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Book - 10225 Pg - 2832-2834
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING, RETURN TO:

Elkins Kalt Weintraub Reuben Gartside LLP
2049 Century Park East, Suite 2700
Los Angeles, CA 90067
Attention: David Levine

Tax ID No. 15-35-400-101

F-85442F

SPECIAL WARRANTY DEED

FOR TEN DOLLARS (\$10.00) and other good and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 845 West 3900 South, LLC, a Delaware limited liability company, as "Grantor", having an address of c/o Bascom Northwest Ventures, LLC, 300 Montgomery Street, Suite 631, San Francisco, California 94104, hereby conveys and warrants against all claiming by, through or under it but not otherwise, to CR RIVERBEND COMMUNITIES, LLC, a Delaware limited liability company, as "Grantee", having an address of 444 West Beech Street, Suite 300, San Diego, CA 92101, the real property described in Schedule 1 attached hereto and incorporated herein by reference (the "Property"), which Property is located in Salt Lake County, Utah.

Subject to all matters of record.

IN WITNESS WHEREOF, the said Grantor has executed this instrument, as of the 17th day of April, 2014.

GRANTOR:

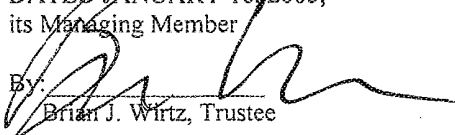
845 WEST 3900 SOUTH, LLC,
a Delaware limited liability company

By: BASCOM NW SLC PORTFOLIO LLC,
a Delaware limited liability company
its sole equity member

By: BASCOM NW SLC PORTFOLIO
Manager LLC, a Delaware limited
liability company, its Operating Member

By: BASCOM NORTHWEST VENTURES,
LLC, a California limited liability company,
its Manager

By: THE WIRTZ FAMILY TRUST
DATED JANUARY 18, 2005,
its Managing Member

By: 
Brian J. Wirtz, Trustee

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

ss:

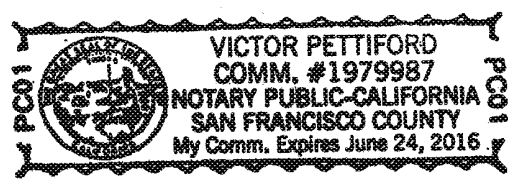
On April 17, 2014, before me, Victor Pettiford (here insert name of the officer), Notary Public, personally appeared Brian J. Wirtz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

Victor Pettiford
Signature of Notary Public

[Seal]



Schedule 1 to Deed

Legal Description

That certain property in Salt Lake City, Salt Lake County, Utah as further described below:

PARCEL 1:

Beginning at a point North 836.55 feet and West 1,008.15 feet from the Southeast corner of Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being 800.54 feet North 89° 54' 15" West and South 922.90 feet from the monument at the intersection of 3900 South and 700 West Streets; and running thence North 836.82 feet to the South right-of-way line of an expressway known as Project No. 0141; thence North 89° 54' 15" West along said South line 399.45 feet; thence South 87° 14' West 117.14 feet; thence leaving said right-of-way South 654.05 feet; thence East 270.60 feet; thence South 16.83 feet; thence South 67° 51' 00" East 47.54 feet; thence South 46° 42' East 208.56 feet; thence East 50.03 feet to the point of beginning.

PARCEL 1A:

All rights appurtenant to Parcel 1 as set forth in that certain Grant of Easement between The Paragon Group, Inc. and Big Ditch Irrigation Company dated December 10, 1984 and recorded December 17, 1984, as Entry No. 4028895, of Official Records.

PARCEL 1B:

All non-exclusive rights, privileges and easements and rights of way appurtenant to Parcel 1 for the connection, extension, installation, repair and maintenance of utility lines as set forth in that certain First Amendment to and Restated Declaration between River Point Associates and RT-RB Partners, dated January 3, 1994 and recorded January 12, 1994, as Entry No. 5710010, of Official Records.

The following is shown for information purposes only: Tax ID No. 15-35-400-101