

When Recorded Mail This Deed To:

GIBSON DUNN & CRUTCHER LLP
2029 Century Park East
Los Angeles, California 90067
Attn: Jesse Sharf

11686494
07/18/2013 12:00 PM \$14.00
Book - 10160 Pg - 4600-4602
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: TMW, DEPUTY - WI 3 P.

Mail Tax Notice to:

WEST SALT LAKE ACQUISITIONS PARTNERS LLC
c/o Hines Interests Limited Partnership
101 California Street, 10th Floor
San Francisco, California 94111
Attn: Paul Brenner

Tax Parcel No.:15-01-131-005

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

GATEWAY OFFICE 1, L.C., a Utah limited liability company ("Grantor"), whose address for purposes hereof is 90 South 400 West, Suite 200, Salt Lake City, Utah 84101, CONVEYS AND WARRANTS against all claiming by, through or under it to WEST SALT LAKE ACQUISITIONS PARTNERS LLC, a Delaware limited liability company ("Grantee"), whose address for the purposes hereof is c/o Hines Interests Limited Partnership, 101 California Street, 10th Floor, San Francisco, California 94111, for good and valuable consideration, the parcel of real property located in Salt Lake County, State of Utah, that is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title and/or a physical inspection or survey of the real property.

WITNESS, the hand of said Grantor, this 17th day of July, 2013.

GATEWAY OFFICE 1, L.C., a Utah limited liability company, by its Manager:

GATEWAY OFFICE MANAGER, INC., a Utah corporation

By: [Signature]
Name: Devon Glenn
Its: Vice President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of July, 2013 by Devon Glenn, the Vice President of GATEWAY OFFICE MANAGER, INC., a Utah corporation, which is the Manager of GATEWAY OFFICE 1, L.C., a Utah limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10-25-16

Residing at: Salt Lake, UT

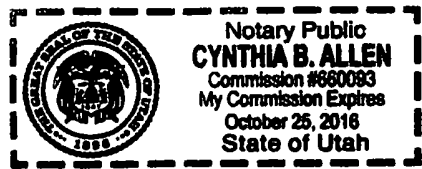


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Description of Property

OFFICE UNIT 1, contained within the GATEWAY BLOCK B, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828970, in Book "2001P", at Page 39 of Plats (as said Record of Survey Map has been amended by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder, and by that certain Second Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded July 20, 2004 as Entry No. 9125323, in Book 9016 at Page 2655, of the Official Records of the Salt Lake County Recorder) and in the Declaration Of Condominium Gateway Block B Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828971, in Book 8427 at Page 4752 (as said Declaration has been amended or supplemented by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment To Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder, and by that certain Second Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded July 20, 2004 as Entry No. 9125323, in Book 9016 at Page 2655, of the Official Records of the Salt Lake County Recorder).

TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration, as heretofore amended.

EXCEPTING THEREFROM:

(a) The minerals and mineral rights reserved by UNION PACIFIC LAND RESOURCES CORPORATION in that certain QuitClaim Deed recorded July 26, 1976 as Entry No. 2838121 in Book 4277 at Page 335 of the Official Records of the Salt Lake County Recorder.

(b) The minerals and mineral rights conveyed to UNION PACIFIC LAND RESOURCES CORPORATION in that certain Mineral Deed dated as of April 1, 1971, the existence of which Mineral Deed and mineral rights is disclosed by that certain Donative Quitclaim Deed recorded July 25, 1991 as Entry No. 5101661, in Book 6339 at Pages 2004-2007, inclusive, of the Official Records of the Salt Lake County Recorder.

(c) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.