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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, PLEASE RETURN TO:

First American Title Insurance Company
777 S. Figueroa Street, Suite 400
Los Angeles, California 90017
Attn: Valerie Curry

Tax Parcel Nos.

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARCML06 LLC, a Delaware limited liability company ("Grantor"), with an address of c/o American Residential Communities, LLC, 4643 South Ulster Street, Suite 400, Denver, CO 80237, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by KOPPER VIEW MHC, LLC, a Delaware limited liability company ("Grantee") with an address of 31200 Northwestern Highway, Farmington Hills, Michigan 48334, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED and WARRANTED and by these presents does CONVEY and WARRANT unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Salt Lake County, Utah and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

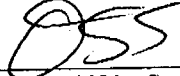
TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

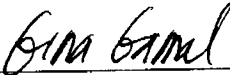
IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 5th day of April, 2013.

GRANTOR:

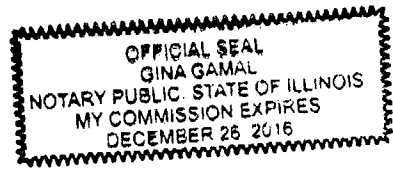
ARCML06 LLC, a Delaware limited liability company

By: 
Orrin Shifrin, Secretary

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, , this 4th day of April, 2013 by Orrin Shifrin, the Secretary of ARCML06 LLC, a Delaware limited liability company.

(Seal)



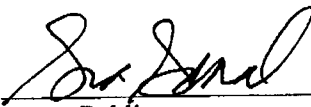

Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

LOTS 10 THROUGH 22, 36 THROUGH 72 AND 87 THROUGH 97, INCLUSIVE, KOPPER VIEW MOBILE HOME PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

FURTHER DESCRIBED AS SURVEY METES AND BOUNDS DESCRIPTIONS:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, KOPPER VIEW MOBILE HOME PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 00° 02' 07" EAST 90.03 FEET TO THE EXTERIOR BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 89° 59' 36" EAST 645.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 39.26 FEET (CHORD BEARS SOUTH 45° 01' 35" WEST 35.35 FEET); THENCE SOUTH 00° 02' 07" WEST 50.35 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET (CHORD BEARS SOUTH 45° 02' 07" WEST 21.21 FEET); THENCE NORTH 89° 57' 53" WEST 605.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF LOT 36, KOPPER VIEW MOBILE HOME PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE SOUTH 00° 02' 07" WEST 13.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 14.91 FEET (CHORD BEARS SOUTH 28° 30' 27" WEST 14.30 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 40.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 205.17 FEET (CHORD BEARS SOUTH 89° 57' 53" EAST 43.64 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 15.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 14.91 FEET (CHORD BEARS NORTH 28° 26' 13" WEST 14.30 FEET); THENCE NORTH 00° 02' 07" EAST 48.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET (CHORD BEARS NORTH 45° 02' 07" EAST 21.21 FEET); THENCE SOUTH 89° 57' 53" EAST 180.00 FEET TO A POINT ON A 15.00 RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.56 FEET (CHORD BEARS SOUTH 44° 57' 53" EAST 21.21 FEET); THENCE SOUTH 00° 02' 07" WEST 48.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 14.91 FEET (CHORD BEARS SOUTH 28° 30' 27" WEST 14.30 FEET) TO A POINT OF REVERSE CURVATURE ON A 40.00 RADIUS CURVE; THENCE ALONG SAID CURVE 205.17 FEET (CHORD BEARS SOUTH 89° 57' 53" EAST 43.64 FEET) TO A POINT OF REVERSE CURVATURE ON A 15.00 FOOT RADIUS CURVE; THENCE ALONG SAID RADIUS CURVE 14.91 FEET (CHORD BEARS NORTH 28° 26' 13" WEST 14.30 FEET); THENCE NORTH 00° 02' 07" EAST 48.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.56 FEET (CHORD BEARS NORTH 45° 02' 07" EAST 21.21 FEET); THENCE SOUTH 89° 57' 53" EAST 165.00 FEET TO A POINT ON A 15.00 FOOT RADIUS TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.56 FEET (CHORD BEARS SOUTH 44° 57' 53" EAST 21.21 FEET); THENCE SOUTH 00° 02' 07" WEST 77.03 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 10.06 FEET (CHORD BEARS SOUTH 19° 15' 07" WEST 9.87 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 30.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 134.49 FEET (CHORD BEARS SOUTH 89° 57' 53" EAST 47.00 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 15.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 10.06 FEET (CHORD BEARS NORTH 19° 10' 53" WEST 9.87 FEET); THENCE NORTH 00° 02' 07" EAST 167.39 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET (CHORD BEARS NORTH 45° 01' 35" EAST 21.21 FEET); THENCE SOUTH 89° 57' 59" EAST 75.00 FEET; THENCE SOUTH 00° 02' 07" WEST 240.36 FEET TO THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89° 57' 53" WEST 700.50 FEET; THENCE NORTH 00° 02' 07" EAST 100.00 FEET; THENCE SOUTH 89° 57' 53" EAST 105.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF LOT 54, KOPPER VIEW MOBILE HOME PARK, ACCORDING

TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 89° 58' 03" EAST 75.00 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.57 FEET (CHORD BEARS SOUTH 44° 58' 25" EAST 21.22 FEET); THENCE SOUTH 00° 02' 07" WEST 161.91 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 12.62 FEET (CHORD BEARS SOUTH 24° 07' 48" WEST 12.25 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 30.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 144.58 FEET (CHORD BEARS SOUTH 89° 50' 33" EAST 40.10 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 15.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 12.55 FEET (CHORD BEARS NORTH 23° 56' 03" WEST 12.19 FEET); THENCE NORTH 00° 00' 02" WEST 217.55 FEET; THENCE NORTH 00° 07' 45" WEST 430.00 FEET; THENCE NORTH 89° 51' 04" EAST 91.91 FEET TO THE EASTERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00° 08' 19" EAST 711.26 FEET TO THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 57' 53" WEST 212.84 FEET; THENCE NORTH 00° 02' 07" EAST 240.36 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 95, KOPPER VIEW MOBILE HOME PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 00° 08' 56" WEST 335.00 FEET; THENCE NORTH 89° 51' 04" EAST 140.00 FEET; THENCE SOUTH 00° 08' 56" EAST 90.00 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.56 FEET (CHORD BEARS SOUTH 44° 51' 04" WEST 21.21 FEET); THENCE SOUTH 89° 51' 04" WEST 38.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 14.91 FEET (CHORD BEARS NORTH 61° 40' 36" WEST 14.30 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 40.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 205.17 FEET (CHORD BEARS SOUTH 00° 08' 56" EAST 43.64 FEET) TO A POINT OF REVERSE CURVATURE ALONG A 15.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE 14.91 FEET (CHORD BEARS NORTH 61° 22' 44" EAST 14.30 FEET); THENCE NORTH 89° 51' 04" EAST 38.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.56 FEET (CHORD BEARS SOUTH 45° 08' 56" WEST 21.21 FEET); THENCE SOUTH 00° 08' 56" EAST 170.36 FEET TO A POINT ON A 15.00 RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RADIUS CURVE 23.61 FEET (CHORD BEARS SOUTH 44° 56' 04" WEST 21.24 FEET); THENCE NORTH 89° 58' 57" WEST 124.96 FEET TO THE POINT OF BEGINNING.

PIN: 14-22-352-017-0000 (Lot 10); 14-22-352-018-0000 (Lot 11); 14-22-352-019-0000 (Lot 12); 14-22-352-020-0000 (Lot 13); 14-22-352-021-0000 (Lot 14); 14-22-352-022-0000 (Lot 15); 14-22-352-023-0000 (Lot 16); 14-22-352-024-0000 (Lot 17); 14-22-352-025-0000 (Lot 18); 14-22-352-026-0000 (Lot 19); 14-22-352-027-0000 (Lot 20); 14-22-352-028-0000 (Lot 21); 14-22-352-029-0000 (Lot 22); 14-22-355-005-0000 (Lot 36); 14-22-355-006-0000 (Lot 37); 14-22-356-003-0000 (Lot 38); 14-22-356-002-0000 (Lot 39); 14-22-356-001-0000 (Lot 41); 14-22-356-004-0000 (Lot 41); 14-22-356-005-0000 (Lot 23); 14-22-356-006-0000 (Lot 43); 14-22-357-003-0000 (Lot 44); 14-22-357-002-0000 (Lot 45); 14-22-357-001-0000 (Lot 46); 14-22-357-004-0000 (Lot 47); 14-22-357-005-0000 (Lot 48); 14-22-357-006-0000 (Lot 49); 14-22-358-003-0000 (Lot 50); 14-22-358-013-0000 (Lot 51); 14-22-358-012-0000 (Lot 52); 14-22-358-011-0000 (Lot 53); 14-22-358-006-0000 (Lot 54); 14-22-358-007-0000 (Lot 55); 14-22-358-008-0000 (Lot 56); 14-22-358-009-0000 (Lot 57); 14-22-379-020-0000 (Lot 58); 14-22-379-019-0000 (Lot 59); 14-22-379-018-0000 (Lot 60); 14-22-379-017-0000 (Lot 61); 14-22-379-016-0000 (Lot 62); 14-22-379-015-0000 (Lot 63); 14-22-379-014-0000 (Lot 64); 14-22-379-013-0000 (Lot 65); 14-22-379-012-0000 (Lot 66); 14-22-379-011-0000 (Lot 67); 14-22-379-010-0000 (Lot 68); 14-22-379-009-0000 (Lot 69); 14-22-379-008-0000 (Lot 70); 14-22-379-007-0000 (Lot 71); 14-22-379-006-0000 (Lot 72); 14-22-377-006-0000 (Lot 87); 14-22-377-005-0000 (Lot 88); 14-22-377-004-0000 (Lot 89); 14-22-378-001-0000 (Lot 90); 14-22-378-002-0000 (Lot 91); 14-22-378-003-0000 (Lot 92); 14-22-378-006-0000 (Lot 93); 14-22-378-005-0000 (Lot 94); 14-22-378-004-0000 (Lot 95); 14-22-358-004-0000 (Lot 96); 14-22-358-010-0000 (Lot 97)

EXHIBIT B
PERMITTED EXCEPTIONS

EXHIBIT B

Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the Year 2013 and subsequent years, which are not yet due and payable.
3. Any charge upon the land by reason of its inclusion in West Valley City and Magna Water Improvement District.
4. Easements, notes and restrictions as shown on Kopper View Mobile Home Park subdivision plat recorded September 22, 1980 as Entry No. 3479895 in Book 80-9 of Plats at Page 149.
5. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded February 25, 1981 as Entry No. 3537626 in Book 5217 at Page 781 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to declarations recorded February 26, 1998 as Entry No. 6876324 in Book 7893 at Page 423 of Official Records.

Second Amendment to declarations recorded June 18, 2004 as Entry No. 9095453 in Book 9003 at Page 3191 of Official Records.
6. An easement over, across or through the land for existing water distribution system and incidental purposes, as granted to State of Utah, acting through the Board of Water Resources by Instrument recorded February 09, 1987 as Entry No. 4398608 in Book 5875 at Page 1781 of Official Records.
7. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded January 31, 1997 as Entry No. 6562265 in Book 7589 at Page 1657 of Official Records.
8. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded June 18, 1997 as Entry No. 6671346 in Book 7692 at Page 397 of Official Records.
9. Matters which would be disclosed by an accurate survey of the property.
10. Rights of tenants, as tenants only, under existing unrecorded leases.