

WHEN RECORDED, MAIL TO:

First American Title
215 South State Street, Ste 380
Salt Lake City, Utah 84111
Attention: Jay Thompson

Tax Parcel No.: 15-19-376-003-0000

NCS-1179035

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DISCOVER PRODUCTS INC., a Utah corporation ("Grantor"), whose address is 2500 Lake Cook Road, Riverwoods, Illinois 60015, hereby conveys and warrants against any and all claiming by, through or under it, to MIT R&D PARK QOZ BUSINESS, LLC, a Utah limited liability company ("Grantee"), whose address is 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, the real property described in Exhibit A attached hereto and incorporated herein by reference (the "Property"), which Property is located in West Valley City, Salt Lake County, Utah, commonly known as 4334 West Lake Park Boulevard.

SUBJECT TO the permitted exceptions shown on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of May, 2024.

GRANTOR:

DISCOVER PRODUCTS INC.,
a Utah corporation

By: John Greene
Name: John Greene
Its: CFO

ILLINOIS)
STATE OF UTAH)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 14 day of May, 2024, by John Greene, the CFO of DISCOVER PRODUCTS INC., a Utah corporation.

Plain Masha Weiler
NOTARY PUBLIC
Residing at: 7500 Lake Cook Rd, Riverwoods, IL 60015

My Commission Expires:

12/11/2027



EXHIBIT A
TO
SPECIAL WARRANTY DEED

LOT 105, PROPOSED LAKE PARK CORPORATE CENTRE AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LAKE PARK BOULEVARD, A PROPOSED 106 FOOT WIDE RIGHT OF WAY SAID POINT ALSO BEING NORTH 89°56'54" WEST 599.427 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 2393.201 FEET FROM THE CENTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF A GOLF COURSE FOR THE FOLLOWING TWO COURSES: 1) NORTH 40°13'00" EAST 599.325 FEET, 2) NORTH 83°49'50" EAST 143.801 FEET TO AND THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF A WATERWAY COMPOSED OF WETLANDS, RIPARIAN AREAS AND A LAKE FOR THE FOLLOWING SEVEN COURSES: 1) SOUTH 23°43'53" EAST 39.945 FEET, 2) SOUTH 36°08'28" EAST 66.578 FEET, 3) SOUTH 48°33'56" EAST 49.915 FEET, 4) SOUTH 60°31'23" EAST 60.286 FEET, 5) SOUTH 87°57'32" EAST 45.456 FEET, 6) SOUTH 81°24'47" EAST 185.568 FEET, 7) NORTH 61°14'35" EAST 90.342 FEET TO AND THENCE ALONG THE SOUTHERLY AND WESTERLY SIDE OF A CONCRETE RETAINING WALL FORMING THE BORDER OF A WATERWAY COMPOSED OF A LAKE, RIPARIAN AREA AND A CHANNEL AND CONTINUING ALONG SAID RETAINING WALL FOR THE FOLLOWING THIRTY-EIGHT COURSES: 1) SOUTH 43°33'22" EAST 16.473 FEET, 2) NORTH 68°51'12" EAST 57.987 FEET, 3) NORTH 72°53'35" EAST 35.474 FEET, 4) NORTH 67°33'42" EAST 64.215 FEET, 5) NORTH 65°41'42" EAST 89.073 FEET, 6) NORTH 70°23'25" EAST 23.030 FEET, 7) NORTH 81°43'06" EAST 24.771 FEET, 8) NORTH 62°17'09" EAST 30.710 FEET, 9) NORTH 66°25'30" EAST 29.904 FEET, 10) NORTH 47°35'53" EAST 35.504 FEET, 11) NORTH 62°21'17" EAST 28.112 FEET, 12) NORTH 35°27'04" EAST 23.457 FEET, 13) NORTH 48°09'16" EAST 18.272 FEET, 14) NORTH 64°08'22" EAST 21.748 FEET, 15) NORTH 45°30'05" EAST 32.076 FEET, 16) NORTH 63°40'04" EAST 17.066 FEET, 17) NORTH 83°21'30" EAST 34.238 FEET, 18) NORTH 60°59'48" EAST 42.301 FEET, 19) NORTH 80°28'04" EAST 47.929 FEET, 20) SOUTH 56°33'24" EAST 13.790 FEET, 21) SOUTH 25°17'05" EAST 21.498 FEET, 22) SOUTH 41°05'49" EAST 83.790 FEET, 23) SOUTH 11°25'44" EAST 21.342 FEET, 24) SOUTH 23°28'28" EAST 34.217 FEET, 25) SOUTH 38°31'12" EAST 31.353 FEET, 26) SOUTH 28°53'26" EAST 71.758 FEET, 27) SOUTH 17°17'11" EAST 31.365 FEET, 28) SOUTH 08°09'17" EAST 20.339 FEET, 29) SOUTH 17°52'08" WEST 33.314 FEET, 30) SOUTH 02°52'39" WEST 36.931 FEET, 31) SOUTH 30°45'40" EAST 23.237 FEET, 32) SOUTH 57°35'53" EAST 32.475 FEET, 33) SOUTH 38°14'16" EAST 15.944 FEET, 34) SOUTH 09°48'36" EAST 42.669 FEET, 35) SOUTH 05°41'47" WEST 37.680 FEET, 36) SOUTH 21°51'55" EAST 38.311 FEET, 37) SOUTH 11°06'11" EAST 60.849 FEET, 38) SOUTH 04°46'20" WEST 27.334 FEET. THENCE SOUTH 78°29'44" WEST 120.681 FEET, THENCE SOUTH 09°30'00" EAST 200.000 FEET TO SAID NORTHERLY RIGHT OF WAY LINE,

THENCE ALONG LAST SAID RIGHT OF WAY LINE FOR THE FOLLOWING THREE COURSES: 1) SOUTH 80°30'00" WEST 506.425 FEET, 2) NORTHWESTERLY 737.873 FEET ALONG A 1262.000 FOOT RADIUS CURVE TO THE RIGHT (DELTA=33°30'00" AND LONG CHORD BEARS NORTH 82°45'00" WEST 727.407 FEET), AND 3) NORTH 66°00'00" WEST 543.345 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances that are not shown by the public records.
4. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in public records.
5. Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the public records at date of title policy and not otherwise excepted from coverage.
7. Taxes for the year 2024 now a lien, not yet due. General property taxes for the year 2023 were paid in the amount of \$119,063.58. Tax Parcel No. 15-19-376-003-0000.
8. Any charge upon the Land by reason of its inclusion in West Valley City and Granger-Hunter Improvement District.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any

rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedule B of Title Commitment issued by First American Title Insurance Company National Commercial Services with the commitment number NCS-1179035-SLC1.

11. An easement over, across or through the Land for telecommunication facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company (Mountain Bell), a Colorado corporation by Instrument recorded January 14, 1986 as Entry No. 4188550 in Book 5727 at Page 537 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

12. An easement over, across or through the Land for construction of a diversion structure for irrigation water and incidental purposes, as granted to State of Utah, acting through the Board of Water Resources by Instrument recorded February 09, 1987 as Entry No. 4398608 in Book 5875 at Page 1781 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

13. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded February 06, 1996 as Entry No. 6274549 in Book 7325 at Page 615 of Official Records, and any amendments thereto, 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).

Said Conditions and Restrictions were amended by First Amendment and Supplement to Master Declaration of Easements, Covenants and Restrictions recorded October 12, 2001 as Entry No. 8028521 in Book 8510 at Page 7400 of Official Records.

Second Amendment to Master Declaration of Easements, Covenants and Restrictions for Lake Park Corporate Centre recorded September 02, 2009 as Entry No. 10790211 in Book 9760 at Page 2605 of Official Records.

Assignment of Declaration's Rights (Lake Park Corporate Centre) recorded December 29, 2009 as Entry No. 10869039 in Book 9792 at Page 7961 of Official Records.

Third Amendment to Master Declaration of Easements, Covenants and Restrictions for Lake Park Corporate Centre recorded March 03, 2020 as Entry No. 13208242 in Book 10904 at Page 8783 of Official Records.

14. Easements, notes and restrictions as shown on subdivision plat recorded December 18, 1998 as Entry No. 7195177 in Book 98-12P of Plats at Page 349.
15. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Lake provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.
16. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of Non-Navigable Water from record description(s) referring to said Non-Navigable Water or center thereof as the Northerly, Westerly and Easterly boundary of the Land.
17. Any facts, rights, interest or claims which would be disclosed by a correct ALTA/NSPS survey.
18. Terms, conditions, and reservations contained in Special Warranty Deed recorded July 2, 2009 as Entry No. 10745104 in Book 9742 at Page 1463 of Official Records.