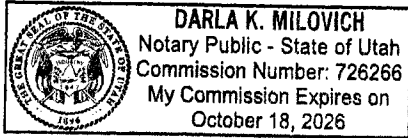
M SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake ; ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

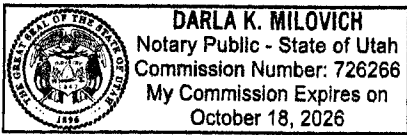
M SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

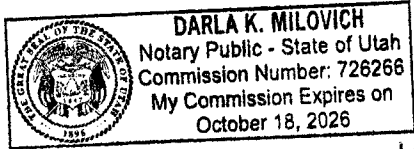
M SF 5 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 5 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

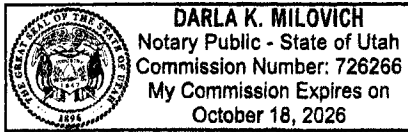
M SF 6 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 6 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

M SF 7 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

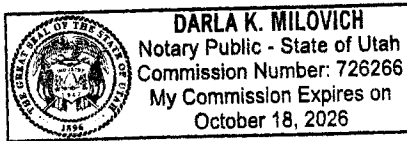
By: [Signature]

Name: Jared Huish

Title: Manager

STATE OF UTAH)
)
) : ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 7 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

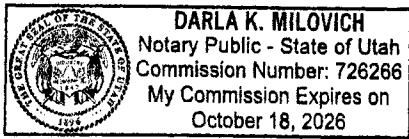
M SF 8 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 8 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

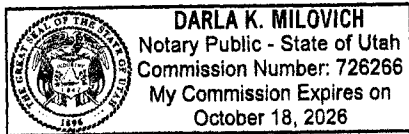
M SF 9 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 9 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

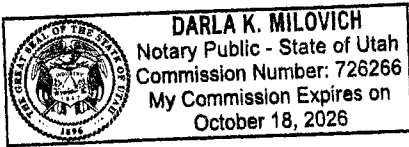
M SF 11 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17th day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 11 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

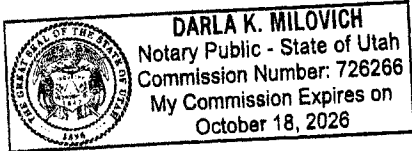
M SF 12 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 12 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

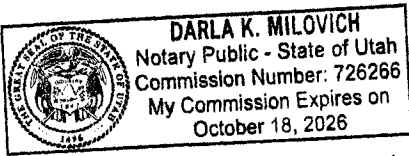
HILDYARD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of HILDYARD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

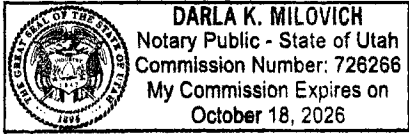
SF 5 MILE LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Southlake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF 5 MILE LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

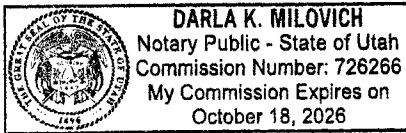
SF HDEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

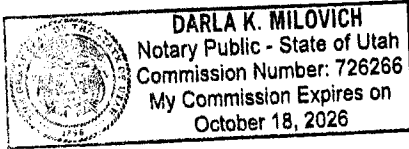
SF HDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

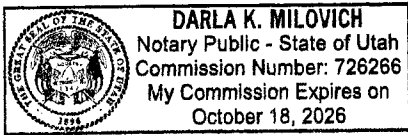
SF HDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

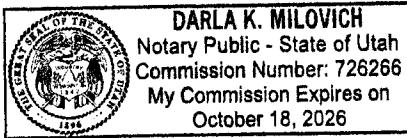
SF HDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

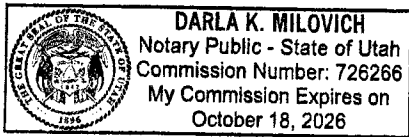
SF DOT I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

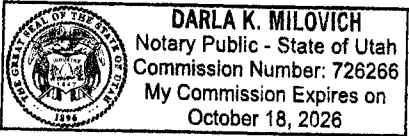
SF DOT II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

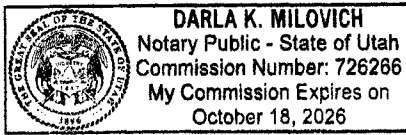
ACRE SPANISH FORK I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

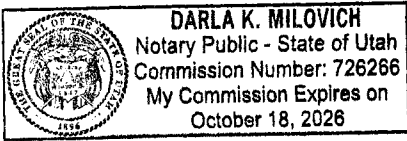
TP 1 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 1 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

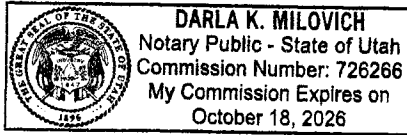
TP 2 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 2 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

TP 3 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

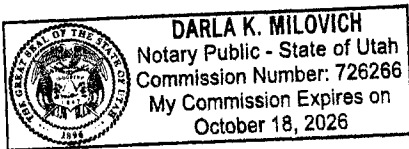
By: *Jared Huish*

Name: Jared Huish

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 3 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich

NOTARY PUBLIC

Residing at: Salt Lake County, UT

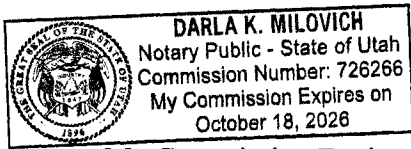
SF GEFT LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF GEFT LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

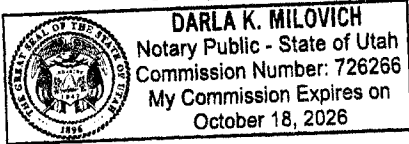
SF KBAUER LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF KBAUER LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

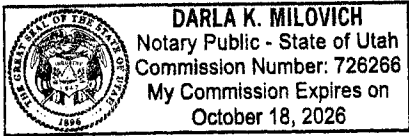
MBH SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of MBH SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

TD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

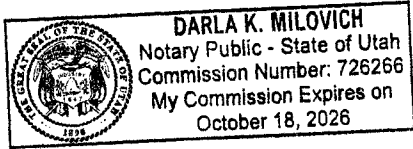
By: [Signature]

Name: Jared Huish

Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

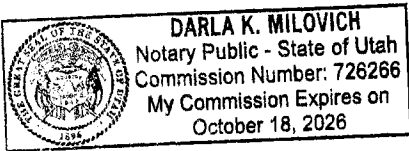
B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of B7 FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

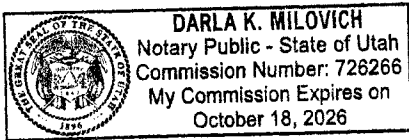
SB FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SB FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

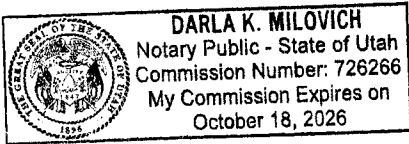
SF FTJ82 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF FTJ82 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

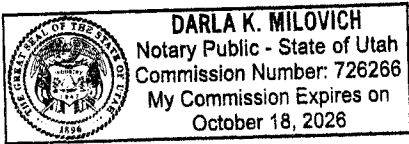
FTJDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

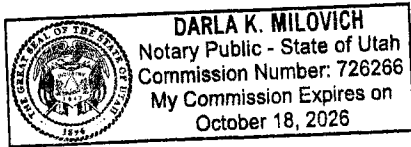
FTJDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

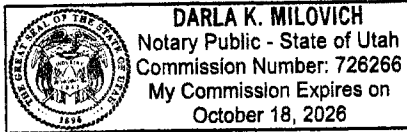
FTJDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

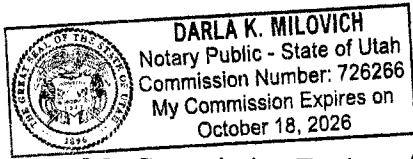
LUSO SF II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF South Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

ACRE SPANISH FORK II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

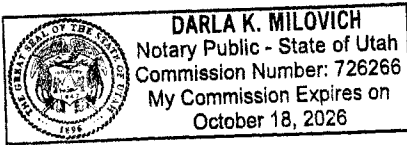
By: JRH

Name: Jared Huish

Title: Manager

STATE OF UTAH)
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: South Lake County, UT

EXHIBIT ALegal Description of Property

PARCEL 1:

Commencing 9.2 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 10.61 chains; thence North 69° East 11.80 chains; thence North 78° East 5.46 chains; thence South 1/4° West 15.83 chains; thence South 89 1/2° West 16.28 chains to the place of beginning.

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded June 4, 2018 as Entry No. 51913:2018 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street.

PARCEL 2:

Commencing 5.37 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 3.92 chains; thence North 89 1/2° East 16.28 chains; thence South 1/4° West 4.38 chains; thence North 88°50' West 16.26 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street and 5550 South Street.

PARCEL 3:

Commencing 0.50 of a chain West of the Southeast Corner of the Southeast Quarter of Section 11, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 3.80 chains; thence North 0.66 1/2 chains; thence West 7.50 chains; thence North 1 1/4° East 3.705 chains; thence East 11.20 chains; thence South 4.37 chains to the place of beginning.

PARCEL 4:

Commencing at the Southwest Corner of the Southwest Quarter of Section 12, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence North 4.37 chains; thence South 88 7/8° East 15.76 chains; thence South 1/4° West 4.07 chains; thence West 15.74 chains to the place of beginning.

PARCEL 5:

Commencing at the Northeast Corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 4.45 chains; thence South $1/2^\circ$ West 5.63 chains; thence North $89\ 1/2^\circ$ East 4.51 chains; thence North 5.60 chains to the place of beginning.

PARCEL 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South $89^\circ 20'$ East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North $01^\circ 45'$ West 16.85 feet; thence North $00^\circ 45'$ East 3.63 chains; thence North $00^\circ 30'$ East 1.07 chains; thence North $89^\circ 30'$ East 4.51 chains to place of beginning.

PARCEL 7:

Beginning at the Northwest Corner of the Northwest Quarter of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 5.60 chains; thence South $89\ 1/3^\circ$ East 15.69 chains; thence North $0^\circ 35'$ East 5.79 chains; thence West 15.74 chains to the place of beginning.

PARCEL 8:

Commencing 4.45 chains West from the Northeast corner of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence West 7.35 chains; thence South 6.53 chains; thence South $88^\circ 30'$ East 7.29 chains; thence North $00^\circ 30'$ East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South $00^\circ 30'$ West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South $00^\circ 45'$ West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South $88^\circ 30'$ East 7.09 chains to the place of beginning.

PARCEL 9:

Commencing 4.30 chains West from the Southeast Corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 66 links; thence West 7.50 chains; thence South 66 links; thence East 7.50 chains to the place of beginning.

PARCEL 10:

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South $89^\circ 30' 00''$ East 521.4 feet; thence South $00^\circ 35' 00''$ West 418.75 feet; thence along a curve to the right (chord bears: South $31^\circ 02' 40''$ West 324.56 feet, radius = 431.43 feet)

arc length = 332.74 feet; thence South $53^{\circ}08'22''$ West 344.95 feet; thence along a curve to the right (chord bears: South $57^{\circ}35'42''$ West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.

PARCEL 11:

Commencing 5.60 chains South and South $89^{\circ}20'$ East 7.74 chains of the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North $89^{\circ}20'$ East 5.71 chains; thence South $35'$ West 4.44 chains; thence South $89^{\circ}30'$ East 2.224 chains; thence South $35'$ West 5.39 chains; thence South $89 \frac{1}{2}^{\circ}$ West 7.90 chains; thence North $35'$ East 9.89 chains to the place of beginning.

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-DMM
Tax Parcel Nos.: 24-053-0057, 24-053-0059, 24-053-0058, 24-048-0055 and 24-048-0054 (for reference purposes only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by ACJ INVESTMENTS, LLC, a Utah limited liability company, having an address at 407 North Main Street, Springville, Utah 84663 (“Grantor”), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (“Grantee”).

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the “Property”).

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

ACJ INVESTMENTS, LLC, a Utah limited liability company

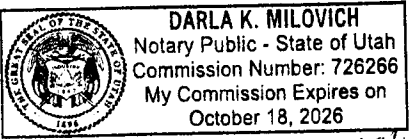
By: 

Name: David R. Simpson

Title: Manager

STATE OF UTAH)
 Salt Lake) : ss.
COUNTY OF UTAH)
 OKM)

On this 17 day of October, 2022 personally appeared before me David R. Simpson, the Manager of ACJ INVESTMENTS, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26



NOTARY PUBLIC
Residing at: Salt Lake County, UT

EXHIBIT ALegal Description of Property

PARCEL 1:

Commencing East 18.82 feet and South 2067.06 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°45'04" East 42.70 feet; thence North 00°05'25" West 315.61 feet; thence West 333.65 feet; thence North 43°19'38" East 33.60 feet; thence North 01°45'00" West 985.69 feet; thence North 89°10'04" East 402.04 feet; thence South 1003.14 feet; thence South 00°29'41" East 371.25 feet; thence North 89°30'00" West 64.57 feet to the point of beginning.

PARCEL 2:

Commencing North 4.71 chains and West 115.5 feet from the Southeast corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°30' East 330 feet; thence East 131.5 feet; thence North 4.78 chains; thence West 333.65 feet; thence South 1° West 9.78 chains; thence East 210.54 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.

PARCEL 3:

Commencing North 598.71 feet and East 19.01 feet from the Quarter Section-Corner between Sections 13 and 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°30' West 132 feet; thence North 0°30' East 42 feet; thence South 89°30' East 132 feet; thence South 0°30' West 42 feet to the point of beginning.

PARCEL 4:

Commencing South 2067.96 feet and East 80.18 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North 1374.71 feet; thence East 431.42 feet; thence South 00°35'00" West 335.51 feet; thence South 987.64 feet; thence along a curve to right (Chord bears: South 72°07'34" West 141.1 feet, Radius = 529.86 feet); thence South 79°46'41" West 39.61 feet; thence South 89°43'14" West 254.73 feet to the point of beginning.

ALSO:

Commencing South 2330.71 feet and East 107.43 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North 01°04'06" East 53.48 feet; along a curve to right (Chord bears: North 40°00'35" East 174.19 feet, Radius = 136.15 feet); thence North 79°46'41" East 166 feet; along a curve to left (Chord bears: North 75°16'20" East 92.01 feet, Radius = 585.63 feet); thence South 53°40'00" West 405.21 feet; thence North 89°30'00" West 38.91 feet to the point of beginning.

PARCEL 5:

Commencing South 2066.71 feet and East 335.01 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 79°46'41" West 125.15 feet; thence along a curve to the left (chord bears: South 60°01'46" West 129.7 feet, radius = 191.93 feet) arc length = 132.31 feet; thence North 85.85 feet; thence North 89°43'14" East 235.52 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the Utah County Road.

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-0MM

Tax Parcel Nos.: 24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005,
24-053-0030, 24-048-0009, 24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007
(for reference purposes only)

QUITCLAIM DEED

THIS QUITCLAIM DEED, dated effective as of October 17, 2022, is executed by AM SF 1 LLC, a Utah limited liability company; AM SF 2 LLC, a Utah limited liability company; AM SF 3 LLC, a Utah limited liability company; AM SF 4 LLC, a Utah limited liability company; M SF 1 LLC, a Utah limited liability company; M SF 2 LLC, a Utah limited liability company; M SF 3 LLC, a Utah limited liability company; M SF 4 LLC, a Utah limited liability company; M SF 5 LLC, a Utah limited liability company; M SF 6 LLC, a Utah limited liability company; M SF 7 LLC, a Utah limited liability company; M SF 8 LLC, a Utah limited liability company; M SF 9 LLC, a Utah limited liability company; M SF 10 LLC, a Utah limited liability company; M SF 11 LLC, a Utah limited liability company; M SF 12 LLC, a Utah limited liability company; HILDYARD SF LLC, a Utah limited liability company; SF 5 Mile LLC, a Utah limited liability company; SF HDEV LLC, a Utah limited liability company; SF HDEVEP LLC, a Utah limited liability company; SF HDEVEH LLC, a Utah limited liability company; SF HDEVNH LLC, a Utah limited liability company; SF DOT I LLC, a Utah limited liability company; SF DOT II LLC, a Utah limited liability company; LUSO SF I LLC, a Utah limited liability company; ACRE Spanish Fork I LLC, a Utah limited liability company; TP 1 SF LLC, a Utah limited liability company; TP 2 SF LLC, a Utah limited liability company; TP 3 SF LLC, a Utah limited liability company; RB SF LLC, a Utah limited liability company; SF GEFT LLC, a Utah limited liability company; SF KBAUER LLC, a Utah limited liability company; MBH SF LLC, a Utah limited liability company; TD SF LLC, a Utah limited liability company; SF FTJ82 LLC, a Utah limited liability company; B7 FTJ DEV LLC, a Utah limited liability company; SB FTJ DEV LLC, a Utah limited liability company; FTJDEVEP LLC, a Utah limited liability company; FTJDEVEH LLC, a Utah limited liability company; FTJDEVNH LLC, a Utah limited liability company; LUSO SF II LLC, a Utah limited liability company; ACRE SPANISH FORK II LLC, a Utah limited liability company; each having an address at 100 W. Canyon Crest Road, #204, Alpine, Utah 84004 (collectively, "Grantor"), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby QUITCLAIMS without any warranties to Grantee the real property located in Utah County, Utah and more particularly described on Exhibit A to this Quitclaim Deed and all improvements located thereon (collectively, "**Land**") together with water right numbers 51-2657, 51-2757, 51-6341, and 51-8165, all on file with the Utah Division of Water Rights, and any other water rights appurtenant to the Land (collectively, "**Property**").

This Quitclaim Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

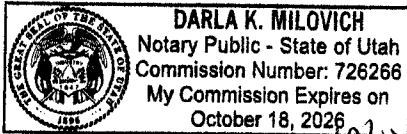
AM SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

M SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

 **DARLA K. MILOVICH**
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026
My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

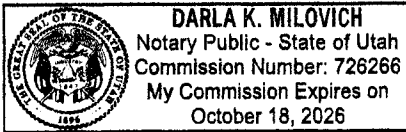
M SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

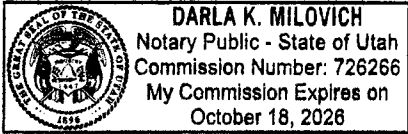
M SF 6 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 6 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

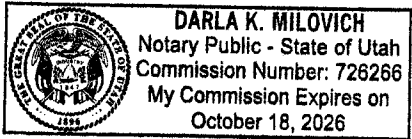
M SF 8 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 8 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

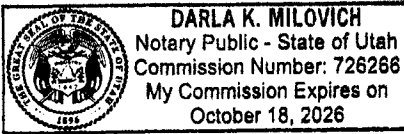
M SF 9 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 9 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

M SF 10 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

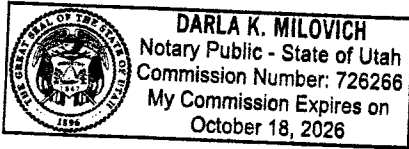
By: [Signature]

Name: Jared Huish

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 10 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]

NOTARY PUBLIC

Residing at: Salt Lake County, UT

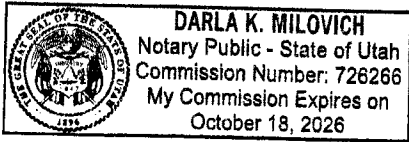
M SF 11 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 11 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

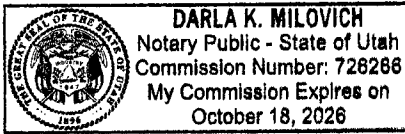
M SF 12 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 12 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

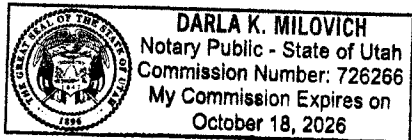
SF HDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

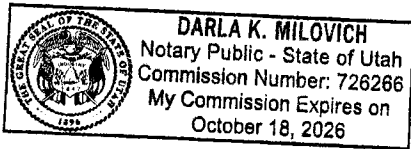
SF HDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

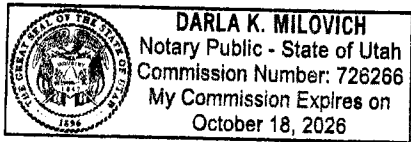
SF HDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

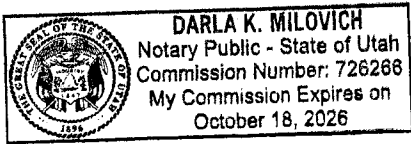
SF DOT I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

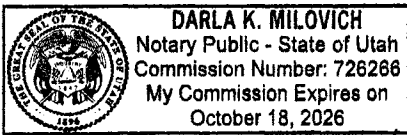
SF DOT II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

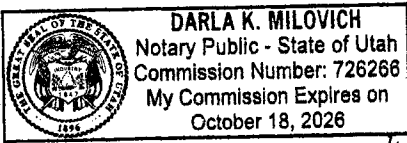
LUSO SF I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

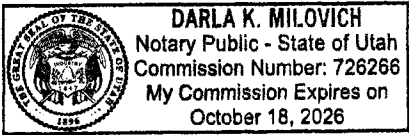
ACRE SPANISH FORK I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT


TP 1 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 1 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

 **DARLA K. MILOVICH**
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026
My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

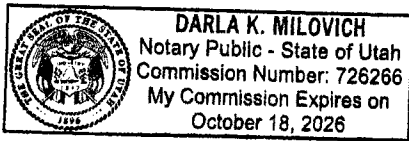
TP 2 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 2 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

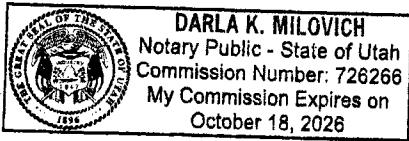
TP 3 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 3 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

My Commission Expires: 10/18/26

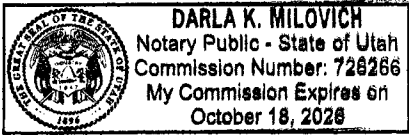
RB SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of RB SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

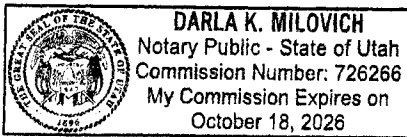
TD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: JRH
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

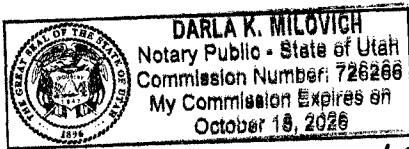
By: JRH

Name: Jared Huish

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of B7 FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]

NOTARY PUBLIC

Residing at: Salt Lake County, UT

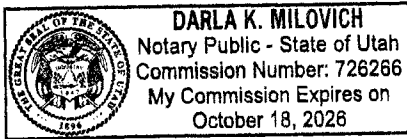
FTJDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

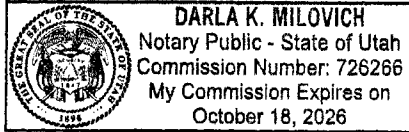
LUSO SF II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

ACRE SPANISH FORK II LLC, a Utah limited liability company, by its Manager

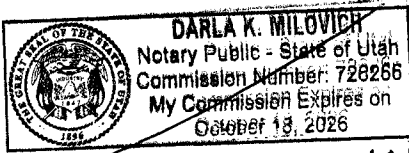
SF Manager LLC, a Utah limited liability company

By: [Signature]
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

adm



My Commission Expires: 10/18/26

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

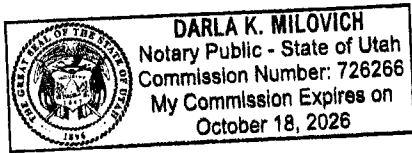


EXHIBIT A

Legal Description of Property

PROPERTY 1

Beginning at a point being North 0°25'51" West 353.82 feet along the section line and East 2.67 feet from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

Thence North 258.84 feet;
thence South 89°30'00" West 3.41 feet;
thence North 765.72 feet;
thence North 73°34'09" East 207.54 feet;
thence North 72°59'50" East 249.04 feet;
thence North 70°50'32" East 155.78 feet;
thence North 69°06'01" East 126.18 feet;
thence North 58°09'34" East 28.61 feet;
thence North 79°17'50" East 48.14 feet;
thence North 77°15'57" East 125.07 feet;
thence South 10°03'44" East 13.26 feet;
thence North 81°13'52" East 15.96 feet;
thence North 75°35'44" East 45.49 feet;
thence North 72°40'51" East 114.90 feet;
thence North 89°03'34" East 14.94 feet;
thence South 0°15'00" West 1360.81 feet;
thence North 88°50'00" West 1073.50 feet to the point of beginning.

(Legal description continues on next page)

PROPERTY 2

Beginning at a point being North 0°25'51" West 304.49 feet along the section line from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

thence South 89°02'19" East 1059.52 feet;
 thence South 0°16'17" East 657.13 feet;
 thence North 89°51'22" West 172.54 feet;
 thence South 0°35'00" West 294.21 feet;
 thence South 89°30'00" East 168.37 feet;
 thence South 0°35'00" West 808.76 feet;
 thence Southerly 332.75 feet along the arc of a 431.43 feet radius non-tangent curve to the right (center bears North 81°03'02" West and the long chord bears South 31°02'40" West 324.56 feet through a central angle of 44°11'24");
 thence South 53°08'22" West 344.95 feet;
 thence Southerly 251.00 feet along the arc of a 529.85 feet radius non-tangent curve to the right (center bears North 37°21'52" West and the long chord bears South 66°12'25" West 248.66 feet through a central angle of 27°08'33");
 thence South 79°46'41" West 164.76 feet;
 thence Westerly 73.15 feet along the arc of a 191.93 feet radius non-tangent curve to the left (center bears South 10°13'22" East and the long chord bears South 68°51'29" West 72.71 feet through a central angle of 21°50'18");
 thence North 1°07'56" West 47.51 feet;
 thence South 89°43'14" West 85.80 feet;
 thence North 89°30'00" West 154.96 feet;
 thence South 0°30'00" West 287.92 feet;
 thence West 195.66 feet;
 thence North 0°11'49" East 1311.47 feet;
 thence North 1°24'12" East 114.11 feet;
 thence North 0°57'23" East 163.03 feet;
 thence North 0°18'45" East 74.98 feet;
 thence North 3°16'50" East 16.20 feet;
 thence North 88°29'54" West 87.84 feet;
 thence South 89°53'43" West 393.42 feet;
 thence North 0°09'51" East 717.62 feet;
 thence North 2°31'39" East 103.87 feet;
 thence North 0°45'59" West 142.60 feet;
 thence North 2°44'51" East 44.29 feet;
 thence South 89°38'13" East 751.88 feet;
 thence South 4°29'27" East 25.66 feet;
 thence South 89°02'18" East 2.78 feet to the point of beginning.

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-DMN

Tax Parcel Nos.: 24-053-0057, 24-053-0059, 24-053-0058, 24-048-0055 and 24-048-0054
(for reference purposes only)

QUITCLAIM DEED

THIS QUITCLAIM DEED, dated effective as of October 17, 2022, is executed by ACJ INVESTMENTS, LLC, a Utah limited liability company, having an address at 407 North Main Street, Springville, Utah 84663 (“**Grantor**”), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (“**Grantee**”).

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby QUITCLAIMS without any warranties to Grantee the real property located in Utah County, Utah and more particularly described on Exhibit A to this Quitclaim Deed and all improvements located thereon (collectively, “**Land**”) together with water right numbers 51-2657, 51-2757, 51-6341, and 51-8165, all on file with the Utah Division of Water Rights, and any other water rights appurtenant to the Land (collectively, “**Property**”).

This Quitclaim Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the date and year first written above.

GRANTOR:

ACJ INVESTMENTS, LLC, a Utah limited liability company

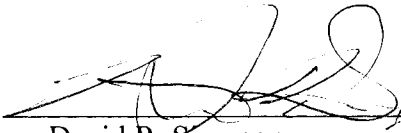
By: 
Name: David R. Simpson
Title: Manager

EXHIBIT A

Legal Description of Land

PROPERTY 1

Beginning at a point being North 0°25'51" West 353.82 feet along the section line and East 2.67 feet from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

Thence North 258.84 feet;
thence South 89°30'00" West 3.41 feet;
thence North 765.72 feet;
thence North 73°34'09" East 207.54 feet;
thence North 72°59'50" East 249.04 feet;
thence North 70°50'32" East 155.78 feet;
thence North 69°06'01" East 126.18 feet;
thence North 58°09'34" East 28.61 feet;
thence North 79°17'50" East 48.14 feet;
thence North 77°15'57" East 125.07 feet;
thence South 10°03'44" East 13.26 feet;
thence North 81°13'52" East 15.96 feet;
thence North 75°35'44" East 45.49 feet;
thence North 72°40'51" East 114.90 feet;
thence North 89°03'34" East 14.94 feet;
thence South 0°15'00" West 1360.81 feet;
thence North 88°50'00" West 1073.50 feet to the point of beginning.

(Legal description continues on next page)

PROPERTY 2

Beginning at a point being North 0°25'51" West 304.49 feet along the section line from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

- thence South 89°02'19" East 1059.52 feet;
- thence South 0°16'17" East 657.13 feet;
- thence North 89°51'22" West 172.54 feet;
- thence South 0°35'00" West 294.21 feet;
- thence South 89°30'00" East 168.37 feet;
- thence South 0°35'00" West 808.76 feet;
- thence Southerly 332.75 feet along the arc of a 431.43 feet radius non-tangent curve to the right (center bears North 81°03'02" West and the long chord bears South 31°02'40" West 324.56 feet through a central angle of 44°11'24");
- thence South 53°08'22" West 344.95 feet;
- thence Southerly 251.00 feet along the arc of a 529.85 feet radius non-tangent curve to the right (center bears North 37°21'52" West and the long chord bears South 66°12'25" West 248.66 feet through a central angle of 27°08'33");
- thence South 79°46'41" West 164.76 feet;
- thence Westerly 73.15 feet along the arc of a 191.93 feet radius non-tangent curve to the left (center bears South 10°13'22" East and the long chord bears South 68°51'29" West 72.71 feet through a central angle of 21°50'18");
- thence North 1°07'56" West 47.51 feet;
- thence South 89°43'14" West 85.80 feet;
- thence North 89°30'00" West 154.96 feet;
- thence South 0°30'00" West 287.92 feet;
- thence West 195.66 feet;
- thence North 0°11'49" East 1311.47 feet;
- thence North 1°24'12" East 114.11 feet;
- thence North 0°57'23" East 163.03 feet;
- thence North 0°18'45" East 74.98 feet;
- thence North 3°16'50" East 16.20 feet;
- thence North 88°29'54" West 87.84 feet;
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- thence North 0°09'51" East 717.62 feet;
- thence North 2°31'39" East 103.87 feet;
- thence North 0°45'59" West 142.60 feet;
- thence North 2°44'51" East 44.29 feet;
- thence South 89°38'13" East 751.88 feet;
- thence South 4°29'27" East 25.66 feet;
- thence South 89°02'18" East 2.78 feet to the point of beginning.