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11/21/2016 4:46:00 PM \$16.00
Book - 10502 Pg - 6735-6738
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

BG Vista Office 7, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

789178.TM

Tax ID No: 27-36-151-038

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of April 1, 2016, is executed by GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 and BG VISTA STATION, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (collectively, the "**Grantor**"), in favor of BG VISTA OFFICE 7, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, 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 Salt Lake 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 the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

This Special Warranty Deed may be executed in counterparts.


[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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

GRANTOR:


GARDNER BINGHAM JUNCTION HOLDINGS,
L.C., a Utah limited liability company, by its
Manager

KC GARDNER COMPANY, L.C., a Utah limited
liability company

By: 
Name: Kevin C. Gardner
Its: Manager

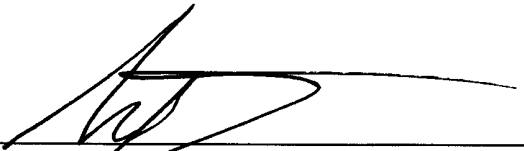
BG VISTA STATION, L.C., a Utah limited liability
company, by its manager

THE BOYER COMPANY, L.C., a Utah limited
liability company

By: 
Name: BETH W. GOEHNER
Its: Manager

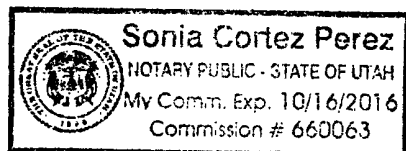
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 27 day of JULY, 2016, personally appeared before me KEM C. GARDNER a Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.



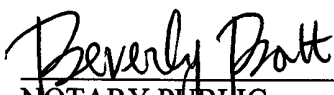
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.16



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

On this 27th day of July, 2016, personally appeared before me Brian Gochnow, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BG Vista Station, L.C., a Utah limited liability company, on behalf of said company.



NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: 1/22/18

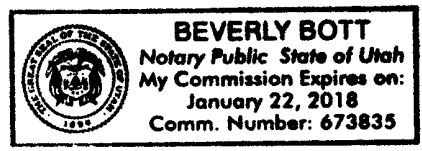


EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Beginning at a point on the Westerly right-of-way line of Frontrunner Boulevard, said point also being North 00°01'20" East 999.08 feet and East 1,245.26 feet from the West quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 398.86 feet along the Westerly right-of-way line of said Frontrunner Boulevard; thence North 89°50'06" West 576.37 feet; thence North 00°01'16" East 165.47 feet; thence North 59°12'58" West 105.63 feet; thence Northeasterly 200.98 feet along the arc of a 552.43 foot radius curve to the right (center bears South 59°12'58" East and the chord bears North 41°12'23" East 199.87 feet with a central angle of 20°50'41"); thence North 51°37'44" East 124.52 feet; thence East 275.16 feet; thence South 50.00 feet; thence East 162.60 feet to the point of beginning. (Being a part of Lots 224 and 226, VISTA STATION OFFICE PARK, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.)

Tax ID No: 27-36-151-038