

<p><b>WHEN RECORDED RETURN TO:</b></p> <p>Gibson, Dunn &amp; Crutcher, LLP  333 South Grand Avenue  Los Angeles, California 90071  Attn: Farshad E. Morè</p> <p><b>SEND TAX NOTICES TO:</b></p> <p>Investcorp  280 Park Avenue  New York, New York 10017  Attn: Tim Kelly</p>	<p>12870144  10/18/2018 10:58:00 AM \$18.00  Book - 10722 Pg - 7215-7219  ADAM GARDINER  Recorder, Salt Lake County, UT  FIRST AMERICAN TITLE INS CO  BY: eCASH, DEPUTY - EF 5 P.</p> <p>Space above for County Recorder's use</p>
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Tax Parcel Nos: 16-31-453-008-0000;  
16-31453-003-0000 (Affects a portion of said Property);  
16-31-380011-0000 (Affects a portion of said Property);  
16-31-380016-0000 (Affects a portion of said Property)

**SPECIAL WARRANTY DEED AND ASSIGNMENT**

AUK-REDWOOD CL SPE LLC, a Delaware limited liability company ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to COUNTRY LAKE LL, LLC, a Delaware limited liability company, with an address of c/o Investcorp, 280 Park Avenue, New York, New York 10017 ("Grantee"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the "Property"), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See attached Exhibit "A",

TOGETHER WITH all buildings and improvements thereon and all rights, titles and interests of Grantor appurtenant thereto, including, without limitation, all interests of Grantor, if any, in and to all strips, gores and land adjacent to the Property, air and subsurface rights, appurtenant easements, adjacent roads, highways, rights-of-way, and oil, gas and other minerals situated on, in and under the Property;

Reserving all water rights, if any, which will be included and conveyed in a separate quitclaim Water Rights Deed executed and delivered contemporaneously herewith.

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First American Title Insurance  
National Commercial Services  
NCS- 903782 -CO

SUBJECT TO those matters set forth on Exhibit "B" (the "Permitted Exceptions").

WITNESS THE HAND OF GRANTOR this 17 day of October 2018.

**GRANTOR:**

AUK-REDWOOD CL SPE LLC,  
a Delaware limited liability company

By: AUK-Redwood CL Equity LLC,  
a Delaware limited liability company  
Its: Member

By: Aukum Group, LLC,  
a Delaware limited liability company  
Its: Manager

By: [Signature]  
Jason Fuchs, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
County of Marin )

On October 17, 2018, before me, Angela Krakora, Notary Public, personally appeared **Jason Fuchs**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature: Angela Krakora

List of Exhibits:

- Exhibit "A" - Property Description
- Exhibit "B" - Permitted Exceptions

Special Warranty Deed and Assignment



Signature Page

**EXHIBIT "A"**

A PARCEL OF LAND AS SHOWN AS PARCEL 1, 2, AND COMBINED LEGAL FOR PARCEL 3 AND 4, IN SPECIAL WARRANTY DEED, RECORDED SEPTEMBER 28, 2016, AS ENTRY NO. 12375890, IN BOOK 10481, AT PAGE 3603, OFFICIAL RECORDS, BEING A PART OF LOT 7, BLOCK 7, TEN ACRE PLAT "A", BIG FIELD SURVEY, ALSO BEING A PART OF THE SOUTH 1/2 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING IN COUNTY OF SALT LAKE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING S00°01'49"W (RECORD = S00°02'03"W) 1181.85 FEET AND N89°59'02"E (RECORD = N89°59'42"E) 33.00 FEET, FROM A FOUND CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF 3300 SOUTH AND 300 EAST; THENCE RUNNING N89°59'02"E (RECORD = N89°59'42"E) 375.27 FEET; THENCE N1°20'47"E (RECORD = N1°21'E) 91.69 FEET; THENCE N0°32'57"E (RECORD = N0°33'10"E) 132.59 FEET; THENCE S89°59'58"E (RECORD = S89°59'45"E) 1.95 FEET; THENCE N1°22'15"E (RECORD = N1°22'28"E) 173.69 FEET; THENCE N79°28'26"W (RECORD N79°28'13"W) 132.65 FEET; THENCE N0°31'21"E (RECORD = N0°31'34"E 151.87 FEET) 152.15 FEET; THENCE S89°59'33"E (RECORD = N89°58'52"E 206.92 FEET) 206.98 FEET; THENCE S0°00'58"W (RECORD = S0°01'11"W 82.50 FEET) 82.46 FEET; THENCE S66°19'27"E (RECORD = S66°19'14"E) 124.37 FEET; THENCE N89°58'59"E (RECORD N89°59' 12"E) 149.86 FEET; THENCE S0°00'23"W (RECORD = S0°00'36"W) 161.27 FEET; THENCE S65°06'23"E (RECORD = S65°06'10"E) 86.97 FEET; THENCE N83°09'37"E (RECORD = N83°09'50"E) 164.13 FEET; THENCE S0°21'19"W (RECORD = S0°21'32"W) 368.41 FEET; THENCE S0°12'22"W (RECORD = S0°12'35"W) 452.69 FEET; THENCE S89°36'25"W (RECORD = S89°36'38"W) 192.70 FEET; THENCE N0°00'49"W (RECORD = N0°00'36"W) 271.94 FEET; THENCE S89°58'45"W (RECORD = S89°58'58"W) 665.86 FEET; THENCE N0°00'12"W (RECORD = NORTH) 164.21 FEET; THENCE N82°26'14"W (RECORD = N82°26'W) 106.77 FEET, TO THE EAST LINE OF 300 EAST; THENCE N0°01'49"E (RECORD N0°02'03"E) 108.80 FEET, ALONG SAID LINE, TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

[Permitted Exceptions]

1. Taxes for the year 2018 now a lien, not yet due.
2. The Property is included within the boundaries of Millcreek City, Mt. Olympus Improvement District and Wasatch Front Waste & Recycling District, and is subject to charges and assessments made thereby.
3. An easement over, across or through the Property for telephone and telegraph communication lines and related facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded May 15, 1972 as Entry No. 2456185 in Book 3072 at Page 400 of Official Records.
4. An easement over, across or through the Property for gas transmission lines and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation by Instrument recorded June 28, 1972 as Entry No. 2466339 in Book 3096 at Page 211 of Official Records.
5. Substandard Sewer Connection, recorded May 6, 1974 as Entry No. 2618987 in Book 3577 at Page 272 of Official Records.
6. An easement over, across or through the Property for gas transmission lines and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation by Instrument recorded May 29, 1974 as Entry No. 2624930 in Book 3596 at Page 272 of Official Records.
7. An easement over, across or through the Property for sewage pipeline and related facilities and incidental purposes, as granted to Salt Lake City Suburban Sanitary District by Instrument recorded April 21, 1986 as Entry No. 4239521 in Book 5762 at Page 2775 of Official Records.
8. Acknowledgement and Disclosure Regarding Development of Property Located within a Natural Hazards Special Study Area, as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for High Liquefaction Potential. Said Acknowledgement, recorded May 12, 1998 as Entry No. 6960207 in Book 7974 at Page 2327 of Official Records.  
  
An easement over, across or through the Property for a broadband communications system and incidental purposes, as granted to Comcast of Utah II, Inc. by Instrument recorded May 27, 2010 as Entry No. 10960499 in Book 9828 at Page 8090 of Official Records.
9. Stormwater Maintenance Agreement, by and between Millcreek City, a municipal corporation and AUK-REDWOOD CL SPE LLC, recorded May 17, 2017 as Entry No. 12537047 in Book 10558 at Page 4868 of Official Records.

10. Said land is located within the Millcreek Community Reinvestment Agency, pursuant to that certain Certificate of Creation recorded May 7, 2018 as Entry No. 12767700 in Book 10672 at Page 1947 of Official Records, and is subject to assessments and levies thereunder.
11. Rights of tenants under unrecorded leases, as tenants only.
12. Said land is located within the Millcreek Community Reinvestment Agency, pursuant to that certain Certificate of Creation recorded May 7, 2018 as Entry No. 12767700 in Book 10672 at Page 1947 of Official Records, and is subject to assessments and levies thereunder.