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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Shartsis Friese LLP
One Maritime Plaza, 18th Floor
San Francisco, California 94111
Attention: Peter Aitelli, Esq.

MAIL ALL TAX STATEMENTS TO:

885 N. John Cannon Drive Investors LLC
c/o Ryan, LLC
P.O. Box 1368
Carlsbad, California 92018
Attention: Megan Dowling

APN: 07-26-200-005

(Space above for recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **885 N. JOHN CANNON DRIVE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO ERRONEOUSLY ACQUIRED TITLE AS 855 N. JOHN CANNON DRIVE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY (“Grantor”)**, hereby conveys and warrants against only those claiming by, through or under it (and no others), to **885 N. JOHN CANNON DRIVE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose address is c/o Pacific Industrial, LLC, 6272 E. Pacific Coast Highway, Suite E, Long Beach, California 90803 (**“Grantee”**), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon; and

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

[Signatures and Acknowledgements to Follow]

HA@30-ETF

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 726.59 FEET NORTH 89°58'19" EAST (NORTH 89°58'28" EAST RECORD) ALONG THE SECTION LINE AND 1473.30 FEET NORTH 00°04'59" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 00°04'59" EAST 892.12 FEET; THENCE NORTH 05°08'10" EAST 161.35 FEET; THENCE NORTH 00°04'59" EAST 664.72 FEET; THENCE NORTH 27°01'23" EAST 151.86 FEET; THENCE SOUTH 82°38'17" EAST 1107.36 FEET (1107.50 FEET BY DEED); THENCE SOUTH 00°04'59" WEST 1899.39 FEET; THENCE SOUTH 00°06'15" WEST 1.00 FEET TO THE NORTHWEST CORNER OF JOHN CANNON DRIVE AS SHOWN ON THE WATKINS INDUSTRIAL PARK SUBDIVISION, RECORDED 6/10/03 AS ENTRY NO. 8682969 IN BOOK 2003P AT PAGE 162; THENCE SOUTH 89°58'11" WEST 0.15 FEET TO A POINT OF CURVATURE WITH A 67.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 105.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'48" (CHORD BEARS NORTH 44°58'25" WEST 94.85 FEET; THENCE NORTH 00°04'59" EAST 116.92 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 3.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'09" (CHORD BEARS NORTH 04°28'34" EAST 3.83 FEET); THENCE NORTH 89°55'01" WEST 1114.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF JOHN CANNON DRIVE STREET DEDICATION RECORDED JUNE 30, 2017 AS ENTRY NO. 12567028, PLAT NO. 2017P AT PAGE 165, AND DEDICATION DEED RECORDED JUNE 30, 2017 AS ENTRY NO. 12567032 IN BOOK 10573 AT PAGE 4424 OF OFFICIAL RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WATKINS INDUSTRIAL PARK SUBDIVISION, RECORDED JUNE 10, 2003 AS ENTRY NO. 8682869 IN BOOK 2003P AT PAGE 162 OF THE SALT LAKE COUNTY RECORDS, SAID CORNER BEING SOUTH 89°58'19" WEST 730.17 FEET ALONG THE SOUTH LINE OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE WEST LINE OF SAID LOT 1 AND ALONG SAID LINE NORTH 00°06'15" EAST 1,217.27 FEET (1,217.23

FEET BY RECORD) FROM THE SOUTHEAST CORNER OF SAID SECTION 26, AND THENCE NORTHWESTERLY 209.18 FEET ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°06'48" AND A LONG CHORD OF NORTH 44°58'25" WEST 188.28 FEET; THENCE NORTH 00°04'59" EAST 116.92 FEET TO A POINT OF TANGENCY OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 21.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°52'33" AND A LONG CHORD OF NORTH 24°51'18" WEST 21.08 FEET TO A POINT OF REVERSE CURVATURE WITH A 65.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 317.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 279°45'07" AND A LONG CHORD OF SOUTH 89°55'01" EAST 83.78 FEET TO A POINT OF REVERSE CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 21.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°52'33" AND A LONG CHORD OF SOUTH 25°01'16" WEST 21.08 FEET; THENCE SOUTH 00°04'59" WEST 116.92 FEET TO A POINT OF TANGENCY OF A 67.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 105.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'48" AND A LONG CHORD OF SOUTH 44°58'25" EAST 94.85 FEET; THENCE NORTH 89°58'15" EAST 0.15 FEET TO THE WEST LINE OF SAID WATKINS INDUSTRIAL PARK SUBDIVISION; THENCE ALONG THE SAID LINE SOUTH 00°06'15" WEST 66.00 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: PARCEL NO. 07-26-200-005-0000