WHEN RECORDED, RETURN TO AND SEND TAX NOTICES TO:

(for reference purposes only)

ENT 110472:2022 PG 1 of 47

Andrea Allen

Utah County Recorder

2022 Oct 17 04:24 PM FEE 44.00 BY MG

RECORDED FOR Cottonwood Title Insurance Agency, Ir

ELECTRONICALLY RECORDED

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President
[58590 - OMM]
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

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 <u>Exhibit A</u> 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:

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

SF Manager LLC, a Utah limited liability company

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF SAH LOKE

On this day of October, 2022 personally appeared before me Jared Huish, the Manager of AM 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: (0/18/26

NOTARY PUBLIC Residing at: SOH LOKE County, UT

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SUH LOIKE

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.

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

My Commission Expires: [0] 8

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

SF Manager LLC, a Wtah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake; s

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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Sult

AM SF 4 LLC, a Utah limited liability

company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SOLF LOID

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.

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

My Commission Expires: (1)

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

SF Manager LLC, a Utah limited liability company

By: ____

Name: Jare Huish Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake;

On this _____ 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: ⟨O⟩\\

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

SF Manager LLC, a Utah limited liability

company

By: _____ Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattlate : ss.

On this _____ day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 2 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: (0) 8

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt lake

On this 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.

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

My Commission Expires: 10/12/36

Residing at: Suff Cake County, UT

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LAKE

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.

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

My Commission Expires: パルス

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

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF SIFLAKE; ss.

On this _____ 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.

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

My Commission Expires: 10/18/36

NOTARY PUBLIC

Residing at

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 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.

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

My Commission Expires: 10 (1) 8

NOTARY PUBLIC
Residing at: SQH LOW County, UT

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

SS.

COUNTY OF SALFLAKS

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.

DARLA K. MILOVICH Notary Public - State of Utah

Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC Residing at: 50 H Calca County, UT

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

SF Manager LLC, a Utah limited liability company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Saltlake

On this _____ 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC.
Residing at: SCIT CAICL COUNTY, UT

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

SF Manager LLC, a Utah limited liability

company

By: LOW Huish

Title: Manager

STATE OF UTAH

COUNTY OF Saltale : s

On this _____ 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.

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

My Commission Expires: (0) 3

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Muish

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF SOH LOLG

On this \(\frac{1}{M} \) 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.

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

My Commission Expires: (Olto) H

NOTARY PUBLI

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Haish

Title: Manager

STATE OF UTAH

COUNTY OF Salt lake; s

On this 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.

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

My Commission Expires: 10 18 分

TOTARY PUBLIC

Residing at: SQ

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

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF Soft lake;

On this _____ 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.

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

My Commission Expires: (C) (3) 36

NOTARY PUBLIC

Residing at: SQL

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

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 1 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.

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

My Commission Expires: しんりん

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

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF SUIT (all) ss

On this 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.

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

My Commission Expires: 10718/26

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: ____

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF SUHLAW; ss

On this 1 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: SC

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

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF Sulf Calco

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.

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

My Commission Expires: / 0/12 (つん)

NOTARY PUBLI

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Wuish

Title: Manager

STATE OF UTAH

COUNTY OF Soft Calce

On this May 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.

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

My Commission Expires: 1018 36

NOTARY PUBLIC
Residing at: Sulf Lake County: TT

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LOKE

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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC Residing at: Soft Lake County, UT

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

SF Manager LLC, a Utah limited liability

company

By:

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this _____ 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.

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

My Commission Expires: 1018 26

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

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LOKE;

On this \(\frac{1}{2} \) 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.

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

My Commission Expires: 1018

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this _____ 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.

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

My Commission Expires: (6) 18/36

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Calca

On this \(\frac{1}{2} \) 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.

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

My Commission Expires 018/26

NOTARY PUBLIC Residing at: Salt Calc County, UT

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

SF Manager LLC, a, Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAIT LAKE

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: (0)18/26

Residing at: Sout County, UT

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

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Wuish Title: Manager

STATE OF UTAH

COUNTY OF SOHLOKE

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.

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

My Commission Expires: 10/18/04

NOTARY PUBLIC
Residing at: Gli Lake County, OT

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sallake: 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Soft Lake County, to

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

SS. COUNTY OF Sattlak

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.

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

My Commission Expires: |C|18|36

NOTARY PUBLIC Residing at: Salt Cake County, OT

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared

Title: Manager

STATE OF UTAH

COUNTY OF SIHLALL

On this May 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.

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

My Commission Expires: /U/18/26

NOTARY PUBLIC Residing at: Soft Cold (Clinity, LT

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solflake

On this _____ 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.

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

My Commission Expires: $|\mathcal{O}(1\delta)| \mathcal{X}$

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

SF Manager LLC, a Utah limited liability

company

By: ______ | Warne: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE: S

On this 1/2 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

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

SF Manager LLC, a Utah limited liability

company

By: _______ WW. Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE; ss.

On this ____ 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.

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

My Commission Expires: /0/18

NOTARY PUBLIC Residing at: \M/F B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

: ss. COUNTY OF SYHLAKY

On this _____ 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC
Residing at: Salt (OKI CAINTY, UT

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

SF Manager LLC, a Utah limited liability

company

By: _______ Williamsh

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE: ss

On this 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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solt Lake

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.

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

My Commission Expires: (0)18)26

NOTARY PUBLIC
Residing at: Sulf loku Calony, UT

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

SF Manager LLC, a Utah limited liability

company

By: ____ | JUV | Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sult Lake : s

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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Sulf LOKI CCUNYI

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLOW : 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.

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

My Commission Expires: 10/18/36

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sufflake: s

On this _____ 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.

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

My Commission Expires: /0/18/26

Residing at: Sult (

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Muish

Title: Manager

STATE OF UTAH

COUNTY OF SITURE

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.

DARLA K. MILOVICH

Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

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

SF Manager LLC, a Utah limited liability

company

By: _______Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sulf Lake: ss.

On this _____ 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.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266

My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTAR Residing

44

EXHIBIT A

Legal 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 ½ 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° West 5.63 chains; thence North 89 1/2° 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°20' East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North 01°45' West 16.85 feet; thence North 00°45' East 3.63 chains; thence North 00°30' East 1.07 chains; thence North 89°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° East 15.69 chains; thence North 0°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°30' East 7.29 chains; thence North 00°30' East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South 00°30' West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45' West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South 88°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°30'00" East 521.4 feet; thence South 00°35'00" West 418.75 feet; thence along a curve to the right (chord bears: South 31°02'40" West 324.56 feet, radius = 431.43 feet)

arc length = 332.74 feet; thence South 53°08'22" West 344.95 feet; thence along a curve to the right (chord bears: South 57°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°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°20' East 5.71 chains; thence South 35' West 4.44 chains; thence South 89°30' East 2.224 chains; thence South 35' West 5.39 chains; thence South 89 1/2° 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:

ENT 110473:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

Gardner – VBP SF Property Owner, LP 201 South Main Street, Suite 2000 Salt Lake City, Utah 84111 Attention: President 158590-OMM

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

Name: David R. Simpson

Title: Manager

STATE OF UTAH Safflake)	
Sattlake	:	SS
COUNTY OF UTAH OVEN)	

On this $\underline{1}$ 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.

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

My Commission Expires: 10/12/26

NOTARY PUBLIC
Residing at: 5011 Color County, IT

EXHIBIT A

Legal 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:

ENT 110474: 2022 PG 1 of 46
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

Gardner – VBP SF Property Owner, LP 201 South Main Street, Suite 2000 Salt Lake City, Utah 84111 Attention: President 158590 ONM

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 OUITCLAIM 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]

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

GRANTOR:

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

SF Manager LLC, a Utah limited liability company

Name: Jared Huish

Title: Manager

STATE OF UTAH

: SS.

COUNTY OF SOH LAKE

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

My Commission Expires: 10 18 &

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

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

ompany, by its ividiager

SF Manager LLC, a Utah limited liability

company

By: ______ Valuesh

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF SIHLAKE

On this 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.

Noi Cor My

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

My Commission Expires: 10 12

NOTARY PUBLIC

Residing at: Salt Lake Crum

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sallace

On this $\frac{1}{1}$ 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.

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

My Commission Expires:

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Wuish

Title: Manager

STATE OF UTAH

COUNTY OF SUITION

On this _____ 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.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266

My Commission Expires on October 18, 2026

My Commission Expires:

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Soft

On this ! 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

Commission Expires: 10176

Residing at: Salt Lake County, UT

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

SF Manager LLC, a Utah limited liability company

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF Sattlake

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of MSF 2 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

Commission Expires:

NOTARY PUBLIC
Residing at: Soft Cake County, UT

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattlake

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.

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

My Commission Expires: /C/

NOTARY PUBLIC Residing at: 50H Color County, UT

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

SF Manager LLC, a Utah limited liability company

By: ______NUV

Title: Manager

STATE OF UTAH

COUNTY OF Saltlake; s

On this _____ 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.

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

My Commission Expires: (U

NOTÁRY PUBLIC

Residing at: Salt LOKL County, UT

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

SF Manager LLC, a Utah limited liability

company

By: ____ Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake;

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of MSF 5 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: 1917

NOTARY PUBLI

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAH LOKA

On this May of October, 2022 personally appeared before me Jared Huish, the Manager of MSF 6 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

Residing at: Sult Loke County, OT

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SOHLOW! ss.

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

Notary F Commiss My Cor

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

My Commission Expires: 10/18/26

NOTARY PUBLI

Residing at

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

SF Manager LLC, a Utah limited liability

company

By:_ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt

On this 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.

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

My Commission Expires: (0/18/26

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Janed Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattlake: ss

On this $\frac{1}{1}$ 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.

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

My Commission Expires: 10/18/36

NOTARY PUBLIC

Residing at: Soll (

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

SF Manager LLC, a Utah limited liability

company

By: _____ Huish

Title: Manager

STATE OF UTAH

COUNTY OF SOME LOCAL S

On this \mathcal{T} 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.



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

My Commission Expires: / (3)

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: 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 11 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: (0) 18/26

NOTARY PUBLIC

Residing at: Salt lake Cunty, UT

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

SF Manager LLC, a Utah limited liability

company

Name: Jarea Huish

Title: Manager

STATE OF UTAH

COUNTY OF Satisface: 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.

DARI Notary P Commiss My Com

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 728266 My Commission Expires on October 18, 2026

My Commission Expires: (0) 8

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: ___

Name: Jared Huish Title: Manager

STATE OF UTAH

SS.

COUNTY OF Salt Lake

On this 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.



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

My Commission Expires: 10 /18/26

NOTARY PUBLIC

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Huish

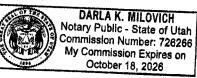
Title: Manager

STATE OF UTAH

SS.

COUNTY OF SIHLAKE

On this 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:

NOTARY PUBLIC Residing at: Salt Lake County, IT

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 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.

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

My Commission Expires: 10/18/26

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

SF Manager LLC, a Utah limited liability

company

By: ______ Huish

Title: Manager

STATE OF UTAH

COUNTY OF Settlate; s

On this 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.

DARI Notary P Commiss My Com

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

My Commission Expires: (0/18/26

NOTARY PUBL

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattake: 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.

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

My Commission Expires: (0) 18/26

NOTARY PUBLIC

Residing at: Sult Lake County, UT

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Saltale : s

On this 1 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.

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

My Commission Expires: 10/18/26

24

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

SF Manager LLC, a Utah limited liability

company

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solt Lake: ss

On this 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.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726268
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Salt Lake Cunity. UT

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

SF Manager LLC, a Utah limited liability

company

By: ____

Name: Jared Huish Title: Manager

STATE OF UTAH

COUNTY OF Salt Lake: ss.

On this 1 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.

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

My Commission Expires: 10/18/26

OTÁRY PÚBLIC

Residing at: SOH LOKE COUNTY O

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

SF Manager LLC, a Utah limited liability

company

By: ______Name: Jared Huish

Title: Manager

STATE OF UTAH

: ss.

COUNTY OF Sattlale

On this 7 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.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266

My Commission Expires on October 18, 2026

My Commission Expires: 10/18/26

NOTARY PUBLIC

Residing at: Salt WK

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

SF Manager LLC, a Utah limited liability

company

Title: Manager

STATE OF UTAH

COUNTY OF Sallar

On this _____ 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.

DARL Notary Pu Commissi My Com

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

My Commission Expires: (0/18/26

VOTARY PUBLIC

Residing at: Salt Lake (CU)

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

SF Manager LLC, a Utah limited liability

company

By: _____ Name: Jared Hursh

Title: Manager

STATE OF UTAH

COUNTY OF Sattlake : ss.

On this \int 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.

No Co M

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

My Commission Expires: (C

NOTARY PUBLIC

Residing at: 50# L

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

SF Manager LLC, a Utah limited liability

company

By: Name: Jared Hulsh

Title: Manager

STATE OF UTAH

COUNTY OF SAHLOLL: S

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.

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

My Commission Expires: 10/18/26

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: _____Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sattlake; ss

On this $\frac{1}{2}$ 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.

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

My Commission Expires: 10/12/26

NOTARY PUBLIC

Residing at: 50th Call County, OT

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

SF Manager LLC, a Utah limited liability company

By: __

Name: Jared Hu Title: Manager

STATE OF UTAH

COUNTY OF SAMORE : 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.

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 728266
My Commission Expires on
October 18, 2026

My Commission Expires: 10/18/06

32

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

SS.

COUNTY OF SOIT LOKE

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.

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

My Commission Expires: (C

NOTARY PUBLIC Residing at: Salt Call County, UT

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

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Haish Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKE

On this _____ 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.

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

My Commission Expires: (0/10) &

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

SF Manager LLC, a Utah limited liability

company

By: _ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF SAHLAKI

On this May 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.



DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726288 My Commission Expires on October 18, 2028

My Commission Expires: (O) 17/26

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solt lake; so

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.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on

October 18, 2026

My Commission Expires: /C/18/36

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

SF Manager LLC, a Utah limited liability

company

By: _____ Huish

Title: Manager

STATE OF UTAH

COUNTY OF Solt LOKE; S.

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.

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

My Commission Expires: 10/18/26

OTARY PUBLIC

Residing at: Salt Cala (Cunty, M

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

SF Manager LLC, a Utah limited liability

company

By: ______ 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.

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

My Commission Expires: /O/

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

SF Manager LLC, a Utah limited liability

company

By: _

Name: Jared Huish

Title: Manager

STATE OF UTAH

COUNTY OF Sulf Lake

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.

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

My Commission Expires: ()

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: Name: Jared/Huish

Title: Manager

STATE OF UTAH

COUNTY OF Salt lake

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.

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

My Commission Expires: 10/18/26

NOTARY PUBLIC
Residing at: Salt Lake Curty, UT

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

SF Manager LLC, a Utah limited liability

company

By: _____ Name: Jarea Huish

Name: Jared Huis Title: Manager

STATE OF UTAH

COUNTY OF <u>Satiakl</u>; 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.

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

My Commission Expires: 10/18/26

OTARY PUBLIC

Residing at: SQH

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

SF Manager LLC, a Utah limited liability

company

By: ______Name: Jared Huish

Title: Manager

STATE OF UTAH

SS.

COUNTY OF Saltlake

On this ____ 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.



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

My Commission Expires: (0) 26

NOTARY PL

Residing at:

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

SF Manager LLC, a Utah limited liability

company

By: ______ Name: Jareo Huish

Title: Manager

STATE OF UTAH

COUNTY OF Saltlake; se

On this $\frac{11}{100}$ 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.

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

My Commission Expires: 10/18/26

43

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

SF Manager LLC, a Utah limited liability

company

By: ______ | W | Name: Jared Huish

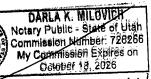
Title: Manager

STATE OF UTAH

COUNTY OF Salt LOKE: ss.

On this 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.

dim



My Commission Expires: (0/18/26

NOTARY PUBLIC

Residing at: Salt Law County, UT

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

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:

ENT 110475:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

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)

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 ("<u>Grantor</u>"), 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 <u>Exhibit A</u> to this Quitclaim Deed and all improvements located thereon (collectively, "<u>Land</u>") 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, "<u>Property</u>").

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

Name: David R. Simpson

Title: Manager

STATE OF UTAH)
Soft Column County of HEATH.	: ss
COUNTY OF TAH)

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.

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

My Commission Expires: 10 18 3

NOTARY PUBLIC
Residing at: SOH LOKE COUNTY TT

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;

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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");

29" West 72.71 feet through a central angle 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.