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ADAM GARDINER
Recorder, Salt Lake County, UT
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BY: eCASH, DEPUTY - EF 6 P.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GOULSTON & STORRS
400 Atlantic Avenue
Boston, Massachusetts 02110
Attn: Jared L. Tardy

01602 - 901986

(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, WEST SALT LAKE ACQUISITIONS PARTNERS LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants to BCAL GATEWAY PROPERTY LLC, a Delaware limited liability company, against all who claim by, through or under Grantor, but not otherwise, that certain real property which is more particularly described on Exhibit "A" which is attached hereto.

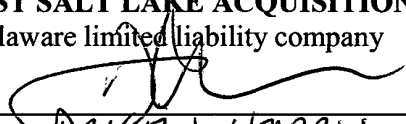
Together with all buildings, fixtures and improvements thereon, and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said real property, or any part thereof.

Subject to:

1. Non-delinquent taxes and assessments;
2. All other covenants, conditions, and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and title matters of record or which an accurate survey of the property would disclose as of the date hereof.
3. Rights of parties in possession.
4. Liens, encumbrances or other items caused or created by Grantee.
5. Local, state and federal laws, ordinance or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

Dated: July 13, 2018

WEST SALT LAKE ACQUISITIONS PARTNERS LLC,
a Delaware limited liability company

By: 
Name: DUSTIN HARRIS
Its: SR MANAGING DIRECTOR

[Acknowledgement page follows]

State of Utah

County of Salt Lake

On the 12th day of July, 2018, personally appeared before me Dustin Harris, who being by me duly sworn did say that he is the Sr. Managing Director of West Salt Lake Acquisitions Partners LLC, a Delaware limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company, and said Dustin Harris acknowledged to me that said limited liability company executed the same.

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

Alisha White
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: June 23, 2022

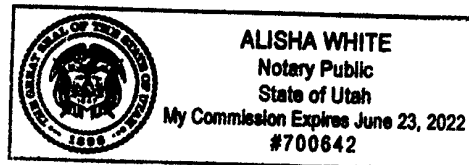


EXHIBIT A

Legal Description

Legal Description of Gateway Office 1 Parcel:

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 by that certain Amendment to Record of Survey for Gateway Block B, Amending Gateway Block B – Office Unit 1 and Retail Unit 1 – Sheet 5 and 6 of 16, recorded in the Official Records of the Salt Lake County Recorder on September 25, 2013, as Entry No. 11730199 in Book "2013P" at Page 193) 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.

Tax Parcel No.: 15-01-131-016

Legal Description of Gateway Office 3 Parcel:

OFFICE UNIT 1, contained within the GATEWAY BLOCK A, a Utah Condominium Project, as 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. 7828968, in Book "2001P", at Page 38 of Plats (as said Record of Survey Map shall have heretofore been amended or supplemented, including, without limitation, by that certain Record of Survey Map entitled "GATEWAY PLANETARIUM Amending Gateway Block A, Parking Units 1 And 2, And Retail Units 3 And 4, A Utah Condominium Project", recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on December 6, 2002 as Entry No. 8448732, in Book "2002P", at Page 352 of Plats, and that certain Amendment To Record Of Survey Map Of GATEWAY BLOCK A- Office Unit 1 & Retail Unit 1 - Sheet 7 Of 20, recorded in the office of the Salt Lake County Recorder on May 11, 2005 as Entry No. 9374564, in Book "2005P", at Page 151 of Plats), and as further identified in the Declaration Of Condominium Gateway Block A Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828969, in Book 8427 at Page 4676 (as said Declaration may have heretofore been amended or supplemented).

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 and/or supplemented).

EXCEPTING FROM THE FOREGOING PARCEL:

(a) The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, in that certain Quitclaim Deed recorded September 29, 1960 as Entry No. 1739045, in Book 1745 at Pages 447-449, inclusive, of the Official Records of the Salt Lake County Recorder.

(b) 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

Tax Parcel No.: 15-01-177-013

Legal Description of Gateway Office 5 Parcel:

Beginning at a point North 89°58'15" East along the southerly line of Lot 2, Block 65, Plat "A", Salt Lake City Survey, 59.77 feet from the Southwest corner of said Lot 2, and running thence North 00°00'23" West 165.04 feet to the northerly line of said Lot 2; thence North 89°58'15" East along said northerly line, 171.28 feet to a westerly boundary line of the Boundary Description set forth on the plat entitled "GATEWAY BLOCK C1-AMENDED" as recorded with the Salt Lake County Recorder's Office as Entry No. 11134755, in Book 2011P at Page 18; thence along said westerly boundary line South 00°00'06" East 64.55 feet; thence along a boundary line of said GATEWAY BLOCK C1-AMENDED North 89°58'15" East 35.08 feet to the westerly line of the new Rio Grande Street Easement (which point is also on a boundary line of said GATEWAY BLOCK C1-AMENDED); thence along the boundary line of said GATEWAY BLOCK C1-AMENDED South 00°00'06" East 100.48 feet to a point on the southerly line of said Lot 2; thence South 89°58'15" West along said southerly line 206.35 feet to the point of beginning.

EXCEPTING THEREFROM 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.

Tax Parcel No.: 15-01-176-019

Legal Description of Gateway Office 6 Parcel:

A portion of Lot 7B, GATEWAY 6 SUBDIVISION AMENDING LOT 7 OF THE BOYER GATEWAY SUBDIVISION, according to the official plat thereof, filed on December 23, 2008 as Entry No 10584220, in Book "2008P" of Plats, at Page 308 of the Official Records of the Salt Lake County Recorder, as modified by that certain Notice of Minor Routine & Uncontested Lot Line Adjustment Subdivision Approval recorded June 11, 2013 as Entry No. 11660889 in Book 10148 at Page 644 of the Official Records of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at the Southeast corner of Lot 7B of GATEWAY 6 SUBDIVISION AMENDING LOT 7 OF THE BOYER GATEWAY SUBDIVISION, as recorded with the office of the Salt Lake County Recorder in Book 2008P at Page 308, and running thence South 89°58'47" West along the South line of said Subdivision 252.78 feet; thence North 140.41 feet to a point on the currently platted North line of said Lot 7B; thence East along said North line 252.78 feet to the Northeast corner of said Lot 7B; thence South along the East line of said Lot 7B 140.32 feet to the point of beginning.

EXCEPTING THEREFROM 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.

Tax Parcel No.: 08-36-376-041