

**When Recorded Mail This Deed To  
And Send Tax Notices to:**

BG 3600 West Retail, L.C.  
101 South 200 East Suite 200  
Salt Lake City, Utah 84111

Tax Parcel Nos.: 58-020-0325

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

BOYER HOLBROOK COMMERCIAL, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto BG 3600 WEST RETAIL, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East Suite 200, Salt Lake City, Utah 84111, the following described real property in Utah County, State of Utah, to-wit:

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

Subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

WITNESS, the hand of said Grantor, this 27 day of February, 2025.

BOYER HOLBROOK COMMERCIAL, L.C., a  
Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability  
company

By: [Signature]  
Name: BRIAN GOCHNOWE  
Its: MANAGER

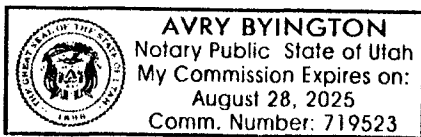
STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On this 26<sup>th</sup> day of February, 2025, before me, the undersigned, personally appeared Brian Gochnowe, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, which is the manager of BOYER HOLBROOK COMMERCIAL, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the 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.

[Signature]  
NOTARY PUBLIC  
Residing at: DAVIS County

My Commission Expires: 8/28/2025



## EXHIBIT "A"

To

## SPECIAL WARRANTY DEED

**(Legal Description of the Real Property)**

A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follow:

Beginning at point located at an easterly right-of-way line of 3600 West Street, also being situate N00°08'15"W 566.49 feet along the Section Line and N89°51'45"E 78.00 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a curve to the left with a radius of 264.00 feet a distance of 74.62 feet through a central angle of 16°11'38" Chord: N37°41'16"E 74.37 feet to a southerly right-of-way line of WATERBURY DRIVE; thence along said right-of-way the following six (6) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 112.00 feet (radius bears: S19°05'19"E) a distance of 37.05 feet through a central angle of 18°57'11" Chord: N80°23'16"E 36.88 feet; thence (2) N89°51'07"E 66.75 feet; thence (3) S86°42'52"E 101.66 feet; thence (4) N44°51'03"E 10.02 feet; thence (5) N89°51'07"E 577.67 feet; thence (6) Easterly along the arc of a non-tangent curve to the left having a radius of 233.00 feet (radius bears: N00°08'57"W) a distance of 121.94 feet through a central angle of 29°59'05" Chord: N74°51'30"E 120.55 feet to the westerly deed line of that Warranty Deed thereof recorded April 19, 2017 as Entry No. 37488-2017 in the Utah County Recorder's Office; thence along said deed line the following three (3) courses: (1) S54°19'00"E 138.77 feet; thence (2) N35°41'00"E 60.10 feet; thence (3) N51°29'05"W 16.00 feet; thence N35°18'14"E 1.09 feet; thence N35°39'14"E 17.21 feet to an easterly boundary line of Holbrook Way, according to the official plat thereof recorded May 21, 2018 as Entry No. 47330:2018, in the Utah County Recorder's office; thence along said plat the following two (2) courses: (1) S57°16'01"E 31.76 feet; thence (2) Southeasterly along the arc of a non-tangent curve to the right having a radius of 440.00 feet (radius bears: S41°28'09"W) a distance of 149.61 feet through a central angle of 19°28'55" Chord: S38°47'24"E 148.89 feet; thence S67°39'00"W 759.65 feet; thence N21°45'40"W 1.30 feet; thence S68°15'00"W 546.14 feet; thence N43°32'54"W 7.97 feet to an Easterly right-of-way line of said aforementioned 3600 West Street; thence along said right-of-way N00°08'15"W 525.34 feet to the point of beginning.