

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES
NCS - 1019541-SAI

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7/28/2020 1:25:00 PM \$40.00
Book - 10987 Pg - 7874-7878
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

c/o Alta Commercial Development LLC
746 E. Winchester Street, Suite 120
Murray, UT 84107
Attention: Rej Hintze

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED
(Salt Lake County)

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, HCPI/UTAH, LLC, a Delaware limited liability company ("Grantor"), does hereby convey to DELTA CHI PARTNERS DEVELOPMENT LLC, a Utah limited liability company ("Grantee"), with a tax mailing address of c/o Alta Commercial Development LLC, 746 E. Winchester Street, Suite 120, Murray, UT 84107, all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Weber County, Utah, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TAX PARCEL NO.: 21-05-126-015-0000

SUBJECT TO: (i) non-delinquent real property taxes and assessments; (ii) matters of record; and (iii) all matters that would be disclosed or apparent by a survey and/or inspection of the Property.

AND GRANTOR, for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication.

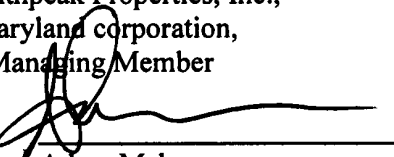
[Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of July 22, 2020.

GRANTOR:

HCPI/UTAH, LLC,
a Delaware limited liability company

By: Healthpeak Properties, Inc.,
a Maryland corporation,
its Managing Member

By: 
Name: Adam Mabry
Title: Senior Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of ORANGE)

On 07/22/2020, before me, Lorraine E. Peterson, Notary Public,
(insert name and title of the officer)

Notary Public, personally appeared ADAM MABRY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lorraine E. Peterson (Seal)

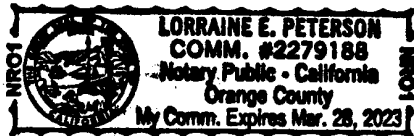


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 4100 SOUTH STREET AND THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°06'35" EAST 606.05 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 666.64 FEET (PRIOR DEEDS = 660.80 FEET) ALONG SAID NORTH LINE AND SAID LINE EXTENDED TO THE EAST LINE OF A UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. 1005 COMMONLY KNOWN AS THE BANGERTER HIGHWAY; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 0°04'40" WEST 582.71 FEET (TO A POINT DESIGNATED POINT "B" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER) AND NORTH 44°57'53" EAST 31.25 FEET TO THE SOUTH LINE OF 4100 SOUTH STREET (SAID POINT BEING A POINT DESIGNATED POINT "A" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE ALONG SAID SOUTH LINE NORTH 89°53'25" EAST 644.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

THAT PORTION OF LAND AS DEEDED TO BOYER DESERT SPRINGS, L.C. BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337272 IN BOOK 8640 AT PAGE 5029, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 212.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 5 AND THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1

WEST, SALT LAKE BASE & MERIDIAN, SAID BEARING BEING NORTH 89°54'40" EAST), AND RUNNING THENCE SOUTH 0°06'35" EAST 446.38 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 207.82 FEET; THENCE DUE NORTH 446.14 FEET; THENCE NORTH 89°56'02" EAST 206.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

THAT PORTION OF LAND GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN ORDER OF IMMEDIATE OCCUPANCY RECORDED MAY 16, 2011 AS ENTRY NO. 11183084 IN BOOK 9924 AT PAGE 6865 AND FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2012 AS ENTRY NO. 11442297 IN BOOK 10041 AT PAGE 9748 BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE INCIDENT TO THE CONSTRUCTION OF PROJECT NO. F-0154(57)14, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T.2S., R.1W., S.L.B.&M., THE BOUNDARIES OF SAID LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH STREET WHICH IS 495.00 FEET S.89°53'25"W. ALONG THE SECTION LINE AND 53.00 FEET S.00°06'35"E. AND 32.64 FEET S.89°53'25"W. FROM THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID POINT IS APPROXIMATELY 51.19 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 4100 SOUTH STREET OF SAID PROJECT OPPOSITE ENGINEER STATION 45+15.75, AND RUNNING THENCE S.18°13'59"W. 25.08 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 45+07.85; THENCE S.89°52'30"W. 40.93 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+66.92; THENCE N.14°17'47"W. 21.66 FEET TO A POINT 54.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+61.62; THENCE N.85°58'02"W. 13.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+47.86; THENCE S.89°52'30"W. 41.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+06.50; THENCE S.00°07'30"E. 4.50 FEET TO A LINE PARALLEL WITH AND 57.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+06.50; THENCE S.89°52'30"W. 12.00 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+94.50; THENCE N.00°07'30"W. 4.50 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+94.50; THENCE S.89°52'30"W. 38.01 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+56.49; THENCE

S.38°36'55"W. 28.21 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+38.84; THENCE S.89°52'30"W. 50.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 42+88.48; THENCE N.48°29'29"W. 6.02 FEET TO A LINE PARALLEL WITH AND 71.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 42+83.98; THENCE S.89°52'30"W. 220.43 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 40+63.55; THENCE N.87°05'13"W. 113.22 FEET TO A LINE PARALLEL WITH AND 65.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 39+50.49; THENCE S.89°52'30"W. 60.29 FEET ALONG SAID PARALLEL LINE TO A POINT THE EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF THE EXISTING HIGHWAY STATE ROUTE 154 (BANGERTER HIGHWAY) OPPOSITE ENGINEER STATION 38+90.20, SAID POINT IS ALSO 91.70 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF BANGERTER HIGHWAY OF SAID PROJECT OPPOSITE ENGINEER STATION 515+45.71; THENCE N.44°57'53"E. 19.79 FEET ALONG SAID EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.89°53'25"E. 611.54 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.