

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Seyfarth Shaw LLP
601 South Figueroa Street, Suite 3300
Los Angeles, California 90017
Attention: Richard C. Mendelson, Esq.

MAIL TAX STATEMENTS TO:

LBA RVI-Company XLIII, LLC
c/o Ryan PTS
PO Box 847
Carlsbad, California 92018

13408716
9/28/2020 4:31:00 PM \$40.00
Book - 11028 Pg - 221-226
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

I-215 COMMERCE CENTER LLC, a Delaware limited liability company, Grantor, as of this 28th day, of September, 2020, hereby conveys and warrants against all claiming by, through or under Grantor only, to LBA RVI-COMPANY XLIII, LLC, a Delaware limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following parcel of real property situated in Salt Lake County, State of Utah (the "Subject Property"):

See Exhibit "A" attached hereto and incorporated by reference herein.

TOGETHER WITH all appurtenances, rights, privileges, structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO those certain permitted exceptions described on Exhibit "B" attached hereto and incorporated by reference herein (the "Permitted Exceptions").

[Signature page follows]

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor as of the date first set forth above.

GRANTOR: I-215 COMMERCE CENTER LLC,
a Delaware limited liability company

By: Bruce Bingham
Name: Bruce Bingham
Title: Manager

STATE OF Utah)
: SS
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Sept. 23, 2020, by Bruce Bingham as Manager of I-215 COMMERCE CENTER LLC, a Delaware limited liability company.



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

EXHIBIT A

Legal Description

REAL PROPERTY IN THE CITY OF SALT LAKE CITY, COUNTY OF SALT LAKE,
STATE OF UTAH, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, I-215 COMMERCE CENTER PLAT 1, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND RECORDED ON NOVEMBER 22, 2017, IN BOOK 2017P,
PAGE 328, AS INSTRUMENT NUMBER 12665320, IN THE SALT LAKE COUNTY
RECORDER'S OFFICE.

APNs: 08-16-476-001-0000 $\frac{1}{4}$
08-16-476-002-0000

EXHIBIT B

Permitted Exceptions

1. General property taxes, which are a lien not yet due and payable.
2. The land is included within the boundaries of Salt Lake City, and is subject to charges and assessments made thereby. Any charges and/or assessments assessed as a result of the land lying within the boundaries of Salt Lake City, appear on the general tax bill for general taxes. None now due or payable.
3. Acknowledgement of Ditch Rights recorded April 13, 1920 as Entry No. 430931 in Book 3-0 of Liens and Leases at Page 320 of Official Records of Salt Lake County (“**Official Records**”).
4. Lack of access to Interstate 215 as evidenced by that certain Warranty Deed recorded November 01, 1963 as Entry No. 1957027 in Book 2118 at Page 64 of Official Records.

Said Warranty Deed was re-recorded March 31, 1965 to correct legal description as Entry No. 2071548 in Book 2310 at Page 257 of Official Records.
5. An easement over, across or through the Land for irrigation facilities and incidental purposes, as granted to State Road Commission of Utah by Instrument recorded November 01, 1963 as Entry No. 1957028 in Book 2118 at Page 65 of Official Records.
6. Ordinance and the terms, conditions and limitations contained therein, adopting the Northpoint Small Area Plan and Amendments to the Salt Lake City Transportation Master Plan, recorded April 14, 2000 as Entry No. 7617477 in Book 8355 at Page 1726 of Official Records.

Ordinance and the terms, conditions and limitations contained therein, extending the corporate limits of Salt Lake City to include an area consisting of approximately 330 acres, amending the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans and Amending the Zoning Map, recorded December 29, 2008 as Entry No. 10587830 in Book 9669 at Page 83 of Official Records.

Plat for BNA-Jordan River State Park Annexation recorded December 29, 2008 as Entry No. 10587831 in Book 9669 at Page 94 of Official Records.
7. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded June 09, 2011 as Entry No. 11195739 in Book 9929 at Page 7998 of Official Records.
8. Declaration of Easements, Covenants, Conditions and Restrictions and the terms, conditions and limitations contained therein, dated October 28, 2016 and recorded November 1, 2016 as Entry No. 12402859 in Book 10495 at Page 501 of Official Records, as may be amended, but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded 9/28, 2020 as Entry No. 1340852 in Book 11027 at Page 8520 of Official Records.

9. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded November 7, 2016 as Entry No. 12407343 in Book 10497 at Page 1930 of Official Records.
10. Easement and the terms, conditions and limitations contained therein, in favor of Salt Lake City Corporation, a municipal corporation of the State of Utah, recorded May 4, 2017 as Entry No. 12528895 in Book 10554 at Page 4091 of Official Records.
11. Utah Department of Transportation Drainage Agreement, between Utah Department of Transportation (Department), and HP Utah Industrial LLC (Permittee), recorded June 1, 2017 as Entry No. 12546815 in Book 10563 at Page 4812.
12. Easements, notes and restrictions as shown on I-215 Commerce Center Plat 1 subdivision plat recorded November 22, 2017 as Entry No. 12665320 in Book 2017P of Plats at Page 328.
13. The land is located within the Salt Lake City Mosquito Abatement District, pursuant to that certain Certificate of Boundary Adjustment recorded February 28, 2018 as Entry No. 12725035 in Book 10651 at Page 2563 and pursuant to that certain Certificate of Boundary Adjustment recorded April 23, 2018 as Entry No. 12758231 in Book 10667 at Page 4357, both of Official Records, and is subject to assessments and levies thereunder. Any charges and/or assessments assessed as a result of the land lying within the boundaries of Salt Lake City Mosquito Abatement District, appear on the general tax bill for general taxes. None now due or payable.
14. An easement over, across or through the land for electric power transmission, distribution and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns by Instrument recorded April 02, 2018 as Entry No. 12745208 in Book 10661 at Page 2465 of Official Records.
15. The land is located within the Metropolitan Water District of Salt Lake & Sandy, pursuant to that certain Certificate of Annexation recorded June 06, 2018 as Entry No. 12785684 in Book 10681 at Page 4365 of Official Records, and is subject to assessments and levies thereunder. Any charges and/or assessments assessed as a result of the land lying within the boundaries of Metropolitan Water District of Salt Lake & Sandy, appear on the general tax bill for general taxes. None now due or payable.

(The following affects Lot 1)

16. Notice of Record of Basement Sanitary Sewer Ejector Pump and the terms, conditions and limitations contained therein recorded May 10, 2019 as Entry No. 12986860 in Book 10779 at Page 7960 of Official Records.

(The following affects Lot 2)

17. Terms, conditions, provisions and restrictions as set forth in that certain Declaration of Restrictions recorded June 18, 2020 as Entry No. 13302130 in Book 10963 at Page 5037 of Official Records.
18. Rights of the following tenants, with no right of first refusal or option to purchase the Subject Property or any portion thereof.
 - a. XPO Logistics Supply Chain, Inc., a North Carolina corporation.
 - b. Exel Inc., d/b/a DHL Supply Chain (USA), a Massachusetts corporation.

19. Terms, conditions, provisions and easements in an Access Easement Agreement recorded on 9/28, 2020, as Entry No. 13408522 in Book 11027 at Page 8525 of Official Records.