

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP  
201 South Main Street, Suite 2000  
Salt Lake City, Utah 84111  
Attention: President

158590 - DMM

Tax Parcel Nos.: 24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005,  
24-053-0030, 24-048-0009, 24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007  
(for reference purposes only)

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by AM SF 1 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 2 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 3 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 4 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; M SF 1 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 2 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 3 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 4 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 5 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 6 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 7 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 8 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 9 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 10 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 11 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 12 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; HILDYARD SF LLC, a Utah limited liability company, as to a 0.491% tenant in common interest; SF 5 Mile LLC, a Utah limited liability company as to a 10.130% tenant in common interest; SF HDEV LLC, a Utah limited liability company as to a 2.248% tenant in common interest; SF HDEVEP LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVEH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEVNH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF DOT I LLC, a Utah limited liability company as to a 1.857% tenant in common interest; SF DOT II LLC, a Utah limited liability company as to a 1.527% tenant in common interest; LUSO SF I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; ACRE Spanish Fork I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; TP 1 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 2 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 3 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; RB SF LLC, a Utah

limited liability company, as to a 2.814% tenant in common interest; SF GEFT LLC, a Utah limited liability company, as to a 2.814% tenant in common interest; SF KBAUER LLC, a Utah limited liability company, as to a 1.407% tenant in common interest; MBH SF LLC, a Utah limited liability company, as to a 0.281% tenant in common interest; TD SF LLC, a Utah limited liability company, as to a 0.169% tenant in common interest; SF FTJ82 LLC, a Utah limited liability company, as to a 0.375% tenant in common interest; B7 FTJ DEV LLC, a Utah limited liability company, as to a 1.705% tenant in common interest; SB FTJ DEV LLC, a Utah limited liability company, as to a 0.750% tenant in common interest; FTJDEVEP LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVEH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVNH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; LUSO SF II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; ACRE SPANISH FORK II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; each having an address at 100 W. Canyon Crest Road, #204, Alpine, Utah 84004 (collectively, "**Grantor**"), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, 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 Utah 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 all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]



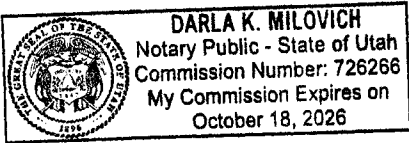
AM SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

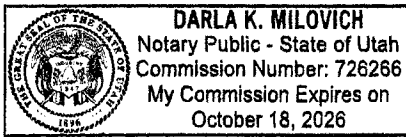
AM SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

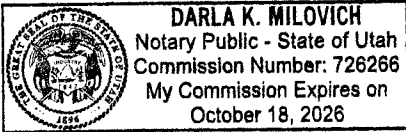
AM SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

My Commission Expires: 10/18/26

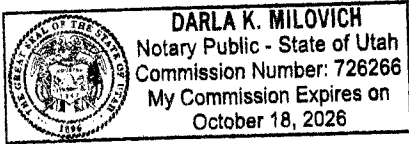
M SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

My Commission Expires: 10/18/26

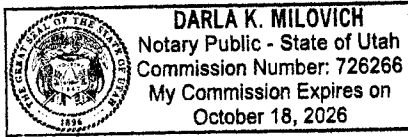
M SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT



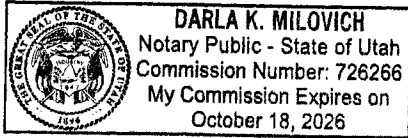
M SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ; ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

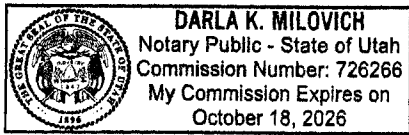
M SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

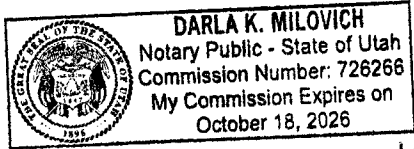
M SF 5 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 5 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

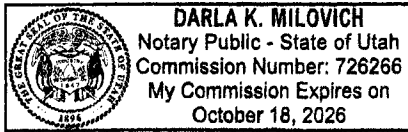
M SF 6 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 6 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

M SF 7 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

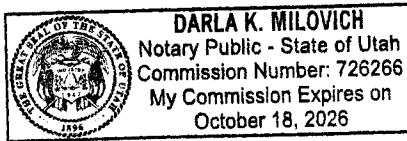
By: [Signature]

Name: Jared Huish

Title: Manager

STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF Salt Lake )

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 7 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

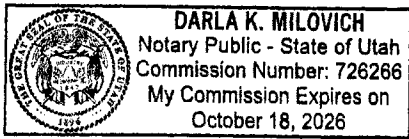
M SF 8 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 8 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

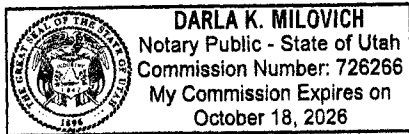
M SF 9 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 9 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT





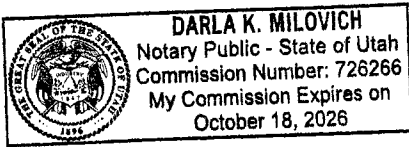
M SF 11 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17<sup>th</sup> day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 11 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

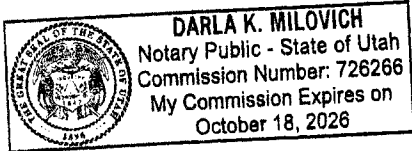
M SF 12 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 12 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

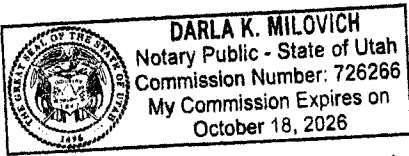
HILDYARD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of HILDYARD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

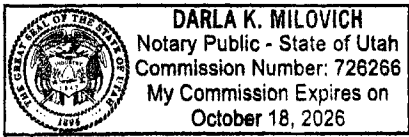
SF 5 MILE LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF 5 MILE LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

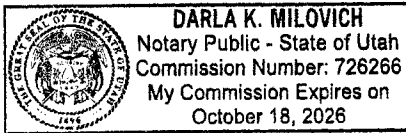
SF HDEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

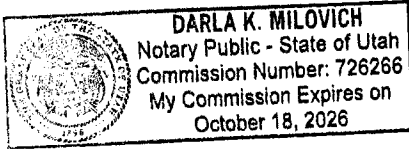
SF HDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

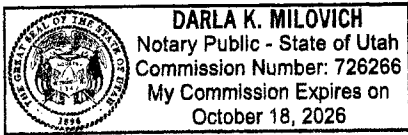
SF HDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

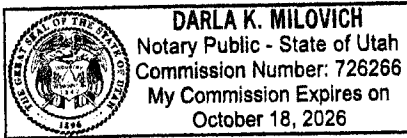
SF HDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT



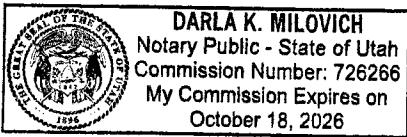
SF DOT I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

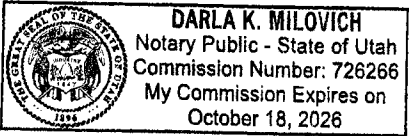
SF DOT II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

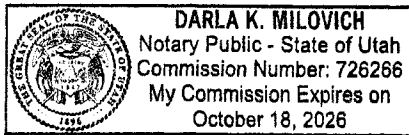
LUSO SF I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

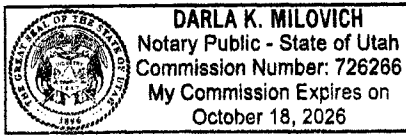
ACRE SPANISH FORK I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

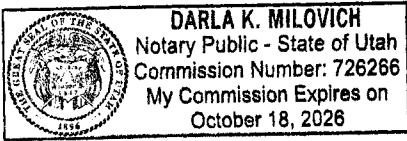
TP 1 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 1 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

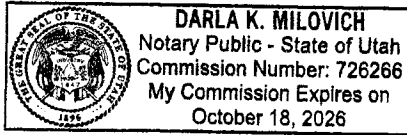
TP 2 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 2 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

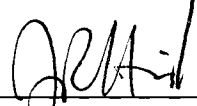


My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

TP 3 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

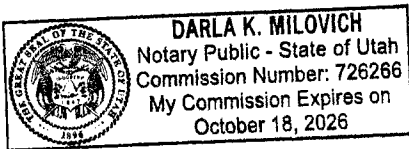
By: 

Name: Jared Huish


Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 3 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26



NOTARY PUBLIC

Residing at: Salt Lake County, UT





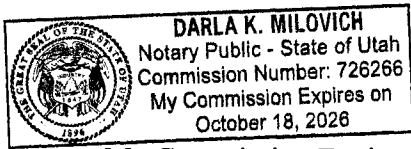
SF GEFT LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF GEFT LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

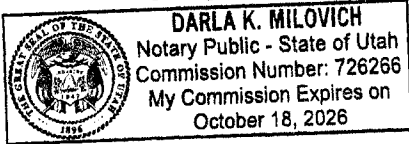
SF KBAUER LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF KBAUER LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

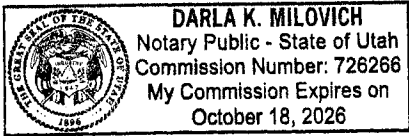
MBH SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of MBH SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

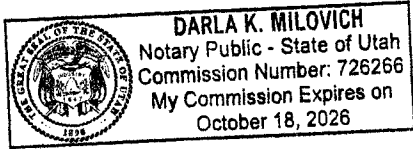
TD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

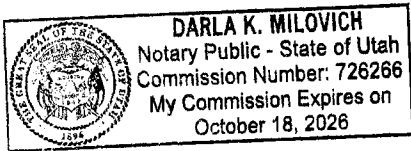
B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of B7 FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

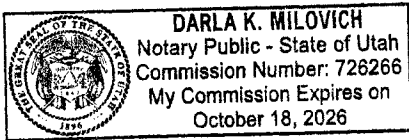
SB FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SB FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

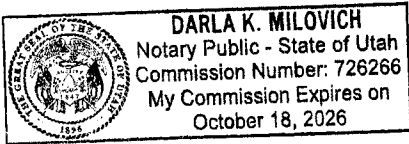
SF FTJ82 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF FTJ82 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

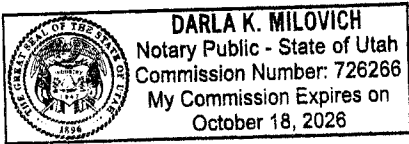
FTJDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT



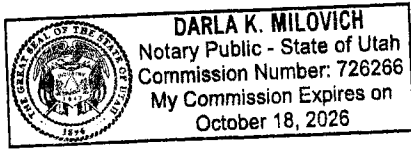
FTJDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

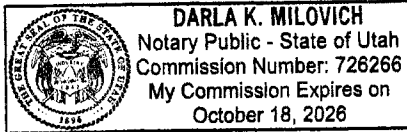
FTJDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

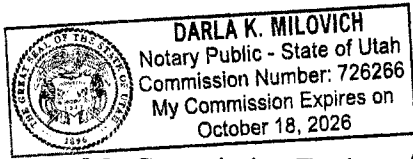
LUSO SF II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: [Signature]  
Name: Jared Huish  
Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake ) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

ACRE SPANISH FORK II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

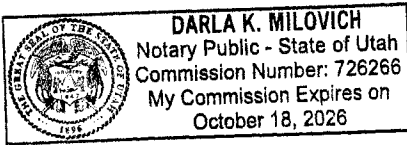
By: JRH

Name: Jared Huish

Title: Manager

STATE OF UTAH )  
COUNTY OF South Lake : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

[Signature]  
NOTARY PUBLIC  
Residing at: South Lake County, UT

**EXHIBIT A**Legal Description of Property

## PARCEL 1:

Commencing 9.2 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 10.61 chains; thence North 69° East 11.80 chains; thence North 78° East 5.46 chains; thence South 1/4° West 15.83 chains; thence South 89 1/2° West 16.28 chains to the place of beginning.

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded June 4, 2018 as Entry No. 51913:2018 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street.

## PARCEL 2:

Commencing 5.37 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 3.92 chains; thence North 89 1/2° East 16.28 chains; thence South 1/4° West 4.38 chains; thence North 88°50' West 16.26 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street and 5550 South Street.

## PARCEL 3:

Commencing 0.50 of a chain West of the Southeast Corner of the Southeast Quarter of Section 11, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 3.80 chains; thence North 0.66 1/2 chains; thence West 7.50 chains; thence North 1 1/4° East 3.705 chains; thence East 11.20 chains; thence South 4.37 chains to the place of beginning.

## PARCEL 4:

Commencing at the Southwest Corner of the Southwest Quarter of Section 12, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence North 4.37 chains; thence South 88 7/8° East 15.76 chains; thence South 1/4° West 4.07 chains; thence West 15.74 chains to the place of beginning.

## PARCEL 5:

Commencing at the Northeast Corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 4.45 chains; thence South  $1/2^\circ$  West 5.63 chains; thence North  $89\ 1/2^\circ$  East 4.51 chains; thence North 5.60 chains to the place of beginning.

PARCEL 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South  $89^\circ 20'$  East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North  $01^\circ 45'$  West 16.85 feet; thence North  $00^\circ 45'$  East 3.63 chains; thence North  $00^\circ 30'$  East 1.07 chains; thence North  $89^\circ 30'$  East 4.51 chains to place of beginning.

PARCEL 7:

Beginning at the Northwest Corner of the Northwest Quarter of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 5.60 chains; thence South  $89\ 1/3^\circ$  East 15.69 chains; thence North  $0^\circ 35'$  East 5.79 chains; thence West 15.74 chains to the place of beginning.

PARCEL 8:

Commencing 4.45 chains West from the Northeast corner of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence West 7.35 chains; thence South 6.53 chains; thence South  $88^\circ 30'$  East 7.29 chains; thence North  $00^\circ 30'$  East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South  $00^\circ 30'$  West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South  $00^\circ 45'$  West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South  $88^\circ 30'$  East 7.09 chains to the place of beginning.

PARCEL 9:

Commencing 4.30 chains West from the Southeast Corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 66 links; thence West 7.50 chains; thence South 66 links; thence East 7.50 chains to the place of beginning.

PARCEL 10:

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South  $89^\circ 30' 00''$  East 521.4 feet; thence South  $00^\circ 35' 00''$  West 418.75 feet; thence along a curve to the right (chord bears: South  $31^\circ 02' 40''$  West 324.56 feet, radius = 431.43 feet)

arc length = 332.74 feet; thence South  $53^{\circ}08'22''$  West 344.95 feet; thence along a curve to the right (chord bears: South  $57^{\circ}35'42''$  West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.

PARCEL 11:

Commencing 5.60 chains South and South  $89^{\circ}20'$  East 7.74 chains of the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North  $89^{\circ}20'$  East 5.71 chains; thence South  $35'$  West 4.44 chains; thence South  $89^{\circ}30'$  East 2.224 chains; thence South  $35'$  West 5.39 chains; thence South  $89 \frac{1}{2}^{\circ}$  West 7.90 chains; thence North  $35'$  East 9.89 chains to the place of beginning.